

County of Santa Clara

Agricultural (Building) Exemption

The agricultural building exemption authorizes certain agricultural buildings to be exempted from a building permit. Section C3-4 of the County Ordinance Code provides that any agricultural building of less than 10,000 square feet, located on a single parcel at least ten (10) acres in size and not located in an area designated by the Federal Emergency Management Agency (FEMA) as a Special Flood Hazard Area (100-year flood zone), which is ***designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products***, may apply for exemption from county building regulations. All exempted buildings located within 100 feet of a designated scenic road will be subject to design review.

Each building exempted from building regulations will be subject to periodic on-site inspections to ensure compliance with the limited agricultural uses set forth by the County Ordinance Code. Failure to comply with these limitations in use will result in the structure being deemed a violation of the County Ordinance Code. An Agricultural Exemption does not exempt grading, electrical, plumbing or other types of permits.

APPLICATION REQUIREMENTS

All Agricultural Exemption applications must include the following:

- Assessor's parcel map
- Agricultural Exemption Clearance Form (see reverse)
- Land Development Permit Application
- Seven (7) sets of plans, drawn to scale, sheet size 18"x24" to 24"x36", including the following:

| | |
|--|---|
| Site plan: Show the following proposed or existing improvements, drawn to scale: | |
| <input type="checkbox"/> Relationship of new construction to property lines and existing structures (Setbacks) <input type="checkbox"/> All existing and proposed structures (including size, use) <input type="checkbox"/> Location of septic tank and drainfield as constructed <input type="checkbox"/> Wells (if any) | <input type="checkbox"/> Driveway <input type="checkbox"/> Access to structure from the road <input type="checkbox"/> North arrow <input type="checkbox"/> Owner's name <input type="checkbox"/> Date of preparation <input type="checkbox"/> Any other details pertinent to the application |
| Elevations: Show at least 2 sides, to scale, with the building height clearly noted. | |
| Floor plans: Show layout of the proposed structure, to scale. | |
| Fire Protection Information: Show the following: | |
| <input type="checkbox"/> Construction Material Type <input type="checkbox"/> Existing and Proposed Above-Ground Water Tanks (with capacity) <input type="checkbox"/> Hydrants (include type, fire flow, and distance to furthest point of structure) <input type="checkbox"/> Driveway/Access Roads (width, vertical clearance, surface type, load-bearing capacity, turning radii, grade, turnarounds, and turnouts) | |
| Septic System: Contact the Department of Environmental Health (DEH) for septic clearance prior to submittal of this application. Contact DEH at (408) 918-3400 (South County office: (408) 779-0631). | |

County of Santa Clara

Agricultural (Building) Exemption Clearance Form

Applicant Information

| | | | | |
|--------------|---------|------|-----|-------------|
| Owner's Name | Address | City | Zip | Phone/Email |
|--------------|---------|------|-----|-------------|

| | | | | |
|------------------|---------|------|-----|-------------|
| Applicant's Name | Address | City | Zip | Phone/Email |
|------------------|---------|------|-----|-------------|

Property Description

| | | |
|---------|------|-----|
| Address | City | APN |
|---------|------|-----|

| | |
|---|-------------|
| Primary On-Site, Existing Agricultural Land Use | Parcel Size |
|---|-------------|

Proposed Structure

Use Description NOTE: Use of the building is restricted to storage of hay, grain, horticultural products, livestock, and/or farm implements.

| | |
|---|--------|
| Size (square footage) (10,000 square feet maximum.) | Height |
|---|--------|

| | |
|---|------|
| Signature of Property Owner(s) or Applicant | Date |
|---|------|

OFFICE USE ONLY

Clearance:

| | |
|------------------------------------|-------------|
| Agricultural Exemption File Number | Date Issued |
|------------------------------------|-------------|

| | |
|--------------------|------|
| Roads and Airports | Date |
|--------------------|------|

| | |
|--------------|------|
| Fire Marshal | Date |
|--------------|------|

| | |
|----------------------|------|
| Environmental Health | Date |
|----------------------|------|

| | |
|----------|------|
| Planning | Date |
|----------|------|