

AGRICULTURAL STRUCTURE PERMIT GUIDE



www.talbotcountymd.gov

215 Bay Street, Suite 3
Easton, MD 21601
410-770-6840

The Department of Permits and
Inspections
Talbot County, Maryland

Zoning Certificate

- A zoning certificate is required prior to construction of an agricultural structure in Talbot County. A zoning certificate application may be obtained from the Talbot County Department of Permits and Inspections located at 215 Bay Street, Suite 3, Easton, Maryland. Office hours are between 8:00 a.m. and 4:30 p.m. Monday – Friday. A fee is required for the permit. Each applicant is required to fill out the **entire** permit application and sign and date the bottom.

SITE DRAWINGS (For Building Permits & Zoning Certificates)

Submit four (4) Site Plans showing the following: DRAWN TO A STANDARD ENGINEERING SCALE OF 1"=10', 1"=20', 1"=50', ETC. WITH SCALE NOTED ON PLAN.

- The site plan and all existing and proposed structures and improvements including accessory utility equipment (ex: HVAC, generators) shall be drawn to the same scale.

- Location and dimensions of all roads, easements, property lines and natural features.
- Setbacks from property boundary lines, shorelines, streams, and wetlands to the proposed structure(s).
- All structures shall be shown on site plans and be properly labeled in order to be accepted.
- The location of the existing septic system and the Sewage Disposal Area (SDA) if applicable. Include the location of the septic tank(s) and the location of the distribution system (tile fields & distribution box or dry well). If the applicant is unclear as to the location of the SDA, the applicant may contact the Office of Environmental Health to review the records. If an approved SDA exists on site, both the SDA and septic system must be shown on the plan.
- The location of the well, labeled as existing or proposed.
- The location of the driveway, labeled as existing or proposed.

BUILDING PLANS (for Building Permits only)

Submit three (3) sets of Building Plans showing the following:

- Agricultural structures involving livestock or poultry houses located within 1500 feet of any established municipal boundary and any other agricultural structure over 6,000 square feet located within 500 feet of any established municipal boundary, must first receive site plan approval from the Talbot County Planning Commission before applying for a zoning certificate.
- Setbacks for certain agricultural buildings including poultry houses, hog houses, dairy barns and structures for aquaculture shall be a minimum of 200 feet from all property lines. Setbacks for horse stables shall be 100 feet from all property lines.
- After a stakeout inspection is completed by a building inspector and approved, the zoning certificate will be issued.
- An applicant is required to contact the Department of Permits and

Inspections at 410-770-6840 for a final inspection upon completion of the agricultural structure.

- Construction must begin within nine months and be completed within eighteen months.

This permit guide *may not* address all situations but is intended to provide general information for the permitting process.

Please contact our office for site plan requirements if needed.