Do You Qualify?
Standard Building Permit Exemption Qualification Checklist

IF YOUR BUILDING MEETS THE DEFINITIONS OF AN AG STRUCTURE, YOU MAY QUALIFY FOR A BUILDING PERMIT EXEMPTION IF:

☐ You have a current Soil and Water Quality Plan, known as a “Farm Plan,” that is approved by the AASCD Board of Supervisors.

☐ Your structure will be located on Rural Agricultural (RA) zoned property or Residential Low Density (RLD) property. If located in RLD, the property must have an Agricultural Use Tax Assessment.

☐ No more than 50 people may be assembled in the building, at any time, without Fire Marshal inspection.

☐ The structure must be less than 40 feet tall and no closer than 60 feet from adjacent buildings. Exemptions may be available to qualifying buildings and uses with Fire Marshal approval.

☐ The structure must be at least 15 feet away from property lines.

☐ Buildings that will contain horses must be 50 feet from property lines.

What is an Ag Structure?

Your structure must meet both definitions to qualify for a building permit exemption.

MDE DEFINITION

A building that is integral to the operation of the farm that it is built on and is used for:

• the storage of equipment or materials used on the farm;

• the storage of farm products;

• the basic processing of farm products including cutting, drying and packaging necessary to store and market these products.

ANNE ARUNDEL COUNTY DEFINITION

Anne Arundel County Code 105.2.1.14

Agricultural structures are livestock shelters, livestock buildings, shade structures, milking barns, poultry shelters, barns 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 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.

Buildings that are open to the general public or have permanent housing or living quarters do not qualify for an ag building permit exemption.
What’s the Process?

1. Locate your proposed site. Determine the size and layout of your building.

2. Contact AASCD to schedule a site visit with a farm planner. To proceed, complete your application and pay fee*.
   * See chart at right for fee structure.

3. Once your farm plan is approved by the AASCD Board of Supervisors, submit a Standard Grading Plan for Ag Structures* to the Anne Arundel County Permit Center, along with a copy of your plan map and approved application.
   * See chart at right for MDE requirements.

4. Notify AASCD when your Standard Plan is approved, then flag or mark the limits of disturbance for your building.

5. The farm planner will visit your farm to inspect and approve the project for build out. The farm planner will make routine inspections* during the building process.
   * Please note that ANY changes to the size or location of the building will require re-approval from the AASCD Board of Supervisors.

6. Notify AASCD when the building is complete*.
   * The Standard Plan approval is valid for one year.

TIPS FOR A SMOOTH BUILD

- ALWAYS COMMUNICATE CHANGES WITH AASCD.
- DON’T SCHEDULE YOUR BUILDER UNTIL YOU RECEIVE ALL OF YOUR APPROVALS.
- DON’T EXCEED YOUR LIMITS OF DISTURBANCE.
- TRADE PERMITS FOR ELECTRIC AND PLUMBING MUST GO THROUGH ANNE ARUNDEL COUNTY PERMIT CENTER.
- SEPTIC AND WASTE WATER MUST BE PERMITTED THROUGH ANNE ARUNDEL COUNTY HEALTH DEPARTMENT.

What’s Required

<table>
<thead>
<tr>
<th>ACTIVITY (AREA DISTURBED)*</th>
<th>GRADING PERMIT</th>
<th>SEDIMENT &amp; EROSION CONTROL PLAN REQUIRED?</th>
<th>STORMWATER MANAGEMENT REQUIRED?</th>
<th>FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 5,000 sq. feet</td>
<td>Standard Plan</td>
<td>Yes¹</td>
<td>No</td>
<td>$200</td>
</tr>
<tr>
<td>5,000 sq. feet through 1 acre</td>
<td>Standard Plan</td>
<td>Yes¹</td>
<td>Yes¹</td>
<td>$600</td>
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<tr>
<td>More than 1 acre</td>
<td>Yes²</td>
<td>Yes²</td>
<td>Yes²</td>
<td>$600</td>
</tr>
</tbody>
</table>

* Area disturbed includes the dimensions of the ag structure plus 15 feet per side for work area, as well as staging areas, parking lots, etc.

1. Does not need to be designed by a registered professional engineer, landscape architect or professional land surveyor. AASCD provides free technical services for meeting this requirement.

2. Must be designed by a registered professional engineer, landscape architect or professional land surveyor. National Pollutant Discharge Elimination System (NPDES) permit is required. AASCD staff can provide a list of consultants to help with application.