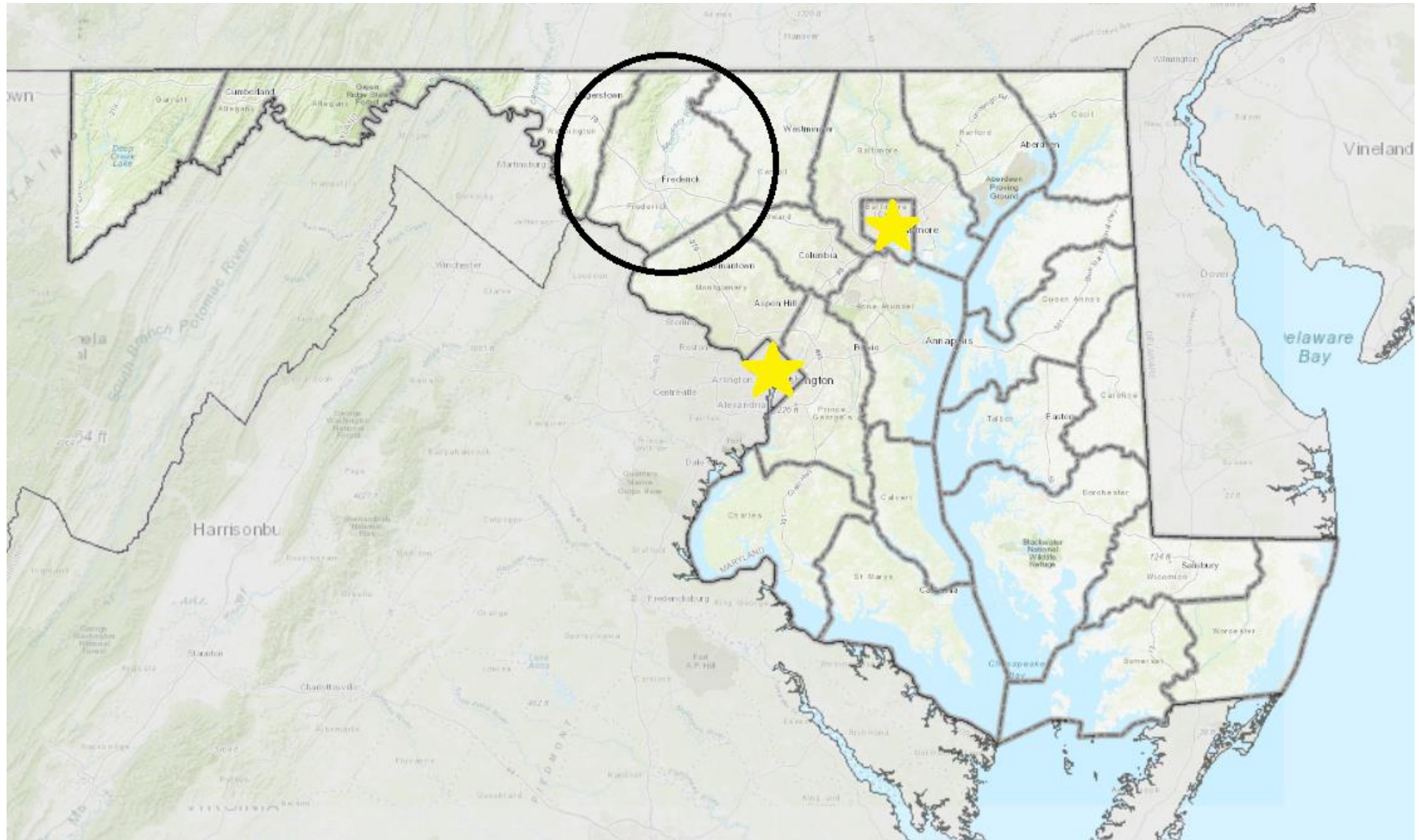


Zoning and Agricultural Preservation in Frederick County

Shannon O'Neil, Land Preservation Program Manager

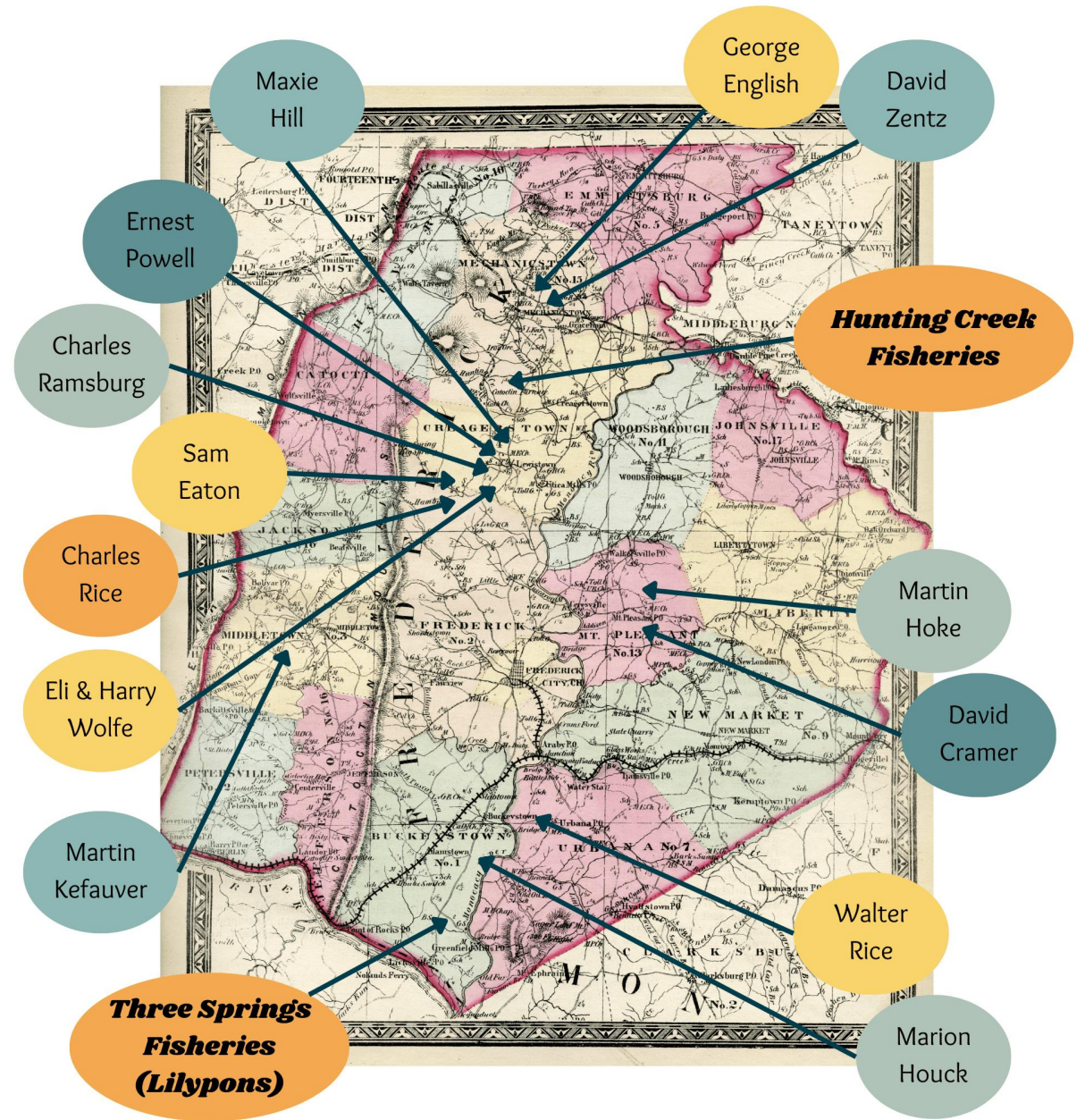


Frederick County, Maryland



Frederick County History

- First Frederick County Fair (then known as the Cattle Show and Fair) started in 1822
- Battle of Monocacy during Civil War, 1864
- Appalachian Trail, 1937
- Camp David established, 1942
- First Zoning Regulations Adopted, 1955
- Agricultural Zoning Regulations Adopted as we know them today in 1976
- Maryland Agricultural Land Preservation Foundation (MALPF) enabling statute passed 1977
- First easement in 1979 through the Maryland Agricultural Land Preservation Foundation (MALPF)
- Historical agriculture – wheat and other grains, dairy, goldfish



Frederick County Present Day

- Fastest growing county in Maryland
- Agriculture represents over 55% of the County's land mass
 - Frederick County leads Maryland in the number of farms (over 1,300) and farmland acres (over 200,000)
 - Agriculture generates a \$1.08 Billion economic impact
 - Frederick County leads Maryland in number of corn, cattle, beef, hog, and sheep farms
 - Most women farmers in the state of Maryland

Preserving the Farm & Farmer

The Frederick County Office of Agriculture was established in 2024. The Office is dedicated to preserving farmland through conservation easements, supporting agricultural operations with business support and technical assistance, and promoting local farms through initiatives like Homegrown Frederick, ensuring a vibrant and diverse agricultural community.



Diversify the Ag Industry

- Business and Regulatory Support
- Incentives
- Resources

Preserve Agriculture Land

- Growing a multifaceted Program
- Next Generation Assistance

Marketing and Promotion

- Brand Awareness
- Direct to Consumer Engagement

Agricultural Zoning

- Frederick County has been involved to some degree in the protection of the agricultural land resources since the adoption of its initial zoning ordinance and subdivision regulations in 1955, which regulated land use in the County.
- Current zoning regulations first adopted in 1976, amendments to the ag zoning district in 1977 – regardless of size, ag zoned parcels are eligible for 3 lots plus the remainder
- Cluster provision added in 1986 – one additional lot for every 50 acres above 25 acres if agree to cluster and keep under 2 acres in size

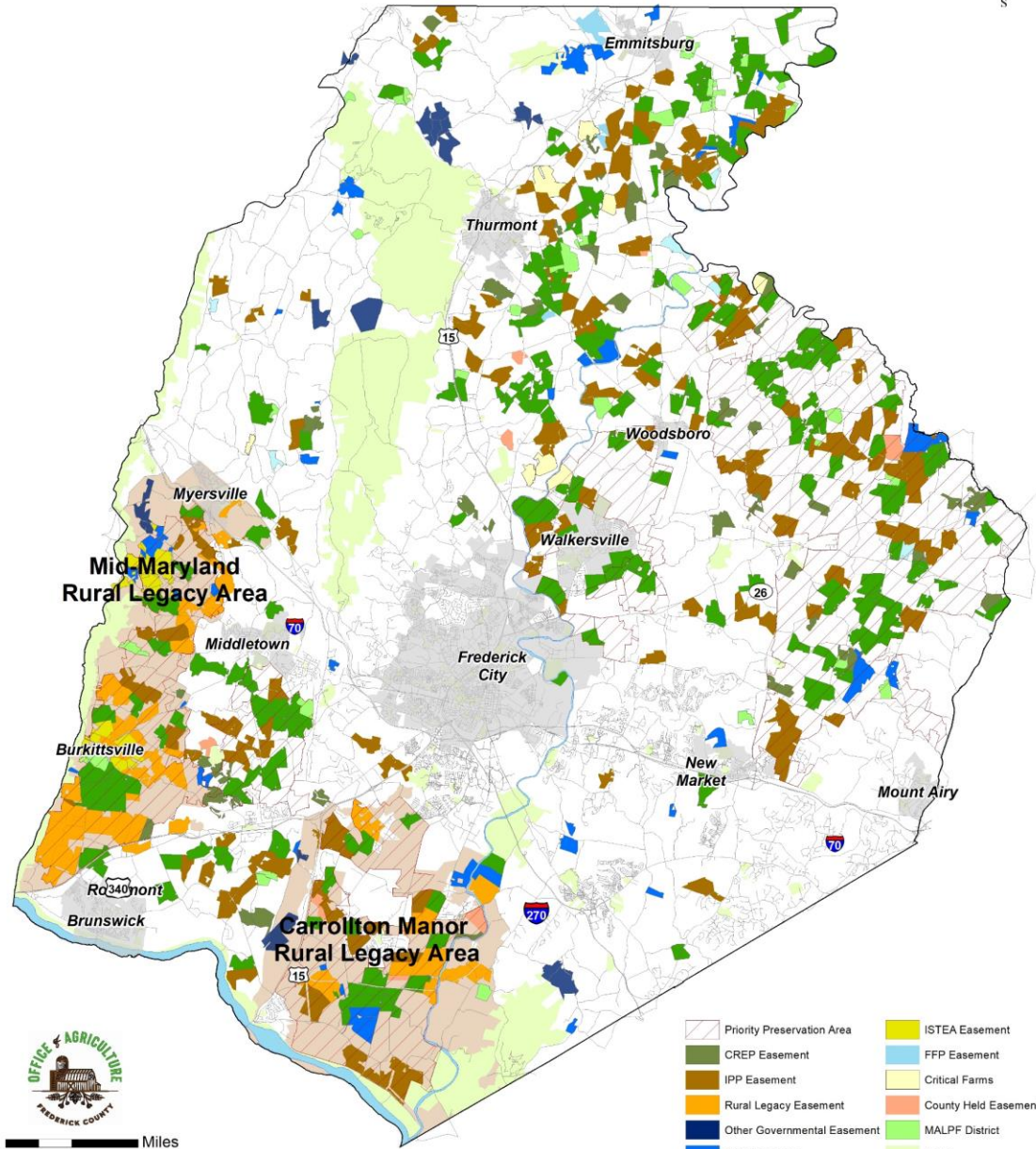
Agricultural Tax Credits

- 100% Property tax credit on agriculturally assessed land for properties under any type of preservation easement
- 100% Building property tax credit for agricultural buildings regardless of whether or not property is in ag preservation

Priority Preservation Areas

- The 2010 Comprehensive Plan designated five Priority Preservation Areas (PPA) totaling 95,146 acres of land.
- Goal is to permanently protect 80% of the PPA
- Currently, 51% of the undeveloped land within the PPA is permanently preserved
- The County will need to preserve an additional 23,641 acres to reach the goal of 80%

Frederick County Agricultural Preservation



0 1 2 4 Miles

Frederick County
Office of Agriculture
October 2015
This map was prepared using GIS software. The County is not responsible for any errors or omissions. The County is not liable for any damages resulting from the use of this map. The County is not responsible for any changes to the map data after the date of publication.

- Priority Preservation Area
- CREP Easement
- IPP Easement
- Rural Legacy Easement
- Other Governmental Easement
- MET Easement
- MALPF Easement
- NextGeneration
- ISTEAs Easement
- FFP Easement
- Critical Farms
- County Held Easement
- MALPF District
- Parks
- Rural Legacy Areas



Frederick County Ag Land Preservation

Frederick County's land preservation program works to protect land for future local food and fiber production. Other reasons to preserve agricultural land are:

1. Farming is the County's Leading Industry
2. Limit Sprawl
3. Environmental Protection
4. Provide Equity without Developing Land
5. Curb Costs of Community Services
6. Implement the Land Use Plans

Frederick County Agricultural Land Preservation Program

MALPF Easements-----	28,384 acres
Critical Farms Options-----	1,290 acres
MARBIDCO Next Generation Options-----	507 acres
MARBIDCO Small Acreage Next Generation Easements -----	82 acres
Rural Legacy Easements-----	8,218 acres
IPP Easements-----	24,255 acres
Other County-Held Easements-----	907 acres
ISTEA Easements-----	1,523 acres
Maryland Environmental Trust (MET) Easements-----	4,694 acres
Federal Farmland Protection Program (FFP) Easements-----	496 acres
Conservation Reserve Enhancement Program (CREP) Easements-----	4,496 acres
Other Governmental Easements-----	2,818 acres
Catoctin Land Trust Easements -----	305 acres

Total Easement Acres:	77,975 acres
Temporary District Acres:	2,697 acres
Total Participating Acres:	80,672 acres

Maryland Agricultural Land Preservation Foundation (MALPF)

- Established in 1979
- Available county-wide
- Minimum application criteria:
 - At least 50 acres in size or if smaller, must be adjacent to other preserved land
 - At least 50% Class I-III agricultural soils
 - Subdivision rights available
- Easement value is determined via a fair market value land only appraisal
- Easement value is paid out in a lump sum at settlement
- Currently accept applications once every other year

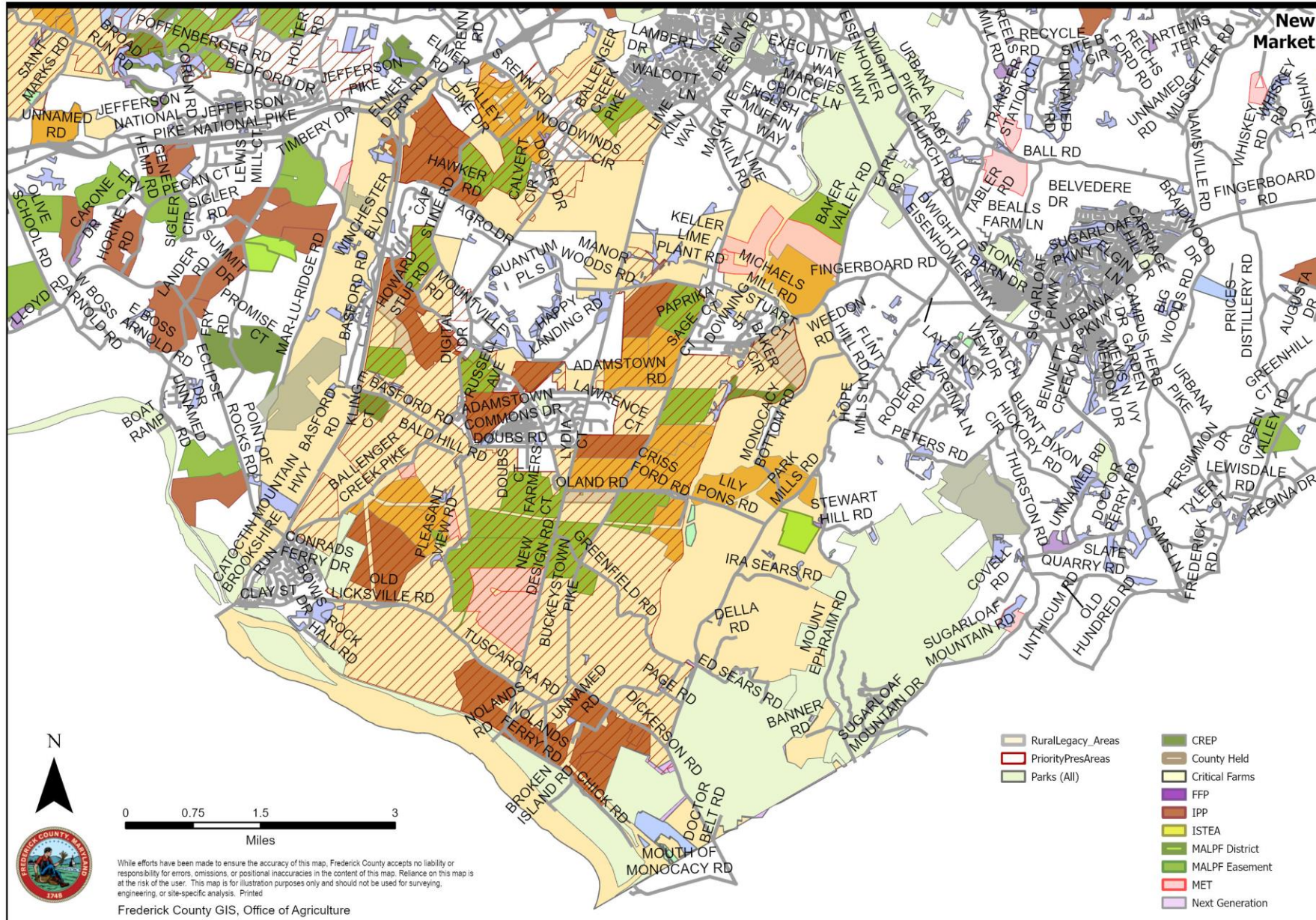
Frederick County Installment Purchase Program (IPP)

- Established in 2002
- Available county-wide
- Minimum application criteria:
 - At least 50 acres in size or if smaller, must be adjacent to other preserved land
 - At least 50% Class I-III agricultural soils
 - Subdivision rights available
- Easement value is determined via a point system
- Easement value is paid out through 10-20 years of tax-free interest only payments and a lump sum balloon payment at the end of the term
- Accept applications annually

Rural Legacy Program

- Applications accepted all year round, County applies for grant funding every other year
- Established in 1998
- Available only in the Mid-Maryland and Carrollton Manor Rural Legacy Areas
- These areas were chosen because of their historic, cultural, and agricultural resources
- Minimum application criteria:
 - Must be located in the Rural Legacy Area
 - Must have subdivision rights available
- Easement value is determined via a point system
- Easement value is paid out as a lump sum at settlement

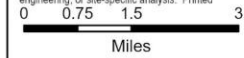
Carrollton Manor Rural Legacy Area



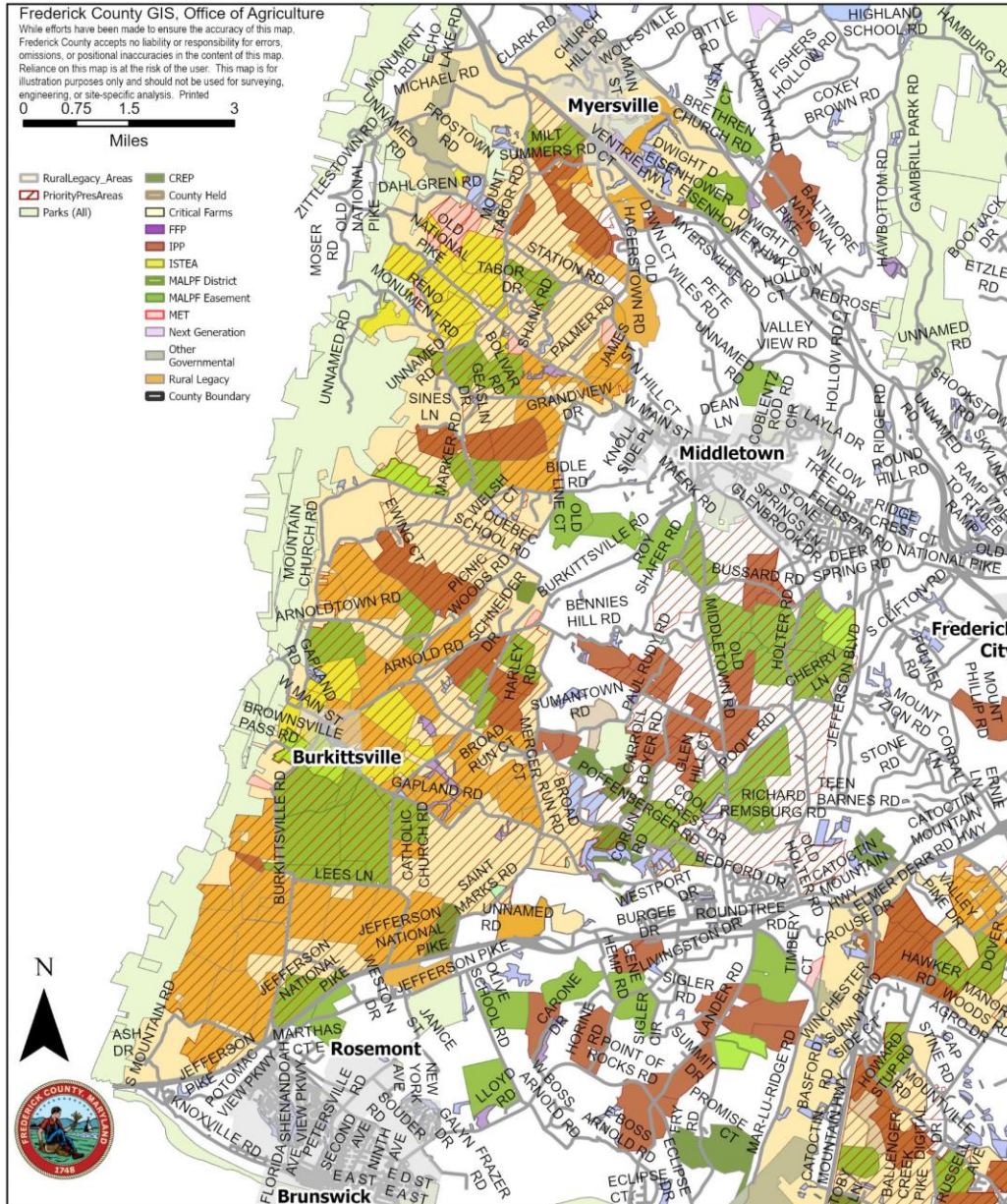
Mid-Maryland Rural Legacy Area

Frederick County GIS, Office of Agriculture

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- RuralLegacy_Areas
- CREP
- PriorityPresAreas
- County Held
- Parks (All)
- Critical Farms
- FFP
- IPP
- ISTEA
- MALPF District
- MALPF Easement
- MET
- Next Generation
- Other Governmental
- Rural Legacy
- County Boundary



Conservation Reserve Enhancement Program (CREP) Easement

- Applications accepted all year round
- Established in 2009
- Available county-wide
- Natural resource focused, permanent easement that is a good fit for properties who are doing hay, pasture, and/or forest activities
- Minimum application criteria:
 - Property must have an active CREP contract
 - CREP contracts are issued by a partnership between Farm Service Agency and the Soil Conservation District
- Easement value is determined via a point system
- Easement value is paid out as a lump sum at settlement

Purchase Assistance Programs

Frederick County Critical Farms Program

- Next application deadline will be 2027
- Can assist contract purchaser with funds at settlement
- Farm must meet MALPF criteria
- This is a temporary preservation agreement that requires applicants to apply for permanent easement programs

MARBIDCO Next Generation Program

- Accepts applications monthly
- Can assist contract purchaser who does not already own more than 20-acres of land with funds at settlement
- Farm must meet MALPF criteria
- Easement value determined by appraisal
- This is a temporary preservation agreement that requires applicants to apply for permanent easement programs

MARBIDCO Small Acreage Next Generation Program (SANG)

- Can assist contract purchaser who does not already own more than 9-acres of land with funds at settlement to purchase small farm (less than 50-acres)
- Accepts applications monthly
- This is a permanent easement program

Other Protections for Farmland

- Maryland Environmental Trust
- Catoctin Land Trust
- Right to Farm Ordinance
- Impact Fee Waiver for Family Farms
- Livable Frederick Comprehensive Plan
 - Support and protect Frederick County's agricultural community and existing and emerging agricultural industries to promote an environment where agriculture operations continue to be competitive, sustainable, and profitable in Frederick County
 - Minimize non-agricultural land uses within the agricultural zoning district in order to protect the land for food and fiber production and maintain the viability of agricultural operations, while allowing for diversification of farms
 - Support the diversification of farming innovations, such as regenerative agriculture, and ensure flexibility to allow for emerging and next generation farm operations



THANK YOU!

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