

Article 4. Agricultural Districts

- 4-1 FARM AND FOREST DISTRICT (FFD)
- 4-2 AGRICULTURAL PRESERVATION DISTRICT (APD)

4-1 FARM AND FOREST DISTRICT (FFD)

A. Purpose

The Farm and Forest District (FFD) allows limited development and encompasses existing agriculture and forested areas. It is predominantly located within Tier IV of the Growth Tier Map (adopted April 25, 2017). The Sustainable Growth and Agricultural Preservation Act of 2012 describes Tier IV of the Growth Tier Map as areas not planned for sewerage service and with residential development limited to minor subdivisions. This district is intended to protect and preserve prime farming regions as well as unique or significant environmental features as identified by the presence of large contiguous forested areas, forest interior dwelling bird habitat, wildlife habitat, and/or environmentally sensitive areas. The clustering of subdivisions is mandatory on parcels 30 acres or greater in size, with an exception for new lots created that are at least 25 acres in size. When subdivisions are clustered a minimum of 80% of the subdivision is to be permanently preserved as open space. This district accommodates agritourism, ecotourism, and heritage tourism uses that promote the protection and preservation of agricultural, scenic, natural, and historic resources.

B. Uses

Article 18 and Table 18-1 of this Ordinance lists allowed principal, accessory, and temporary uses in the Farm and Forest District.

C. Minimum Standards

Table 4-1: Farm and Forest District Minimum Standards establishes the permissible density, lot area, lot width, and setbacks for the Farm and Forest District. See Article 2 of this Ordinance for related definitions and measurement standards.

Table 4-1: Farm and Forest District Minimum Standards	
Density	FFD
Base Density	1 dwelling unit per 20 acres
Transfer Zone Density	N/A
Single-Family Detached Residential	
Minimum Lot Area ^[1]	25 acres in non-clustered subdivision 1 acre in clustered subdivision
Minimum Lot Width at Front Building Restriction Line	100'
Minimum Lot Width at Water Frontage	150'
Front Setback: MD 2, 4, 2/4, 260, 261, 263, 231 ^[2]	100'
Front Setback: Interior Subdivision Roads	25'
Front Setback: All Other Roads ^[2]	60'
Side Setback	10'
Rear Setback	35'
Non-residential	
Minimum Lot Area	3 acres
Minimum Lot Width	N/A
Front Setback: MD 2, 4, 2/4, 260, 261, 263, 231	100'
Front Setback: All Other Roads	60'
Side Setback	50'
Rear Setback	50'

[1] *Minimum lot area shall not be less than that required to satisfy all requirements of the Health Department. Permitted lot area is pending Health Department approval.*

[2] *Note also Front roadway buffer requirements of Section 25-2.B.4. apply and may modify these requirements.*

4-2 AGRICULTURAL PRESERVATION DISTRICT (APD)

A. Purpose

Agricultural Preservation Districts (APDs) are overlay districts created through the Agricultural Land Preservation Program. These areas of prime agricultural and forestry land are voluntarily placed in the Calvert County and/or Maryland State Agricultural Land Preservation Program, with the recommendation of the Calvert County Agricultural Preservation Advisory Board and the approval of the Board of County Commissioners. The purpose of this program is to offer an incentive for preservation of prime agricultural and forestry land, provide compensation to landowners who voluntarily agree to place agricultural and forestry use covenants on their land, offer a free market system for financing agricultural and forestry preservation, thus reducing direct cost to the taxpayers, guide development away from prime agricultural and forestry lands on which viable farming and forestry endeavors are practical, and act as a source of Transferable Development Rights (TDRs).

B. District Applicability

District boundaries for Agricultural Preservation Districts are established by the Board of County Commissioners upon recommendation of the Agricultural Preservation Advisory Board following an application by the owner of the property.

C. Uses

Article 18 and Table 18-1 of this Ordinance lists allowed principal, accessory, and temporary uses in the Agricultural Preservation Districts. Uses allowed in the underlying Zoning District, but not allowed in the Agricultural Preservation District are not permitted.

D. District Standards

See “*Calvert County Agricultural Preservation Rules and Regulations*” available from the Department of Planning & Zoning. Except as expressly provided in Section VII of the “*Calvert County Agricultural Preservation Rules and Regulations*” pertaining to the withdrawal of a property or properties from the program, an Agricultural Preservation District shall be governed by the Laws and Regulations in effect at the time of its creation.

E. Agricultural Preservation Advisory Board

1. The Board of County Commissioners shall appoint an Agricultural Preservation Advisory Board consisting of five members, at least three of whom shall be owner operators of commercial farms.
2. The Board of County Commissioners may appoint one or more alternate members for the Agricultural Preservation Advisory Board who may be empowered to sit on the Board in the absence of any member of the Board. A quorum for meetings is three members of whom no more than one shall be an alternate.
3. The membership of the Board shall consist of at least one resident from each Election District.
4. The term of a member is five years.
5. The terms of members are to be staggered as required by the terms provided for members of the Board on July 1, 1985.
6. At the end of a term, a member continues to serve until a qualified successor is appointed.
7. A member who is appointed after a term has begun serves only to complete the term or until a qualified successor is appointed.
8. A member may not serve for more than two consecutive full terms.

F. Local Ordinances; Eminent Domain; Special Assessments

1. Within an Agricultural Preservation District, the right of eminent domain is limited to those instances where no other viable alternative exists.
2. Within an Agricultural Preservation District, special assessments shall not be permitted for the support of any public service including, but not limited to, water and sewer service. (~~Code 1981, Section 17-103; 1985, cs. 715, Section 2.~~)