



AGRICULTURAL BUILDING EXEMPTION APPLICATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET ♦ ROOM 200 ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600

Promoting the Wise Use of Land ♦ Helping to Build Great Communities

I/we the undersigned hereby apply for an agricultural building exemption as allowed by Section 19.04.022 of the San Luis Obispo County Code, for the building and parcel described in the application.

Note: In the Coastal Zone a Coastal Development Permit/Land Use Permit may be required.

APPLICANT INFORMATION

Landowner Name _____ Daytime Phone: _____
Mailing Address _____ State: _____ Zip: _____

PROPERTY INFORMATION

Assessor Parcel Number(s): _____ Total Size of Site: _____

Project address: _____

Describe the current agricultural use of the property: _____

DESCRIPTION OF EXEMPT BUILDING

Floor Area: _____ Loft Attic Area: _____ Height: _____

Building will be used for: _____

FLOOR PLAN AND SITE PLAN

- Floor plan submitted. All proposed electrical and plumbing fixtures shown. Stairs to open storage loft shown if applicable. (see rules on next page for limitations that apply to lofts)
- Site plan submitted. Proposed structure, distances to all existing structures and property lines shown.

COMPLIANCE WITH STRUCTURAL CODE REQUIREMENTS

The proposed structure must comply with the structural provisions of 2007 CA Bldg Code. Please specify how this will be done.

- Plans will be prepared by a licensed architect or engineer.
- Other (please specify): _____

RULES FOR AGRICULTURAL BUILDING EXEMPTIONS

Regulations contained in Section 19.04.022a of the Building and Construction Ordinance (Title 19 of the San Luis Obispo County Code) exempts certain agricultural accessory buildings from the necessity of having a building permit. In order to qualify for the exemption, a proposed agricultural accessory building must meet the definition of such buildings contained in Section 202 of the Uniform Building Code as well as the specific criteria in Section 19.04.022a of the Building and Construction Ordinance. The definition of Agricultural building in Section 202 of the Uniform Building Code is as follows:

AGRICULTURAL BUILDING is a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, or packaged; nor shall it be a place used by the public.

Section 19.04.022a of the Building and Construction Ordinance exempts agricultural buildings (as defined above) from building permit requirements if the property owner files the required exemption form (the form on the reverse) with the Department of Planning and Building, and if all the following criteria are satisfied:

- ◆ The building site must be within an Agriculture or Rural Lands land use category (zone), outside of identified urban or village areas.
- ◆ The property must be at least 20 acres or larger.
- ◆ The building must be located at least 100 feet from any adjacent property or public road.
- ◆ The building must be located a minimum of 50 feet from any adjacent building structure.
- ◆ The floor areas of the building must not exceed 3,000 square feet and the height of the building must not exceed one story. In addition, attic space that is no more than 1/3 the area of the floor below may be used for an open storage loft. Loft may not be partitioned into rooms, may have only minimal electrical outlets and may not contain any plumbing fixtures. The loft must meet the requirements of a mezzanine as defined in the Building Code.
- ◆ There must be an existing agricultural use on the property or the site must have obvious potential to be developed with an agricultural use for which the building will be needed.
- ◆ The building site cannot be located in an Airport Review Area, Flood Hazard, or Sensitive Resource Area as defined by the Land Use Element of the San Luis Obispo County General Plan.

The building permit exemption does not apply to any proposed plumbing, electrical or mechanical work that will occur within or in conjunction with the building. Such work can still be done only after approval of a plumbing, electrical or mechanical permit (where applicable) by this office.

NOTE: Within the Coastal Zone, agricultural buildings are NOT exempt from the provisions of the Coastal Zone Land Use Ordinance (CZLUO). Although such buildings may still be exempt from building permit requirements, a Land Use Permit and Coastal Development Permit may be required by CZLUO Sections 23.03.020 through 23.03.042.

LEGAL DECLARATION

In filing for this exemption, I certify the structure will not be used for any purpose other than those allowed for an agricultural building as defined by Section 202 of the Uniform Building Code (UBC). No portion of the building will be used for living or sleeping quarters, the sale of merchandise, agricultural processing, or any other use that is not directly related to the agricultural operations on the same property. I also certify that all work will comply with the provisions of applicable construction codes and other laws/ordinances of this jurisdiction. Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the Ag-exempt building.

I understand and agree that if I pursue a construction permit in the future for this agricultural building structure that it will be necessary to prepare construction plans and any related structural engineering documentation showing compliance to the most current adopted San Luis Obispo county codes and ordinances. I also understand that I may be required to employ the services of a California State registered Architect or Engineer to prepare plans, engineering, testing, As-built justifications and be responsible for the entire scope of work proposed.

I have read and understand the above information on this form, and am aware of the enforcement provisions of the San Luis Obispo County Code for violations thereof. I agree to allow routine inspections by those authorized to do so, at reasonable hours, to assure continuing compliance with this exemption.

Property owner(s) signature: _____ Date: _____

OFFICE USE ONLY

THE DETERMINATION OF YOUR APPLICATION FOR EXEMPTION IS AS FOLLOWS:

- This building meets the criteria to be constructed without a permit. Any proposed plumbing, electrical, or grading work associated with this building is NOT exempt and requires a construction permit. Site Plan and Floor Plan have been reviewed in making this determination.
- This building is located on a property that is within a Flood Hazard or Sensitive Resource area. Please provide a map showing property boundaries and proposed location of the building.
- This building is located within a Flood Hazard, Sensitive Resource Area, or Airport Review Area and CANNOT be exempt from a construction permit. Please submit a construction permit application to authorize the building.
- This application does not meet the criteria for exemption from construction permits for the following reason:

Date Received: _____ By: _____

Comments: _____

Planning Area/Community Code: _____

Land Use Category: _____ Combining Designation: _____