



DIVISION OF PLANNING AND PERMITTING FREDERICK COUNTY, MARYLAND

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

Limited Roadside Stand Requirements (1500 SF or less)

www.frederickcountymd.gov/LimitedRoadsideStand

Definition: **ROADSIDE STAND, LIMITED.** The use of no more than 1,500 square feet devoted to product sales, which may incorporate a structure, for the sale of agricultural products the majority of which are produced by the owner within the county and within the immediate neighborhood of the location of the use. This use does not include seasonal pumpkin patches, "pick your own" or "cut your own" produce or other agritourism enterprise activities conducted on a farm related to agriculture and accessory to the primary agriculture operation on the farm.

Typically, this application is used when a farmer wants to have a stand that is larger than 600 SF and does not meet the requirements of the Farm Stand process to sell their agricultural products.

Application Portal: FrederickCountyMD.gov/ApplicationPortal Non-Residential Building Permit

Plan Submittal Requirements:

- Aerial plan of the site
 - Show and label all structures.
 - Show area with square footage of the space for the limited roadside stand.
 - Show parking area including accessible parking.
 - Show and label all existing well and septic locations.
 - Show access from the road, commercial entrance apron required (two-way traffic).
 - Please note any access must have an apron permit on record, if not a driveway apron permit will be required. ([Driveway Sight Distance Analysis](#))
 - 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.
- Construction plans with code analysis are required.
 - Plans are required to be signed and sealed by a licensed designed professional when the cost of construction exceeds \$25,000 or there is a change of use of an existing structure. For example, an existing hay barn changing to a limited roadside stand.
 - Minimum life safety requirements are required to be addressed on plans. This includes exit signs, fire extinguishers, emergency lighting, means of egress, sprinkler and fire alarms if applicable.
 - Bathrooms are required based on the use and occupant load.
- Electrical/Plumbing permits are submitted by the trade professional after permit issuance.

Additional items may be required:

- Driveway entrance must meet [driveway entrance spacing requirements](#).
- 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](#)
- Review for stormwater management requirements if disturbance exceeds 5,000 sq. ft.

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