COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COUNTY COURTHOUSE, ST. HELENS, OREGON 97051
PHONE (503) 397-1501 FAX (503) 366-3902

FEE $_____

APPLICATION FOR AGRICULTURAL BUILDING EXEMPTION

APPLICANT:_____

Mailing address:_____
Street City State Zip

Phone No.: Office:_____ Home:_____

Are you the property owner _____? **OR:** owner's agent _____?

PROPERTY OWNER: Same as above _____, **OR:** (Name):_____

Mailing Address:_____
Street City State Zip

LOCATION ADDRESS:_____
Street City State Zip

MAP NO.:_____

Total Acres: _____
# of Acres Farmed:_____
# of Acres In Active Forest Management: _____

PLOT PLAN: Please attach an accurate plot plan, including existing and proposed structures, setback distances from all structures to all property lines, septic tanks and drainfields, farm and forest areas, large natural features (i.e. cliffs, streams, ravines, etc.), roads and driveways, property lines, slope(s), easements, wells, water lines, etc.

PROPOSED BUILDING:

Type of Construction:_____

Size of Building: Length_____ Width_____ Height_____ Area_____

Contractor's Name:_____

Contractor's License #_____

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. Is this property classified by the Assessor as farm deferred? (Check one) ❑Yes ❑No
as forest deferred? (Check one) ❑Yes ❑No

2. Is this property located in an Urban Growth Boundary? (Check one) ❑Yes ❑No
Note: Agricultural buildings are not allowed inside Urban Growth Boundaries.

3. Will the proposed structure have any of the following systems*:

a) Electrical? (Check one) ❑Yes ❑No

b) Plumbing? (Check one) ❑Yes ❑No

c) Mechanical? (Check one) ❑Yes ❑No

d) Septic? (Check one) ❑Yes ❑No

**If you answered yes to any of the above, a separate permit is required.*

4. What is the maximum number of people present in the building at any one time?______________________

5. Is this structure used by the public at any time? (Check one) ❑Yes ❑No

6. Where will the restroom facilities be provided?____

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CERTIFICATION:

I hereby certify that all of the a+bove statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief. I understand that the agricultural building must be sited according to minimum setbacks and other zoning requirements of the zoning district in which it is located as indicated on an approved plot plan.

Inspection To Verify Use:

I understand that a post-occupancy inspection may be made to assure continuing compliance with the agricultural building requirements.

Expiration of Ag Exemption Certificate:

This exemption is valid for one (1) year from the date of issuance or _________________. The County may perform an inspection to determine if the building has been completed within the one year period. If the exempted building is not completed by this date, a new Exemption Certificate or building permit shall be required.

Conversion to Non-Agricultural Use:

I further understand and acknowledge that should the subject building be converted in the future to a non-agricultural use (i.e. garage, non-agricultural home occupation, etc.) that prior to such conversion a new building permit must be obtained from Columbia County and that failure to do so may result in action to enforce the applicable building codes for such structure and use. An engineer's certification will be required to verify the structural integrity of the building to current code.

Signature:______________________________________ Date:______________________________

Print Name:_____________________________________ Phone:____________________________

Mailing Address:_________________________________ City:____________________Zip:________

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AGRICULTURAL BUILDING CERTIFICATION:

1. AUTHORIZED AGRICULTURAL BUILDING EXEMPTIONS

State law (ORS 455.315) allows exemption from the requirement for a building permit and inspections under the Oregon State Structural Specialty Code where the owner certifies that the proposed building meets the following definition of "agricultural building":

..."Agricultural building" means a structure located on a farm or forest operation and used for:

(A) Storage, maintenance or repair of farm or forestry machinery and equipment;

(B) The raising, harvesting and selling of crops or forest products:

(C) The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur bearing animals or honeybees;

(D) Dairying and sale of dairy products:

(E) Any other agricultural, forestry or horticultural use of animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use, the preparation and storage of forest products and the disposal, by marketing or otherwise, of the farm or forest products.

2. STRUCTURES WHICH DO NOT QUALIFY AS AN "AGRICULTURAL BUILDING"

The following structures and uses <u>do not</u> qualify for an agricultural building exemption:

(a) A dwelling;
(b) A garage;
(c) A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time;
(d) A building used for storing any personal belongings (i.e. boats, automobiles, RVs, boxes, junk, etc.);
(e) A structure regulated by the State Fire Marshall;
(f) A structure used by the public; or
(g) A structure subject to the National Flood Insurance Act of 1968.

3. PROPOSED AGRICULTURAL BUILDING

Check the authorized agricultural building uses which apply to your proposed building:

_____Storage, maintenance or repair of farm or forestry machinery and equipment used on this property
_____Raising, harvesting and selling of crops or forest products on this property..
_____Feeding, breeding, management and sale or produce of livestock, poultry, furbearing animals or honeybees on this farm.
_____Dairying and sale of dairy products produced on this farm.
_____Other agricultural, forestry, horticultural use or animal husbandry on this property.
Describe:_____
_____

a) Describe your commercial farm or forestry enterprise, size of operation, and annual profit. **Be specific.** For farms, provide proof of farm income for the last three (3) years. You need to show a minimum of $650 Income for the first six acres per year and $100 per acre above six acres per year. Forestry operations attach a copy of forest deferral proof and your forest management plan.

_____
_____
_____

b) Describe the use of and/or commodities that will be stored in the proposed structure. **Be specific.**

_____
_____
_____

STATUTORY PROVISIONS

The following define an agricultural building and exempt it from the 1994 Uniform Building Code:

1994 UNIFORM BUILDING CODE

APPENDIX CHAPTER 3: Division II - AGRICULTURAL BUILDINGS

Section 326.2: Definitions.

"FARM" is land used for the primary purpose of obtaining a profit in money by raising, harvesting and selling of crops or by the feeding, breeding, management and sale of, or produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry, or any combination thereof. "Farm use" includes the preparation and storage of products raised on such farm for human use and animal use and disposal by marketing or otherwise.

AGRICULTURAL BUILDINGS are exempted from this code as provided in ORS 455.315(1)

OREGON REVISED STATUTES

455.315 Agricultural buildings; ...
(1) The provisions of this chapter do not authorize the application of a state structural specialty code to any agricultural building....

(2) As used in this section:
- (a) "Agricultural building" means a structure located on a farm or forest operation and used for:
  - (A) Storage, maintenance or repair of farm or forestry machinery and equipment;
  - (B) The raising, harvesting and selling of crops or forest products:
  - (C) The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur bearing animals or honeybees;
  - (D) Dairying and sale of dairy products:
  - (E) Any other agricultural, forestry or horticultural use of animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use, the preparation and storage of forest products and the disposal, by marketing or otherwise, of the farm or forest products.

- (b) "Agricultural building" does not include:
  - (A) A dwelling;
  - (B) A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time;
  - (C) A structure regulated by the State Fire Marshall pursuant to chapter 476:
  - (D) A structure used by the public; or
  - (E) A structure subject to sections 4001 to 4127, title 42, United States Code the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.....

(3) Notwithstanding the provisions of subsection (1) of this section, incorporated cities may regulate agricultural buildings within their boundaries..."

OREGON ADMINISTRATIVE RULES

660-006-0025(3) The following uses may be allowed outright on forest lands:

(s) An agricultural building, as defined in ORA 455.315, customarily provided in conjunction with farm or forest use. A person may not convert an agricultural building authorized by this section to another use."

340-071-0220 Table 1(11): Minimum Separation Distances:

Foundation lines of any Building or Structure, including Garages and Out Buildings shall be 10 feet from the property's Subsurface Absorption Area (septic drainfield) including Replacement Area.

LAND DEVELOPMENT SERVICES USE ONLY

ZONING: _____

SETBACKS must be: **Front:**_____ **Side:**_____ **Side:**_____ **Rear:**_____

FLOOD PLAIN? **No**_____ **Yes**_____: **Map No.:**_____ **Flood Zone:**_____

Needs Elevation Certificate? **No**_____ **Yes**_____ **Maybe**_____

WETLANDS? **No**_____ **Yes**_____: **NWI quad map:**_____**Designation:**_____

INSIDE UGB? **No**_____ **Yes**_____: **City:**_____

OTHER HAZARDS? **No**_____ **Yes**_____: **Describe:**_____

APPROVALS

PLANNING DEPT._____ **BUILDING DEPT.**_____ ON-SITE DEPT._____

Date Approved_____ **Date Approved**_____ Date Approved_____

COMMENTS (Planning):_____

COMMENTS (Building):_____

COMMENTS (On-Site):_____

OFFICE USE ONLY

Date: _____ **AG-**_____

Amount Paid: $_____ **Receipt No.:**_____ **Check No.:**_____ **Cash** ☐ **Credit Card** ☐