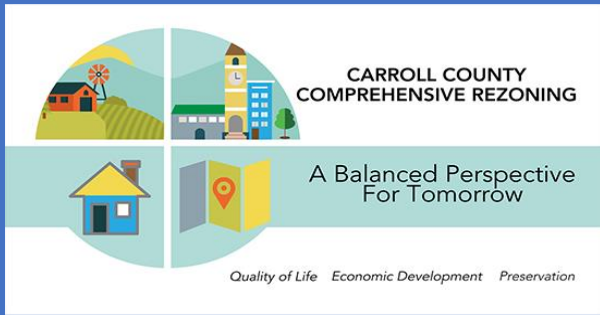


Ag-Conservation Districts Briefing




Agriculture and Conservation Zoning Text Workgroup

March 24, 2022

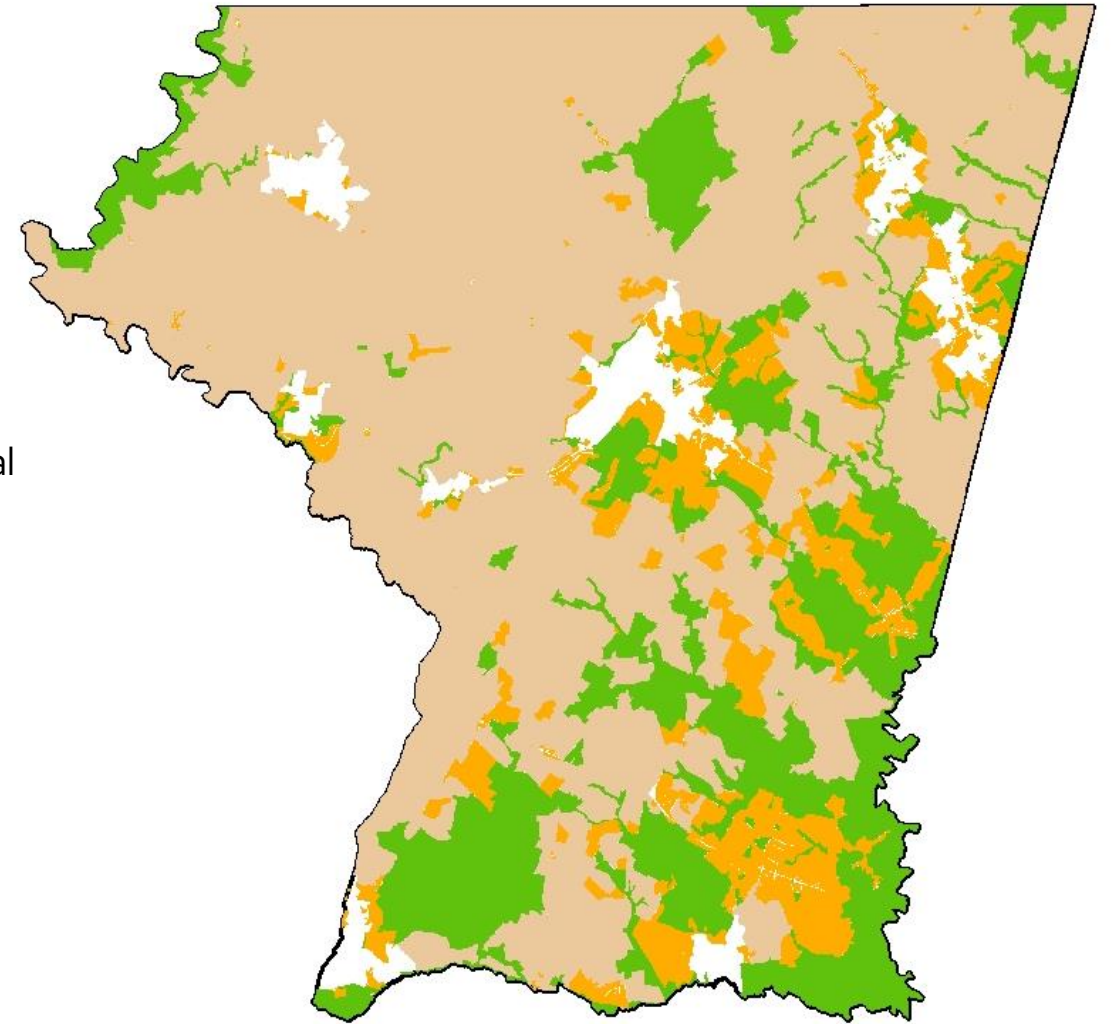
Current Agriculture & Conservation Districts



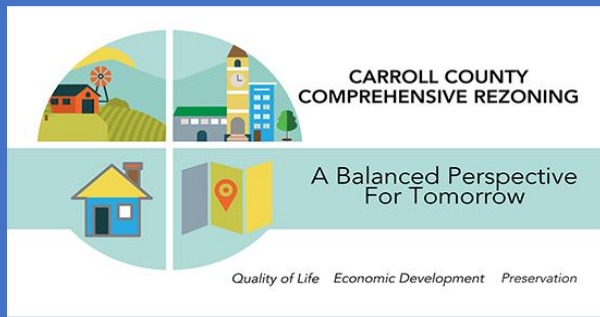
Zoning Districts

-  Agriculture
-  Conservation
-  Residential, Commercial, Industrial

Zoning Districts	Acreage in District
Agriculture	185,655
Conservation	57,796
Residential, Commercial, Industrial	32,111



Timeline & Workgroup Mission Statement

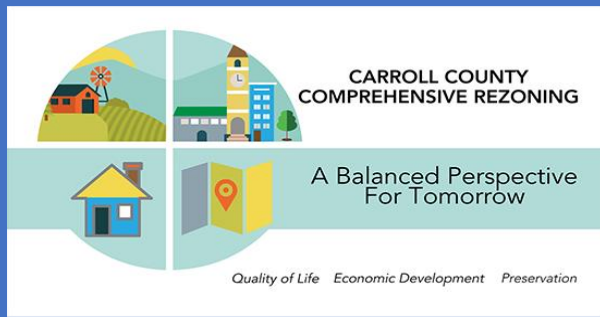


Mission: The mission of the Agricultural/Conservation text work group was to review the research prepared by the Carroll County Department of Planning staff and how it relates to the Zoning Code (chapter 158) and Subdivision Code (chapter 155) of the Carroll County Code of Laws and Ordinances, to identify challenges, discuss emerging trends and find opportunities in Agricultural/Conservation land uses as they relate to Carroll County and to make recommendations to the Planning and Zoning Commission regarding changes to the county code.

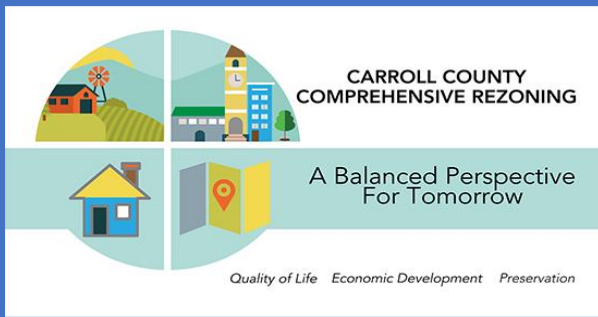
This will be accomplished by providing input and advice to the interagency Concept Team drafting the Agriculture/Conservation district zoning text. This Work Group consisted of private and public sector members from the agricultural, development, legal, and real estate communities with expertise in conservation, farming, land use and development in Carroll County.

Workgroup Participants

- Agriculture Pres. Board/Farm Bureau
- Carroll County Bar Association
- University of MD Ag. Extension
- Carroll County Realtor Association
- Grow and Fortify
- Carroll County Economic Development
- Carroll County Ag Preservation Program
- Dept. of Land and Resource Management
- Carroll County Zoning Administration
- County Attorney's Office
- Carroll County Health Department
- Carroll County Department of Planning
- Carroll County Board of Zoning Appeals



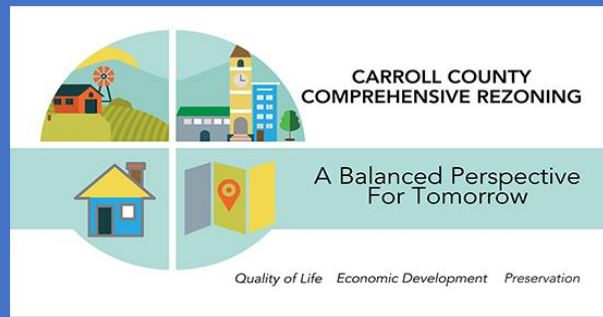
Trends & Challenges in the Agriculture/Conservation Districts



- *Contractor Equipment Storage*
- *Country Inns*
- *Commercial Kennels*
- *Solar Energy*
- *Agritourism*
- *Temporary/Seasonal Uses*
- *Commercial Camping*
- *Accessory Dwelling Units*

Contractor Equipment Storage

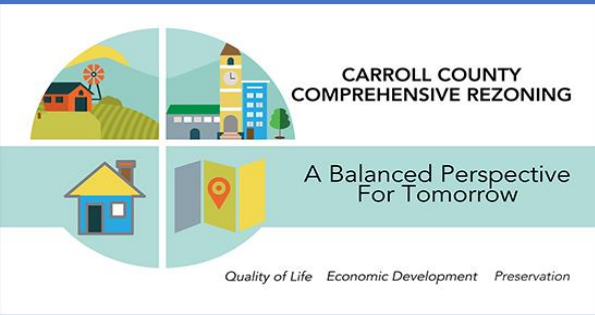
§158.070(E)c



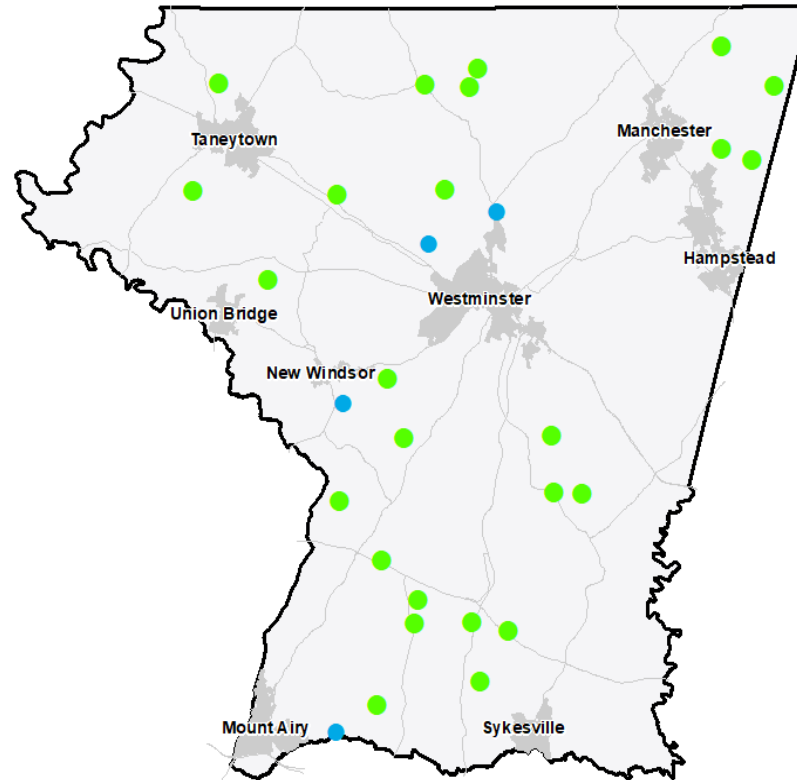
Challenge:

- Number of variances being requested alongside the use
- CES require twice the distance requirements set forth in §158.040
- Introduce a minimum lot size?

Contractor Equipment Storage



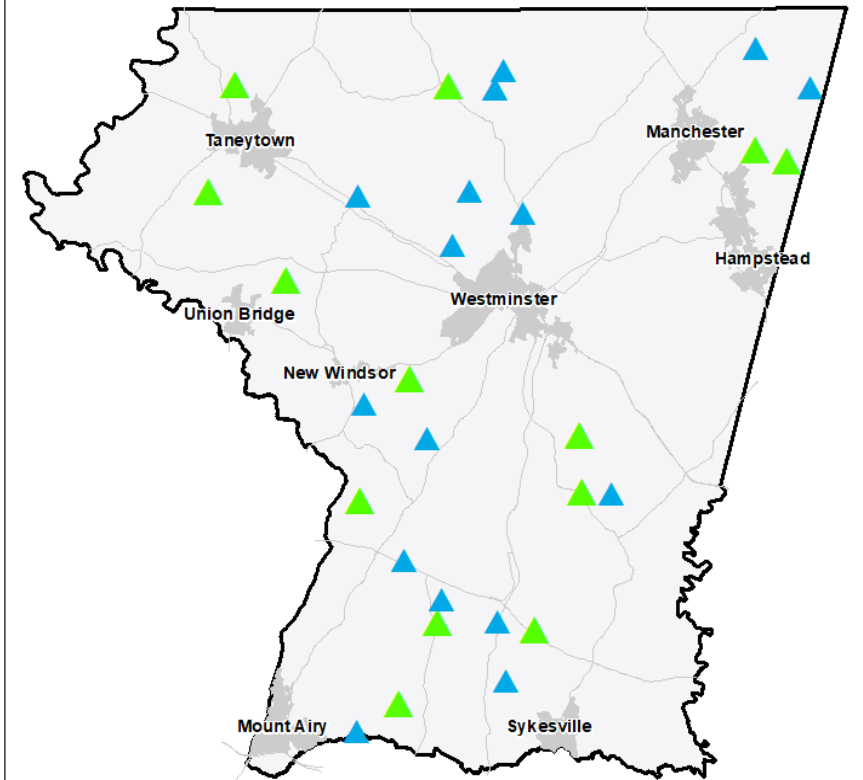
Contractor Equipment Storage Variances



BZA Cases

- Variance Requested (25)
- Variance Not Requested (4)

Contractor Equipment Storage Property Sizes

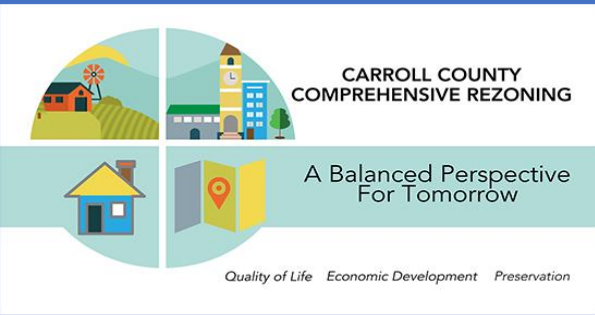


BZA Cases

- ▲ 5 > Acres (13)
- ▲ 5 < Acres (16)

Country Inns

§158.071(D)7



Challenge:

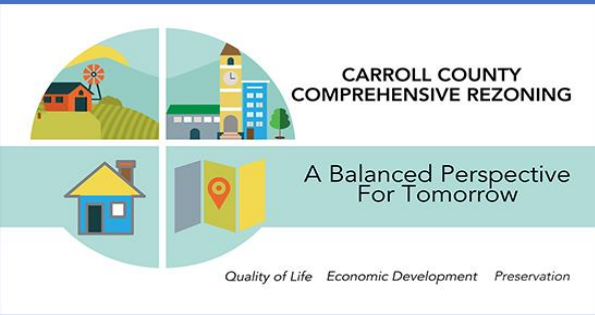
- Distinction between Country Inns and Bed & Breakfasts
- Creating a standalone name and definition for event facilities?
- Requests are becoming more frequent which requires these updates

COUNTRY INN. Any dwelling in which rooms are rented to paying guests on an overnight basis with meals served daily. A ***COUNTRY INN*** may also provide catering and facilities for banquets, weddings, receptions, reunions, and similar one-time events which are not open to the public generally.

BED AND BREAKFAST. Any owner-occupied, residential dwelling in which rooms are rented to paying guests on an overnight basis.

Commercial Kennels

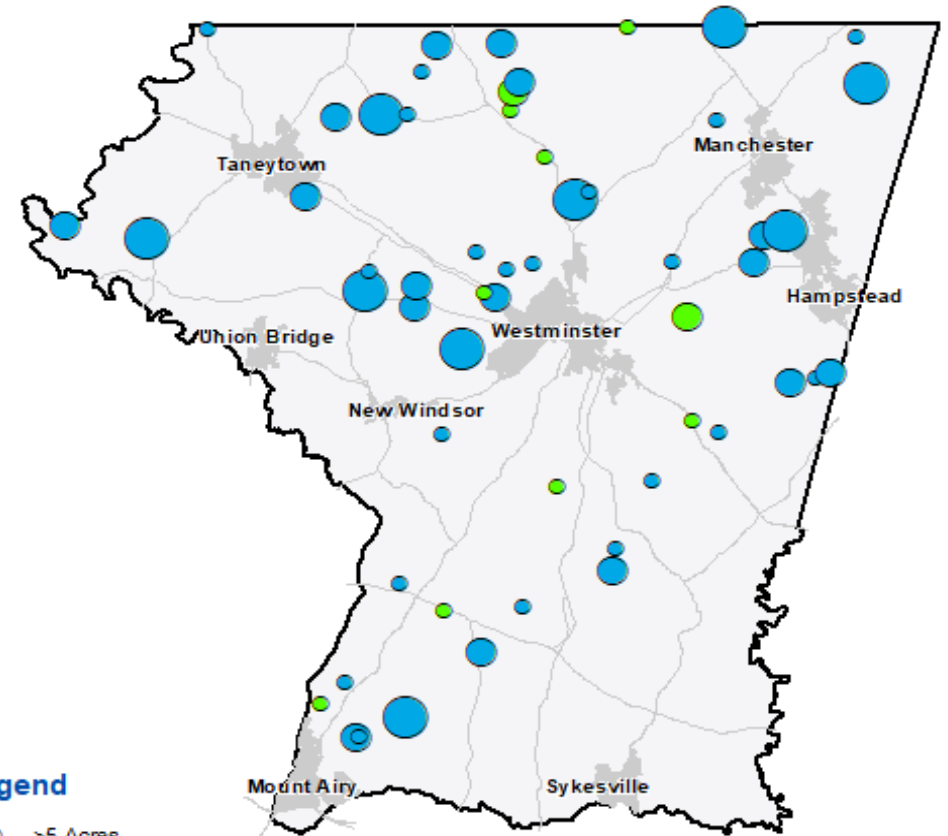
§158.070(E)i



Challenge:

- Introducing minimum lot size?
- Neighbor complaints due to dogs barking
 - Is this a zoning issue?

Commercial Kennels Showing Variance Requests and Lot Size (1990-2021)



Legend

- >5 Acres
- 6-21 Acres
- 21< Acres

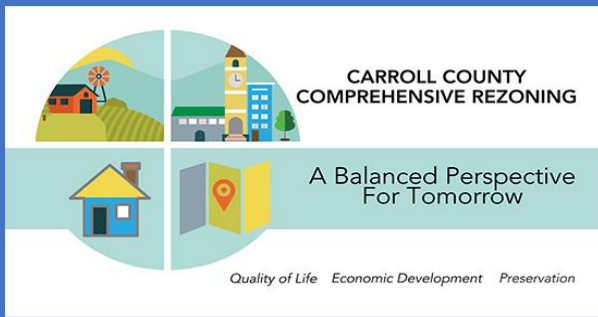
Variance Requested

No Variance Requested


Agritourism & Seasonal Uses

Challenge:

- How can we encourage Agritourism and Seasonal Uses in the zoning code?
- Should Agritourism be defined in the code and how would we implement the definition in the code?



Agritourism & Seasonal Uses

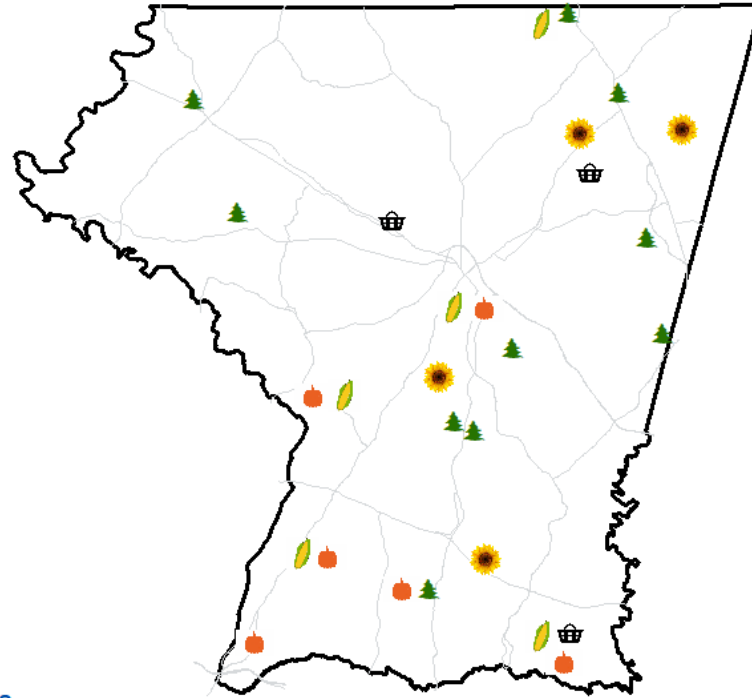


**CARROLL COUNTY
COMPREHENSIVE REZONING**







**A Balanced Perspective
For Tomorrow**

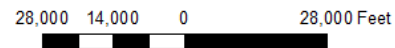
Quality of Life Economic Development Preservation

Seasonal Agritourism in Carroll County

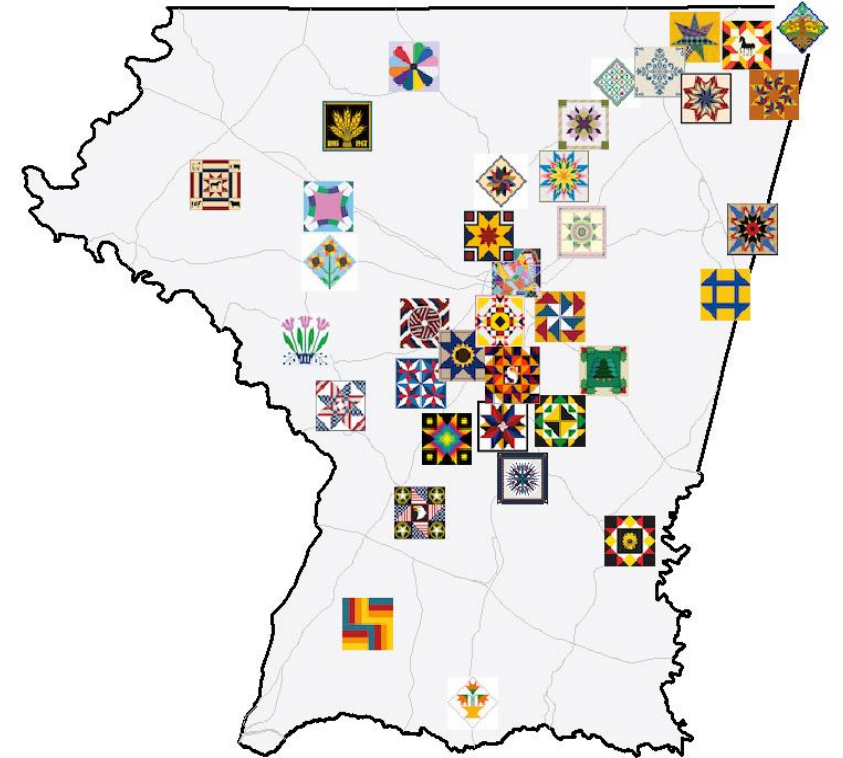


Sites

-  Pumpkins
-  Christmas Trees
-  Corn Maze
-  Fruit Picking
-  Flowers
-  Major Roads



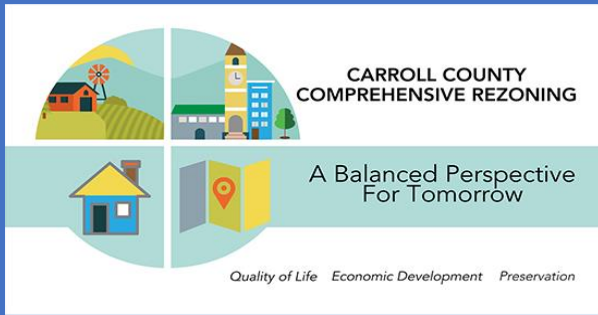
Barn Quilts in Carroll County



Solar Energy

Challenge:

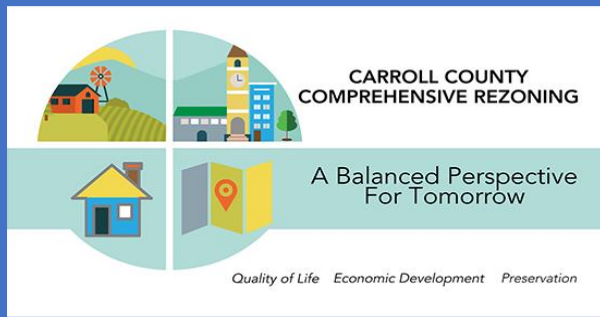
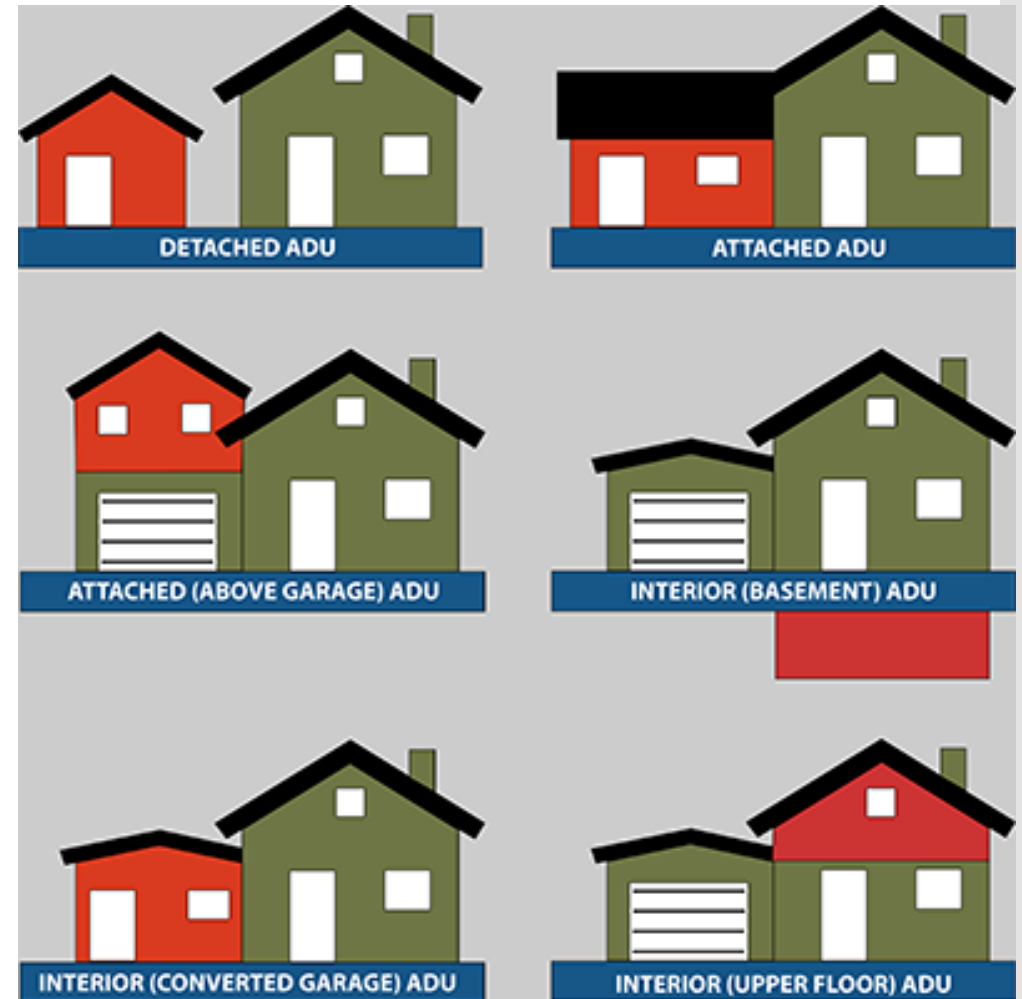
- Should we expand community solar in the Agriculture district?



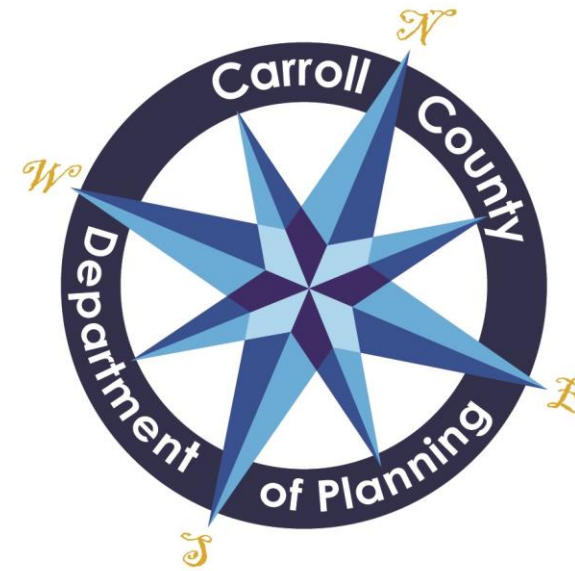
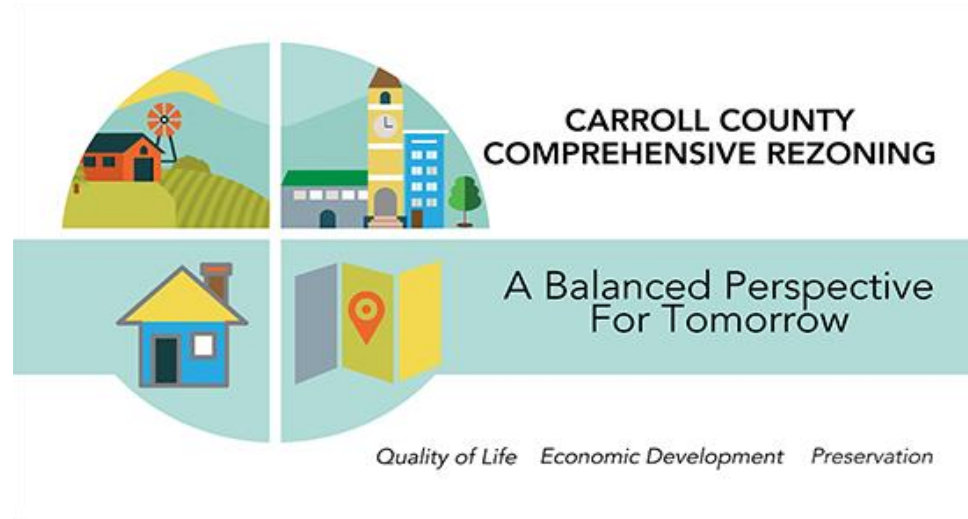
Accessory Dwelling Units

Challenge:

- Is our code too restrictive with detached accessory dwelling units?
- Should detached accessory dwelling units be able to be rented out?



Discussion and Questions?



Planning for Success
in Carroll County