

<u>USES AND DEFINITIONS (in italics)</u>	<u>FCD</u>	<u>RPD</u>	<u>RCD</u>	<u>R1/R2</u>	<u>WL</u>	<u>TR</u>	<u>APD</u>	<u>HD</u>	<u>I-1</u>	<u>RC</u>	<u>MC</u>	<u>EC</u>	<u>CONDITIONS</u>
<u>Agritourism Enterprise</u> <i>Activities conducted on a working farm and offered to the public or to invited groups for the purpose of recreation, education, or active involvement in a farm operation. Such activities include farm tours, hayrides, corn mazes, classes, and picnic facilities.</i>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>					<ol style="list-style-type: none"> <u>In the Rural Community, R1/R2, and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots.</u> <u>The activity shall be related to agriculture or natural resources and incidental to the primary operation of the farm.</u>
<u>Campground, Farm</u> <i>An area of a farmland where tent campsites are rented or leased or held out for rent or lease for the use of camping parties.</i>	<u>C</u>	<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>	<u>SC</u>					<ol style="list-style-type: none"> <u>In the Rural Community and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots.</u> <u>No more than 15 campers shall be permitted; and</u> <u>only tent camping shall be permitted (recreational vehicles and travel trailers shall not be permitted); and</u> <u>no permanent structures shall be permitted with the exception of tent platforms and cooking grills; and</u> <u>temporary restrooms and potable water shall be provided within 75 feet of the campsites; and</u> <u>shower/bath facilities, electricity, and telephone lines shall not be permitted in conjunction with the campground; and</u> <u>the campsites shall be located at least 300 feet from any adjoining properties and the road.</u>
<u>Farm Support Business</u> <i>An enterprise on a farm that is clearly and directly related to the practice of farming. Services include, but are not limited to, blacksmithing, farrier, farm implement repair, agricultural pest service, fertilizer service, irrigation installation service, and greenhouse construction and installation.</i>													
<u>Farm Support Business, Less than 5,000 square feet</u>	<u>C</u>	<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>						<ol style="list-style-type: none"> <u>In the Rural Community and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots.</u> <u>Implements being kept for parts shall be kept inside or screened from view from all public roads and adjoining properties; and</u> <u>fertilizer mixing and/or manufacture is not permitted; and</u> <u>the enterprise shall be specifically associated with farming. For example, the repair of farm tractors and implements would qualify whereas general diesel service or general welding services would not.</u>
<u>Farm Support Business, More than 5,000 square feet</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>				<u>SC</u>	<u>SC</u>					<ol style="list-style-type: none"> <u>In the Rural Community and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots.</u> <u>Implements being kept for parts shall be kept inside or screened from view from all public roads and adjoining properties; and</u> <u>fertilizer mixing and/or manufacture is not permitted; and</u> <u>the enterprise shall be specifically associated with farming. For example, the repair of farm tractors and implements would qualify whereas general diesel service or general welding services would not.</u>

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<u>Rental Facilities on Farms</u> <i>Facilities or areas on farms that are available for rent for private events such as weddings, company picnics, or private parties.</i>	<u>SC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>		<u>SC</u>	<u>C</u>	<u>SC</u>					<ol style="list-style-type: none"> <u>In the Rural Community, R1/R2, and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots.</u> <u>Approval from the Agricultural Preservation Advisory Board shall be required for properties located in Agricultural Preservation Districts.</u> <u>Approval from the Historic District Commission shall be required for properties that are Historically Districted.</u>
Commercial Greenhouse, <u>Retail</u> <i>A structure or building made with translucent or light transparent walls conducive to plant growth, in which plants, vegetables, and flowers are grown for retail sale.</i>	<u>PC</u>	<u>PC</u>	<u>PSC</u>	<u>SSC</u>		<u>SC</u>	<u>C</u>	<u>C</u>	P	P		P	<ol style="list-style-type: none"> <u>Retail Greenhouses shall not be permitted in residential subdivisions containing more than five lots; and</u> <u>adequate off-street parking shall be provided so that there is no parking on a right-of-way; and</u> <u>no outdoor lighting of the sales area is permitted subject to Article 6; and</u> <u>the retail greenhouse shall be part of the overall agricultural activities on a property with an Agricultural Use Assessment from the Maryland Department of Assessments and Taxation; and</u> <u>the sales inventory shall include plant materials and their containers only.</u>
Commercial Greenhouse, <u>Wholesale</u> <i>A structure or building made with translucent (light transparent) walls conducive to plant growth, in which plants, vegetables, and flowers are grown for sale-wholesale purposes only.</i>	<u>PC</u>	<u>PC</u>	<u>PSC</u>	<u>SSC</u>		<u>SC</u>	<u>C</u>	<u>C</u>	P	P		P	<ol style="list-style-type: none"> <u>Wholesale Greenhouses shall not be permitted in residential subdivisions containing more than five lots; and</u> <u>adequate off-street parking shall be provided so that there is no parking on a right-of-way; and</u> <u>no outdoor lighting of the sales area is permitted subject to Article 6; and</u> <u>the retail wholesale greenhouse shall be part of the overall agricultural activities on a property with an Agricultural Use Assessment from the Maryland Department of Assessments and Taxation; and</u> <u>the sales inventory shall include plant materials and their containers only.</u>
Commercial Kennel <u>with indoor facilities only</u> <i>An establishment in which dogs household pets are kept or boarded for a fee entirely within an enclosed structure.</i>	C	C	C			<u>C</u>	<u>C</u>	<u>C</u>	e	C			<ol style="list-style-type: none"> the property shall contain a minimum of one acre; and <u>all structures or accessory uses are not less than 500 shall be at least 100 feet from any property line or 300 and 100 feet from a right-of-way. These setbacks may not be reduced.</u> <u>the commercial kennel shall not be located on a lot in residential subdivisions containing more than five lots.</u>
Commercial Kennel <u>with outdoor facilities</u> <i>An establishment in which dogs household pets are kept or boarded for a fee where outdoor facilities such as runs, pens, and walking areas are provided.</i>	C	C	C				<u>C</u>		e	C			<ol style="list-style-type: none"> the property shall contain a minimum of one acre; and <u>all structures or accessory uses are not less than shall be at least 500 feet from any property line or and 300 feet from a right-of-way. These setbacks may not be reduced.</u> <u>the commercial kennel shall not be located on a lot in residential subdivisions containing more than five lots.</u>

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<u>Rental Facilities on Farms</u> <i>Facilities or areas on farms that are available for rent for private events such as weddings, company picnics, or private parties.</i>	<u>SC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>		<u>SC</u>	<u>C</u>	<u>SC</u>					<ol style="list-style-type: none"> 1. <u>In the Rural Community, R1/R2, and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots.</u> 2. <u>Approval from the Agricultural Preservation Advisory Board shall be required for properties located in Agricultural Preservation Districts.</u> 3. <u>Approval from the Historic District Commission shall be required for properties that are Historically Districted.</u>
<u>Farm Brewery</u> <i>An establishment for the manufacture of malt liquors, such as beer and ale, using grains such as oats, hops, wheat and barley produced on the farm on which the farm brewery is located.</i>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>			<ol style="list-style-type: none"> 3. <u>In the Rural Community, R1/R2, and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots.</u> 2. <u>The brewery shall be designed and managed to brew no more than 15,000 barrels of beer per year; and</u> 3. <u>at least one of the primary ingredients shall be produced on the farm where the brewery is located. The remainder of the ingredients shall be from farms located elsewhere in the state of Maryland; and</u> 4. <u>only off-site consumption of the alcoholic beverages shall be permitted with the exception of tasting events or if a bar or eating establishment is permitted on the farm; and</u> 5. <u>the brewery shall be operated in accordance with all local, state, and federal laws.</u>
<u>Farm Distillery</u> <i>A facility located wholly on a farm designed for the distillation of grains and fruits produced primarily on the farm into alcoholic beverages.</i>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>			<ol style="list-style-type: none"> 1. <u>In the Rural Community, R1/R2, and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots.</u> 2. <u>The distillery shall be capable of producing no more than 500 liters (132 gallons) in size; and</u> 3. <u>at least one of the primary ingredients shall be produced on the farm where the distillery is located. The remainder of the ingredients shall be from farms located elsewhere in the state of Maryland; and</u> 4. <u>only off-site consumption of the alcoholic beverages shall be permitted with the exception of tasting events or if a bar or eating establishment is permitted on the farm; and</u> 5. <u>the distillery shall be operated in accordance with all local, state, and federal laws.</u>
<u>Farm Winery</u> <i>An establishment located on a farm with a producing vineyard, orchard, or similar growing area and with facilities for fermenting and bottling wine on the premises where the owner manufactures wine from fresh fruits or other agricultural products predominantly grown or produced on such farm or from fruits, fruit juices, or other agricultural products grown or produced elsewhere in the state of Maryland.</i>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>			<ol style="list-style-type: none"> 1. <u>In the Rural Community, R1/R2, and Town Residential Districts, such use is not permitted in a subdivision containing more than five lots.</u> 2. <u>at least one of the primary ingredients shall be produced on the farm where the winery is located. The remainder of the ingredients shall be from farms located elsewhere in the state of Maryland; and</u> 3. <u>only off-site consumption of the alcoholic beverages shall be permitted with the exception of tasting events or if a bar or eating establishment is permitted on the farm; and</u> 4. <u>the winery shall be operated in accordance with all local, state, and federal laws.</u>

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Nursery, <u>Retail</u> <i>An area or establishment where trees, shrubs or plants are grown for transplanting, for use as stock for budding and grafting or for <u>retail</u> sale <u>directly to the general public</u>. An area or establishment where bagged organic materials can be sold. Organic materials include plant food, peat moss, topsoil and mulch.</i>	C	C	C	C		<u>C</u>	<u>C</u>	<u>C</u>	e	<u>eP</u>	e	e	<ol style="list-style-type: none"> <u>1. Retail Nurseries shall not be permitted within residential subdivisions containing more than five lots if the owner of the nursery does not reside on the subject lot; and</u> <u>2. no items other than trees, shrubs, or plants shall be sold on the premises.</u>
Nursery, <u>Wholesale</u> <i>An area or establishment where trees, shrubs or plants are grown for transplanting, for use as stock for budding and grafting or for sale <u>wholesale use only to retailers or other businesses, but not directly to the general public.</u></i>	C	C	C	C		<u>C</u>	<u>C</u>	<u>C</u>	e	<u>eP</u>	e	e	<ol style="list-style-type: none"> <u>1. Nurseries shall not be permitted within residential subdivisions containing more than five lots if the owner of the nursery does not reside on the subject lot; and</u> <u>2. no retail sales shall be permitted on the premises.</u>
Campground and/or Recreational Vehicle Camp, <u>Non-Farm</u> <i>A lot, parcel or tract of land, together with the open space and sanitary facilities used or designed to accommodate two or more recreational vehicles, tents, or similar temporary accommodations, including all buildings, structures and appurtenances used or intended as part of such recreational vehicle camp, whether or not a charge is made for use of the camp and/or its facilities. (Automobile or manufactured home sales lots, on which unoccupied vehicles are parked for inspection and sale, are not included in this definition.)</i>	<u>SC</u> <u>SC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>							SC		<ol style="list-style-type: none"> <u>1. See the conditions specified in Section 6-6.</u> <u>2. In the Farm Community District, the campground shall be located on a collector or arterial road; and</u> <u>3. the campground shall not be located in a subdivision containing more than five lots.</u>