



COUNTY OF SAN LUIS OBISPO

DEPARTMENT OF PLANNING & BUILDING

976 Osos St., RM 300 ♦ San Luis Obispo, CA ♦ 93408

(805) 781-5600 TTY/TRS-711 ♦ planning@co.slo.ca.us ♦ sloplanning.org

AGRICULTURAL BUILDING EXEMPTION APPLICATION

I/we, the undersigned, hereby apply for an agricultural building exemption as allowed by *Section 19.02.020(f)1.19:a-q* of the San Luis Obispo County Code for the building and parcel described below.



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 separate Land Use Permit and Coastal Development Permit may be required by CZLUO Sections 23.03.020 through 23.03.042.

REGULATIONS FOR AGRICULTURAL BUILDING EXEMPTIONS

Regulations contained in *Section 19.02.020(f)1(s):1-19* of the Building and Construction Ordinance (Title 19 of the San Luis Obispo County Code) exempt 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 2019 California Building Code, as well as the specific criteria in *Section 19.02.020(f)1(s):1-19* of the County's Building and Construction Ordinance.

Section 19.02.020(f)1(s):1-19 of the County's Building and Construction Ordinance exempts agricultural buildings (as defined above) from building permit requirements if the property owner files the required exemption form with the Department of Planning and Building, and if all the following criteria are satisfied:

Owner must read and initial each statement below to signify understanding or verify this information.

- 1. Building will be used to house farm implements, hay, grain, poultry, livestock, or other horticultural products.
- 2. Building 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.
- 3. Building site must be within an Agriculture or Rural Lands land use category (zone), outside of identified urban or village areas.
- 4. Property must be at least 20 acres or larger.
- 5. Building must be located at least 100 feet from any adjacent property or public road.
- 6. Building must be located a minimum of 50 feet from any adjacent building structure, including other Ag-Exempt Structures.



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- ___ 7. Floor areas of the building must not exceed 3,000 square feet, and the height of the building must not exceed one story including a storage loft/mezzanine (1/3 of the ground floor area) open to the floor below; loft may not be partitioned into rooms.
- ___ 8. 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.
- ___ 9. 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.
- ___ 10. Building cannot have architectural features such as French Doors that might make it readily habitable.
- ___ 11. Interior finishes shall be consistent for use as a barn and farm product storage area.
- ___ 12. Building may not contain cabinetry and/or built-in shelving beyond those necessary for use as a barn and farm product storage area.
- ___ 13. Building cannot be used to store hazardous materials subject to the limitation provided for in other codes, including but not limited to the California Fire Code and California Building Code.
- ___ 14. Building cannot have insulation, heating, and/or cooling system, unless necessary for storage of certain farm products (**separate permit required**).
- ___ 15. Building may only have lighting and electrical wiring to the extent necessary (**separate permit required**) to house farm implements, equipment, hay, grain, poultry, livestock, or horticultural products.
- ___ 16. Plumbing fixtures shall not be installed other than hose bibbs or wash sinks (**separate permit required**).
- ___ 17. Exemptions from permit requirements shall not be deemed authorization for any work to be done in any manner in violation of the provisions of the County Building and Construction Ordinance or any other laws or ordinances of the County.

Landowner(s) name (print)	Date
Landowner(s) signature	Date

Note: A copy of the landowner's driver's license, form notarization, or other acceptable government-issued identification is required at the time of application submittal to verify the property owner's signature.



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LANDOWNER INFORMATION			PROPERTY INFORMATION		
Name		Daytime Phone	Assessor Parcel Number(s)		Parcel Size(s)
Mailing Address			Project Address		
City	State	Zip Code	City	State	Zip Code
Email Address		<input type="checkbox"/> Primary Contact	Describe the current agricultural use of the property		
AGENT INFORMATION			PROPOSED STRUCTURE		
Name		Daytime Phone	Floor Area (3,000 sf max)		
Mailing Address			Loft/Mezzanine Area		
City	State	Zip Code	Height of Building		
Email Address		<input type="checkbox"/> Primary Contact	Use Description		
<i>Note: Use of the building is restricted to storage of farm implements, hay, grain, poultry, livestock, and/or horticultural products</i>					

SUBMITTAL CHECKLIST

Plans must be drawn to scale & include:

- Site Plan showing:
 - Property boundaries and fronting street(s)
 - Footprint of all existing and proposed buildings and driveways
 - Location of existing and proposed easements (when applicable)
 - Distances between all existing and proposed structures and between all structures and exterior property lines
 - Location of existing wells and septic systems
- Floor Plan, including stairs to open storage loft shown if applicable

COMPLIANCE WITH STRUCTURAL CODE REQUIREMENTS

The proposed structure must comply with the structural provisions of 2019 California Building Code. Please specify how this will be done.

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

THIS EXEMPTION IS NOT APPLICABLE TO STRUCTURES USED FOR GROWING, INCLUDING BUT NOT LIMITED TO GREENHOUSES AND HOOP STRUCTURES



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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 California Building Code (CBC). 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.

Landowner(s) name (print)	Date
Landowner(s) signature	Date

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OFFICE USE ONLY

THE DETERMINATION OF THE APPLICATION FOR EXEMPTION IS AS FOLLOWS:

Date Received: _____ By: _____

Planning Area/Community Code: _____

Land Use Category: _____

Combining Designation: _____

Approved pending Building Review

Not Approved

Comments: _____

BUILDING REVIEW

Date Received: _____ By: _____

Approved - 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.

Not Approved - This application does not meet the criteria for exemption from construction permits for the following reason: _____