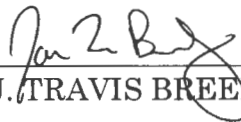


COUNTY COMMISSIONERS OF CAROLINE COUNTY, MARYLAND

(EMERGENCY) LEGISLATIVE BILL #2025-008

INTRODUCED BY: COMMISSIONERS BREEDING, PORTER, AND
BARTZ

INTRODUCED ON: JULY 22, 2025

ATTEST: 
J. TRAVIS BREEDING, PRESIDENT

PUBLIC HEARING: AUGUST 5, 2025, BEGINNING AT 9:15 A.M.
COURTHOUSE, 109 MARKET STREET, ROOM 106
DENTON, MARYLAND

THIRD READING: AUGUST 19, 2025

ENACTED: AUGUST 19, 2025

EFFECTIVE: AUGUST 19, 2025

**Chapter 175 – Zoning – Article V Supplementary Regulations - Section 175-34
Agricultural and Fishery Products Processing Plants – Repeal and
Reenactment**

AN Emergency Bill to repeal Section 175-34, Agricultural and Fishery Products Processing Plants, of Article V, Supplementary Regulations, of Chapter 175 – Zoning, of the Code of Public Local Laws of Caroline County, Maryland, and to reenact the same with amendments changing the text of Section 175-34 in the following respects: (1) in subsection A, changing the second conjunctive to the disjunctive, and reducing the required minimum setback for flour, feed and grain packaging, blending, storage or milling from 500 feet to 200 feet from all lot lines when such activities are permitted in the R, Rural Zoning District; and (2) in subsection B, changing the first disjunctive to the conjunctive so that the text reads: “Any commercial slaughtering and processing of farm animals, fish or seafood shall be located at least 500 feet from all lot lines.”

WHEREAS, the County Commissioners of Caroline County, Maryland (the "County Commissioners") are authorized under Article XI-F of the Maryland Constitution and § 9-

308 of the Local Government Article of the Annotated Code of Maryland (the “Local Government Article”) to adopt public local laws in general; and

WHEREAS, the County Commissioners are authorized under the Land Use Article, Title 4, of the Annotated Code of Maryland to enact and administer zoning and land use Bills; and

WHEREAS, pursuant to § 197.B of Chapter 175, the County Commissioners have received the positive recommendation of the Planning Commission and the staff of the Caroline County Department of Planning and Codes regarding: (1) in §§ A, changing the second conjunctive to the disjunctive, and reducing the required minimum setback for flour, feed and grain packaging, blending, storage or milling from 500 feet to 200 feet from all lot lines when such activities are permitted in the R, Rural Zoning District; and (2) in §§ B, changing the first disjunctive to the conjunctive so that the text reads: “Any commercial slaughtering and processing of farm animals, fish or seafood shall be located at least 500 feet from all lot lines.” as proposed in this Bill; and

WHEREAS, the proposed reduction in the required minimum setback will provide landowners and agricultural businesses with increased flexibility while ensuring that the rural character and quality of life in adjacent areas remain protected; and

WHEREAS, this Bill may also be known by its short title “Chapter 175 – Zoning - Section 175-34 Setbacks for Agricultural and Fishery Products Processing Plants - Repeal and Reenactment”.

NOW, THEREFORE, be it enacted by the County Commissioners of Caroline County, Maryland that:

SECTION 1. SECTION 175-34, AGRICULTURAL AND FISHERY PRODUCTS PROCESSING PLANTS, OF ARTICLE V, SUPPLEMENTARY REGULATIONS, OF CHAPTER 175 - ZONING of the Code of Public Local Laws of Caroline County, Maryland be, and it is hereby REPEALED.

SECTION 2. A NEW SECTION 175-34 is hereby enacted in lieu thereof, to read as follows:

§ 175-34. Agricultural and fishery products processing plants.

When permitted in the R, Rural Zoning District, the following additional regulations for agricultural and fishery products processing plants shall apply:

- A. Any flour, feed and grain packaging, blending, storage or milling shall be located at least 200 feet from all lot lines.
- B. Any commercial slaughtering and processing of farm animals, fish or seafood shall be located at least 500 feet from all lot lines.

- C. Any rendering of animal by-products shall be located at least 1,000 feet from all lot lines.

SECTION 3. The Recitals to this Bill are incorporated herein and deemed a substantive part of this Bill.

SECTION 4. The provisions of this Bill are declared to be severable. If any section, subsection, sentence, clause, phrase, or portion of this Bill is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the same shall be deemed separate, distinct, and independent from, and such holding shall not affect the validity of, the remaining portions of this Bill, it being the intent of the County that this Bill shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase, or portion hereof.

SECTION 5. The Publishers of the Code of Public Local Laws of Caroline County, Maryland (the "Code"), the Caroline County Office of Law, or the Caroline County Department of Planning and Codes, in consultation with and subject to the approval of the County Administrator, shall be authorized to make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, organization, and any internal or external reference or citations to the Code that is incorrect or obsolete, with no further action required by the County Commissioners. All such corrections shall be adequately referenced and described in the editor's note following the section affected.

SECTION 6. The title and summary of this Bill shall be published in at least one newspaper of general circulation in Caroline County three times, at weekly intervals, and within the 4-week period after passage of the Bill, in accordance with §9-311(i) of the Local Government Article of the Annotated Code of Maryland. The title of this Bill, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this Bill for publication and all other purposes. The title is not a substantive part of this Bill for publication and all other purposes. If the Bill is amended, the title may be administratively revised to conform to the content of the Bill as finally enacted.

SECTION 7. AND BE IT FURTHER ENACTED, that this Bill is hereby declared to be an emergency ordinance and a necessary measure to address an immediate public emergency affecting the peace, health, safety, welfare and property of the residents of Caroline County, and being passed by the affirmative vote of all three County Commissioners, shall become effective upon enactment. Upon enactment, this ordinance shall be retroactive and applicable, to the maximum extent permitted by law and subject to the severability clause above, to all proceedings and operations otherwise permitted in the R, Rural Zoning District.

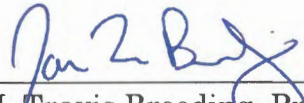
ENACTED THIS 19th DAY OF AUGUST, 2025.

ATTEST:

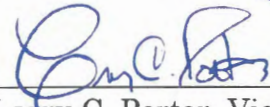


Katheleen Freeman
County Administrator

COUNTY COMMISSIONERS OF
CAROLINE COUNTY, MARYLAND



J. Travis Breeding, President



Larry C. Porter, Vice-President

(SEAL)





N. Franklin Bartz III, Member

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



Stewart Barroll
County Attorney