



MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

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EXPEDITED PLAN REVIEW AND INSPECTION PROCESS FOR CERTAIN AGRICULTURAL BUILDINGS

On June 8, 2010, the Board of Supervisors approved amendments to Chapter 19.19 (Buildings) of the Marin County Code to reduce the processing time for Building Permit applications for certain buildings accessory to agricultural operations, provided that the project satisfies essential health and safety requirements, and meets the requirements of the governing zoning district.

Building Permit applications for the construction of qualified non-occupied agricultural utility structures are reviewed through the submittal of an "Agricultural Exemption Request Application" (attached) and associated fees. Plan review and site inspection services normally provided by the Community Development Agency Building and Safety Division (CDA) are reduced under these new provisions, although CDA inspectors will perform a final inspection to verify that the building is a qualified non-occupied agricultural utility structure.

Eligibility

Projects eligible for exemption from the normal Building Permit process must be located on properties where the primary land use is commercial agriculture and in the A3 to A60, ARP or APZ zoning districts. Existing or proposed commercial agricultural land uses may be demonstrated the following ways:

- Obtain permits and/or certifications for an agricultural operation issued by the Marin County Agricultural Commissioner; and/or
- Development of an Agricultural Production and Stewardship Plan indicating how the existing or planned agricultural use(s) contribute to Marin's agricultural industry (please refer to the "How to Prepare an Agricultural Production and Stewardship Plan" for more information).

Applicability

Upon request by the property owner, the construction or repair of a "qualified non-occupied agricultural utility structure" (structure) on an agricultural property can be exempted from the normal Building Permit process provided that the project meets the following standards:

- The structure must maintain a 50-foot setback to all property lines;
- The structure must be at least 50 feet away from other buildings on the property (not less than 40 feet in those instances where otherwise allowed by the Building Code);
- The structure cannot exceed two (2) stories;
- The structure is not subjected to use by the public; and,
- The employees of the property owner use the structure on a strictly occasional or incidental basis.
- Construction must be performed by licensed individuals, the property owner, or employees of the property owner in conformance with applicable state law.

Please refer to Board of Supervisors Ordinance No. 3543 (attached) for more information regarding agricultural exemptions.