COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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For Office Use Only:

Application Number: _____ Received By:_____ Date:_____

Application for Agricultural Exemption

Project Street Address:	
City/State/Zip:	
Owners Name:	
Mailing Address:	
City/State/Zip:	Phone Number:
Applicants Name(If Different Than Owner):	
Mailing Address:	
City/State/Zip:	Phone Number:
Property Size:	
Size of Building:	
I (we) Are Engaged in the Following Agricultural Endeavor:	

Under the provisions of Section 18.12.010 of the Mendocino County Code, the undersigned does herby make application for an exemption of the following described agricultural building. I (We) certify that the building meets the specific standards and limitations listed below:

1. Ag Exempt structures are limited to one (1) story above grade and are designed and constructed primarily for use in housing livestock, poultry, hay or grain and is located on a parcel of land that is currently zoned or primarily used for agriculture and/or growing and drying of plants.
2. Ag Exempt structures shall not have employees or customers present, and is not a place of public accommodation. Therefore, current accessibility regulations will not be required. Bathrooms, display of products, packaging, sales, work stations, or processing of products shall not be allowed within this permit.
3. Ag Exempt structures shall not be located on a parcel of land less than one acre in size.
4. Ag Exempt structures shall not be located closer than 50 feet to a property line or 50 feet to any structure that is not a Group “U” (Utility) structure.
5. Ag Exempt structures shall not be used as a winery, sawmill, dairy, trimming, processing, or firewood storage area.
6. Cargo or Shipping containers shall not exceed 320 square feet per container. A maximum of 2 containers will be allowed on a parcel 1-5 acres, and a maximum of 3 containers will be allowed on a parcel 5-10 acres. Cargo containers must painted “Earth Tone Colors” to match the surroundings, and a permanent placard attached to the doors shall state “DOORS SHALL REMAIN UNLOCKED WHILE CONTAINER IS OCCUPIED”
7. Ag Exempt structures shall not be an addition to any structure other than a previously permitted Agricultural Exempt structure.
8. Each hoop house shall not exceed the following size limitations: 12 feet maximum height, 20 feet maximum width, and a maximum of 1,000 square feet total footprint.
9. The total combined square foot area of hoop houses and greenhouses are as follows: Parcels that are a minimum of 1 acre and less than 5 acres: 4,000 square feet maximum. A minimum of 5 acres and less than 10 acres: 8,000 square feet maximum. 10 acres and larger: 14,000 square feet maximum.
10. A hoop house shall not have any plumbing or electrical utilities connected to the structure. A greenhouse must have a CA licensed Engineer’s approval for the attachment of utilities connected to the structure, although a CA licensed Electrical Contractor may approve the electrical equipment within and attached to the greenhouse structure.
11. A hoop house shall have framing members of schedule 40 (minimum) PVC or metal piping with a covering of a 6 mil minimum industrial or industry approved material.
12. Structures other than a hoop house or greenhouse on 1-10 acre parcels are limited to 600 square feet and 15 feet in height.
13. Structures other than a hoop house or greenhouse on parcels larger than 10 acres have no maximum square feet restrictions, but the height is limited to 25 feet.
14. Ag Exempt structures over 1,000 square feet in area that do not meet the conventional construction requirements of the California Building Code must be designed by a CA licensed Architect or Engineer.
15. The ground floor must be on a relatively level grade (maximum 20% slope). Floor materials may be concrete, asphalt, or dirt. Any wood material that is in contact with concrete or exposed ground, must be naturally durable wood or wood that is preservative-treated.
16. Electrical and plumbing installations must be included on the plans, and inspections will be required prior to covering. Electrical installations are limited to 100 amp services (total amperage allowed to each structure will be based on a submitted electrical load calculation). Plumbing is limited to exterior hose bibs and a clean-up sink. Mechanical installations are prohibited.
17. Exiting from Agricultural Exempt structures shall be required as per the current California Building Code. Exception: Cargo containers
18. All Agricultural Exempt structures shall be subject to review by CalFire and/or the local Fire Authority. Applicant is responsible for obtaining Fire department approval prior to submitting an application and plans to the Planning and Building department.
19. Construction of the Agricultural Exempt structure must be completed and a final inspection made within one year from the date of obtaining the permit from Mendocino County Planning and Building.

I certify the above to be true and accurate and that I will allow the Mendocino County Building Inspector to conduct a site inspection of the agricultural exempt building to ascertain compliance with minimum setback and agricultural use requirements.

Owners Signature:_____ Date:_____ revised: