



**COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

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AGRICULTURAL EXEMPTION AGREEMENT & APPROVAL

Agricultural structures are not intended for habitation and are accessory to agricultural uses in the following zoning districts; AG, AE, RA (Rural General Plan Designation only), FR, and TPZ. They must meet the following conditions:

- *Not a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place used by the public. High and low tunnel greenhouses may be used by employees only related to cultivation and drying of crops.*
- *Of simple construction using conventional construction methods or specifically approved manufactured structures.*
- *No utilities (plumbing, electrical, and/or mechanical) installed.*

Submit completed application along with (2) copies of site plan for review

For guidance on drafting a site plan see the [Site Plan Sample handout](#).

Please describe the agricultural exempt structure(s) including square footage(s) and agricultural use(s):

I, _____, as the owner or authorized agent on behalf of the property located at (Address) _____ (APN) _____ am the applicant for an agricultural structure permit exemption. I certify that I understand and agree that this building can only be used as an exempt agricultural structure as described above, in conformance with the Nevada County Code, Section 14.02.050. I understand and agree that a building permit and plan approval will be required if the structure is used for any purposes not exempt by Section 14.02.050. I further understand and agree that if the conditions of this exemption are violated, the County may take both civil and criminal action as may be required to remedy violations of the County Building Standards or the County Zoning Regulations. In the event of such an action, the County shall be entitled to recover all costs including reasonable attorney fees. The terms of this agreement shall bind and inure to the benefit of the parties and their heirs, legal representatives, and assigns.

Signature of Legal Owner or Authorized Agent

Date

Printed name of Legal Owner or Authorized Agent

Email/ Phone Number

Nevada County Staff Use Only:

REVIEWED BY: _____	Date: _____	AG EXEMPTION # _____
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Qualifying structures must meet the following:

- **Pole Barns:** Limited in size to 1,000 sq ft maximum. One pole barn per parcel or 20 acres. Structure must be open from ground to eaves on all sides. Its distance to other structures must be equal to its height, minimum of 20 ft. Minimum of 100 ft from property line.
- **Shade Structure:** Cover limited to woven shade fabric.
- **Animal Husbandry:** Limited in size to 400 sq ft maximum. One structure per 5 acres. Structure to be made of single wall construction with dirt or gravel floor. Its distance to other structures is a minimum 10 ft. Minimum of 40 ft from property line.
- **Pump Houses:** Limited in size to 100 sq ft.
- **Greenhouses:** Limited in size to 400 sq ft. One structure per parcel or 10 acres. Structure to be made of wood or PVC construction with rigid plastic or fiberglass cover with dirt or gravel floor.
- **Storage Containers:** Limited in size to 320 sq ft. One container per parcel or 5 acres. Container to be used for light non-hazardous agricultural storage, shall not be structural modified or contain any utilities; electrical, mechanical or plumbing.
- **High & Low Tunnel Greenhouses:** must meet the following criterion:
This exemption allows for employees if structure is used for cultivation only
 - Easily moveable
 - Constructed of metal/plastic tubing and covered with agricultural cloth, plastic film or shade screening.
 - Exits in compliance with the most recently adopted editions of the California Building & Fire Codes.
 - Structures meet vegetation management clearance requirements in accordance with the most recently adopted edition of the California Fire Code & Public Resource Code Section 4291.
 - Setbacks and height limitations in accordance with Chapter II of the Nevada County Land Use & Development Code.
 1. Parcels 3 acres or greater in size shall meet the following size & setback standards:
 - 3,600sf per acre maximum
 - 35ft in width maximum
 - One story
 - 5ft minimum separation between structures
 - Clustering of structures allowed
 2. Parcels less than 3 acres in size shall meet the following size & setback standards:
 - 3,600sf maximum
 - 35ft in width maximum
 - One story
 - 5ft minimum separation between structures if multiple are proposed