

# What Are The Fees For A Zoning Certification & Building Permit? .....

Building Permit - \$80.00 plus \$0.10 per sq. ft. of the structure. This applies to any new structure over 400 sq. ft.

Zoning Certification - \$65.00  
A standalone zoning certification will be the only permit required if the new structure is less than 400 sq. ft. or when using an existing structure. The zoning certification fee is included in the building permit fee when processed with the building permit.

**\*Agricultural Assessed Properties:**  
Properties that have the agricultural assessment from the Maryland Department of Assessments & Taxation are exempt from fees, but an agricultural structure permit and zoning certification are required. The same approvals and process must be followed.

# Agency Contact Information .....

For Questions Regarding Variances or Violations:

## Washington County Department of Planning and Zoning

747 Northern Avenue  
Hagerstown, MD 21742  
P: 240-313-2430

For Waste Management Plans:

## Washington County Soil Conservation District

1260 Maryland Ave., Suite 101  
Hagerstown, MD 21740  
P: 301-797-6821 Ext. 3

For Nutrient Management Plans:

## University of Maryland Extension Office

7303 Sharpsburg Pike  
Boonsboro, MD 21713  
P: 301-791-1304



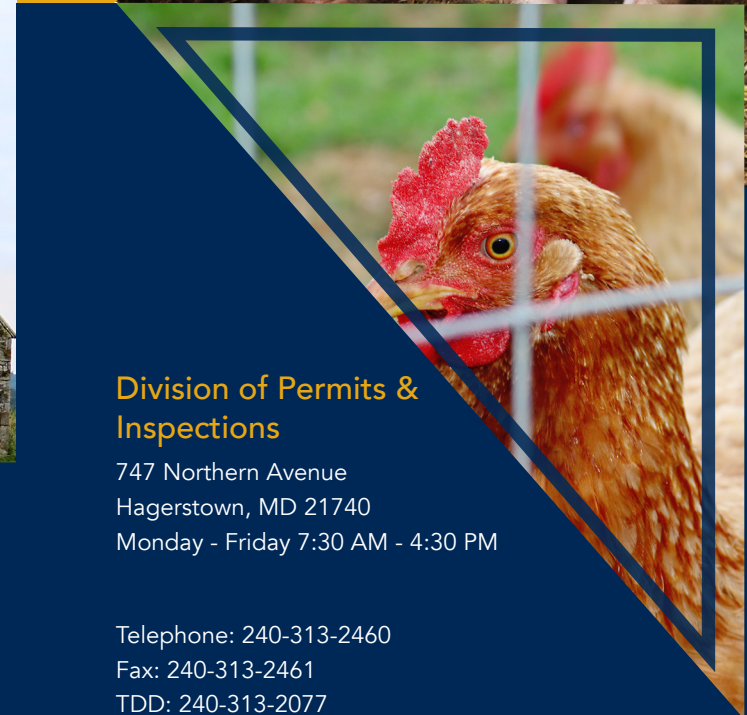
Washington County  
M A R Y L A N D

[www.washco-md.net](http://www.washco-md.net)



Washington County  
M A R Y L A N D

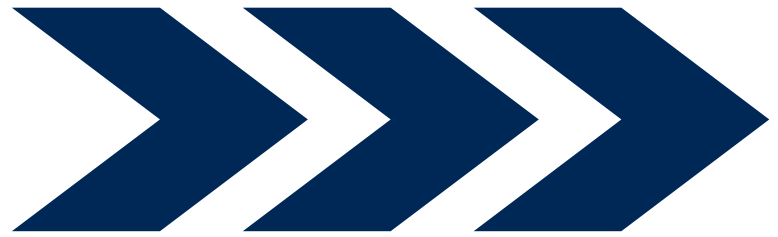
# Animal Husbandry Requirements .....



## Division of Permits & Inspections

747 Northern Avenue  
Hagerstown, MD 21740  
Monday - Friday 7:30 AM - 4:30 PM

Telephone: 240-313-2460  
Fax: 240-313-2461  
TDD: 240-313-2077



## What Zoning Districts Allow Animals?

Agriculture, the raising of farm products for use or sale and growing of crops, and animal husbandry facilities, structures used for housing, breeding and managing animal waste, is permitted in all residential zoning districts (RT, RS, RU, RM) as well as all of the rural area zoning districts (A(R), EC, P, RV, RB).

## Can An Existing Building Be Used To House The Animals?

Yes. However, the structure must comply with the minimum setbacks according to the number of animals and/or zoning district in which the property is located.

## What Is Required Before Having Animals?

- A Waste Management Plan from the Soil Conservation District. A Waste Management Plan defines how the animal waste will be stored, managed, handled or applied to the soils. Depending on the type and number of animals, the amount of waste generated by the animals is determined and a "plan" is created as to how to remove/use the waste on the property. A Letter of Exemption may be issued for a small number of animals.
- Nutrient Management Plan from the Maryland Cooperative Extension Office. The Nutrient Management Plan is generated to balance the soils nutrient sources created from the animal waste.
- A to-scale drawing of the property that shows all existing structures, septic, well, entrance to property, and the location of the structure to be used to house the animals with measurements from the structure to each property line.
- A zoning certification from the Division of Permits & Inspections confirming the type and number of animals
- A building permit\* from the Division of Permits & Inspections for any structure that is over 400 sq. ft. in size.

## Are There Setback Requirements For The Barn/Lean-To For The Animals?

**Private Stable - 2 Animals or Less\*:**  
Structure housing animal(s) shall be a minimum of 100 ft. from any dwelling, school, church, or institution for human care not located on the same lot and the minimum setback from the property line required for the district in which the subject property is located.

**Animal Husbandry – More than 2 Animals\*:**  
Structure housing animals shall be a minimum of 100 ft. from each property line.

*\*Excluding cats and dogs*



## What Is The Process To Obtain The Approvals?

Submit the following to the Division of Permits and Inspections:

- Waste Management Plan (or Letter of Exemption)
- Nutrient Management Plan
- Scaled plot plan of property
- A complete set of building plans for any proposed structure over 400 sq. ft.

A permit technician will review the documents and process the zoning certification and building permit for the new structure.

## What If The Structure Cannot Meet The Minimum Setbacks?

An appeal for a variance may be filed with the Board of Zoning Appeals. During a public hearing, the Applicant will explain to the Board the hardship or circumstances that prevent the structure from complying with the setback requirements. The Board will render a grant or deny of the appeal request.

The filing fee for a residential variance is \$150.00.

