

# PERMIT GUIDE FOR AGRICULTURAL STRUCTURES



[www.talbotcountymd.gov](http://www.talbotcountymd.gov)

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



## Zoning Certificate

- A zoning certificate is required prior to construction of any agricultural structure in Talbot County. A zoning certificate application may be obtained from the Talbot County Office of Permits and Inspections located at 215 Bay Street, Suite 3, Easton, Maryland. Applications are accepted between 8:00 a.m. and 4:00 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 Plans

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) and propane tanks 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.

The Office of Permits and Inspections  
Talbot County, Maryland

### **Construction Drawings:**

Submit two (2) copies of proposed floor plans.

- 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.
- A stakeout inspection completed by a building inspector is required prior to issuance.
- An applicant is required to contact the Office of Permits and Inspections at 410-770-6840 for a

final inspection upon completion of the agricultural structure.

- For property served by well and/or septic systems, the County Environmental Health Department will review the project for compliance with appropriate set back requirements.
- To request inspections, please contact the Office of Permits and Inspections at 410-770-6840
- Construction must begin within 9 months and be completed within 18 months of the date the Permit is issued.
- A Certificate of Completion will be issued only after the project has passed all necessary inspections.

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

Please contact the Office of Permits and Inspections at 410-770-6840 with any questions or our website for obtaining a permit package of requirements and application forms.

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