



DIVISION OF PLANNING AND PERMITTING FREDERICK COUNTY, MARYLAND

30 North Market Street, Frederick, Maryland 21701 • planningandpermitting.frederickcountymd.gov

Farm Stand Requirements (600 SF or less) Zoning Certificate Process

www.frederickcountymd.gov/FarmStand

Definition: A structure that does not exceed 600 square feet which may be used to process, treat, or package agricultural products, the majority of which are produced on the farm. A Farm Stand may not be used as a place of human habitation or employment, nor used or occupied by the public.

Typically, this application is used when a farmer wants to sell something they produce or grow on the farm. The general public is not allowed inside the structure.

Application Portal: FrederickCountyMD.gov/ApplicationPortal Building Permit → Zoning Certificate

Plan Submittal Requirements:

- Aerial plan of the site
 - Show and label all structures.
 - Show parking area not in the front yard. Minimum 1 handicapped accessible, 1 standard parking space for 600 SF.
 - Show and label all existing well and septic locations.
 - Show access from the road, residential driveway apron (minimum).
 - Demonstrate safe sight distance. ([Driveway Sight Distance Analysis](#)) This is required unless a permit application for the driveway apron with sight distance analysis is on file.
 - Location of proposed building with four setbacks shown.
 - Any setback over 500 feet can be estimated; setbacks less than 500 feet need to be accurate.
 - Minimum Agricultural Zoning Setback (Front 40' from right of way, Side 50', Rear 50') or as shown on an approved and recorded plat.
 - Minimum Resource Conservation Zoning Setback (Front 50' from right of way, Side 50', Rear 50') or as shown on an approved and recorded plat.
- Elevation plan for review of building height.
- Floor plan to scale (building plans with measurements).

Additional items may be required:

- Driveway entrance must meet [driveway entrance spacing requirements](#).
- Electrical/Plumbing permits if proposed are submitted by the trade professional after permit issuance.
- Provide a narrative description and map identifying the location of cemeteries and known historic and archaeological resources on the site when they are existing. [Cemetery Protection Policy](#).

Minimum information for submittal. Additional code requirements may be applicable and will be reviewed at the time of submission.