



LANDOWNERS WORKSHEET FOR AGRICULTURAL STRUCTURES IN ANNE ARUNDEL COUNTY

The following are the requirements as of January 1, 2022, to obtain an Agricultural Building Permit exemption through the Anne Arundel Soil Conservation District (AASCD) pursuant to Anne Arundel County Code 105.2.1.14. Do not hesitate to contact AASCD for additional guidance.

Anne Arundel County Code Requirements

105.2 Work exempt from permit Exemptions from permit requirements of the Construction Code may not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the Construction Code or any other laws or ordinances of this County. Permits shall not be required for the following:

105.2.1.14 Agricultural buildings, specifically livestock shelters, livestock buildings, shade structures, milking barns, poultry shelters, barns, buildings and structures used for storage of farm equipment and machinery, horticultural structures, detached production greenhouses, crop protection shelters, sheds, grain silos, riding arenas not open to the general public, stables, and buildings or structures for farm wineries on farms of at least 20 acres with State-approved Farm Management Plans where at least 75% of the grapes processed into wine are grown on the farm.

The Following Are Not Exempt

105.2.1.14.1 Buildings or structures that house livestock, horses, equipment, machinery, or fowl owned by others than the landowner or farm manager, unless covered by the terms of a written agreement.

105.2.1.14.2 Buildings or shelters on property not covered by a current active soil and water management plan approved by the Anne Arundel Soil Conservation District.

105.2.1.14.3 Buildings open to the general public for commercial, recreational, or other use; unless the use by the general public is limited to the ground floor level and a maximum of 50 occupants at any one time, or the fire marshal has inspected the building for compliance with the state fire prevention code before it is occupied by the general public.

105.2.1.14.4 Buildings that exceed 40 feet in height.

105.2.1.14.5 Buildings or structures closer than 60 feet from adjacent buildings.

105.2.1.14.6 Buildings not located on properties zoned RA – Rural Agricultural Districts, or RLD – Residential Low Density, or not currently assessed as agricultural by the Maryland State Department of Assessments and Taxation.

For clarification, the proposed agricultural building must meet the following standards:

1. It must be used for the agricultural purposes defined in the code.
2. It must be on a farm that has a current soil conservation and water quality plan “farm plan”.
3. It may not be open to the public. If utilized for agritourism, only 50 people are allowed inside without fire marshal inspection and approval.
4. It may not be over 40 feet in height, or within 60 feet of another structure.
5. It must be on land that is either zoned RA, RLD, or assessed as agricultural by the state if zoned other than RA or RLD.
6. In addition to 105.2.1.14, Anne Arundel County code 18-10-148 requires all structures enclosing a horse must be located at least 50 feet away from any property line.

AASCD REQUIREMENTS

To reduce abuse of the code as has been found in the past, AASCD has imposed the following requirements to obtain a farm plan creation or update for purposes of applying for an agricultural building permit exemption:

1. Minimum Acreage for building size

Building Size	Minimum Acreage¹
<5,000 sq. ft.	3 acres
5,000 sq. ft.- 1 acre	10 acres
>1 acre	20 acres

¹ Minimum acreage does not apply for livestock shelters less than 200 sq. ft.

2. Building Permit Fee

Building Size	Permit Fee
<5,000 sq. ft.	\$500
5,000 sq. ft.- 1 acre	\$1000
>1 acre	\$2000

3. Good Faith Deposit

Building Size	Good Faith Deposit
<5,000 sq. ft.	\$1,500
5,000 sq. ft.- 1 acre	\$3,000
>1 acre	\$6,000

Good faith deposits will be collected at the time of application and refunded less the permit fee at the time the final mandatory inspection finds the building is still in compliance with Anne Arundel County code 105.2.1.14.

4. Mandatory Inspections

By applying for an Agricultural Building Permit exemption, the landowner agrees to mandatory inspections of the building for continuous compliance with Anne Arundel County code 105.2.1.14. Inspections will be completed, at random and with notice, by AASCD staff over the first three years of the agricultural building's lifespan. Landowners have 48 hours to comply with any inspection request. If the landowner does not comply within 48 hours or the building is found to not be in compliance with Anne Arundel County code 105.2.1.14 upon inspection, supporting evidence and documents will be captured and presented to the Board for vote on compliance. If the Board finds the building to not be in compliance, the good faith deposit is forfeited to AASCD permanently. At the conclusion of the three years initial lifespan, a final mandatory inspection will be completed. If the agricultural building is found to be in compliance with Anne Arundel County code 105.2.1.14, the good faith deposit will be refunded less the Building Permit Fee.

Outdoor Riding Rings

Outdoor riding rings are not subject to a building permit, however in order to apply the Agricultural Standard Grading Plan they are considered an agricultural structure in Anne Arundel County. There is no good faith deposit or inspections over three years. After completion of the outdoor riding ring, a final inspection will be conducted to close the Agricultural Standard Grading Plan. The Agricultural Standard Grading Plans only applies for up to one acre of disturbance. Proposed outdoor riding rings with disturbance greater than one acre require a grading permit through Anne Arundel County Department of Inspections and Permits.

1. Fees

Due at time of application.

Area Disturbed	Fee
<5,000 sq. ft.	\$200
5,000 sq. ft.- 1 acre	\$600

I certify I have read, concur with, and agree to the requirements set forth in the Landowner's Worksheet for Agricultural Structures in Anne Arundel County.

Applicant's Name (Print): _____

Applicant's Signature: _____ Date: _____

District Manager: _____ Date: _____

Building Permit Fee: _____

Good Faith Deposit Collected: _____

Date Collected: _____

Cash _____ Check # _____

Collected by: _____

Date of Final Inspection: _____

Good Faith Deposit Return Date: _____

Inspection Record				
Date	Pass	Fail	Inspectors	Comments

Applicant Signature for Receipt of Good Faith Deposit return (if applicable):

_____ Date: _____