To request translation or disability-related accommodations, please contact us at **DTDcompliance@clackamas.us** | **503-742-4400**.

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al **DTDcompliance@clackamas.us** | **503-742-4400**.

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по:
DTDcompliance@clackamas.us | **503-742-4400**.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:
DTDcompliance@clackamas.us | **503-742-4400**.

如需翻译服务或残障相关的协助，请与我们联系：
DTDcompliance@clackamas.us | **503-742-4400**。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua **DTDcompliance@clackamas.us** | **503-742-4400.**

Clackamas County
www.clackamas.us

Agricultrual, Forest, Equine, Dog Training or Marijuana Exempt Building Instructions

This checklist is a guide to the steps and documents needed to receive an agricultural related building exemption. Please note that an exemption applies to the building permit and associated building permit inspections.

APPLICATION CHECKLIST:
Planning approval: • The first step in determining whether an exemption is right for your project is to identify how your land is zoned. Check with the Planning and Zoning Division to ensure the project meets all zoning and land use requirements, and that the property's zoning qualifies the structure for an exemption. Only buildings in areas zoned RA-1, RA-2, RRFF-5, FF-10, EFU, TBR, AG/FOREST, RR, or FU-10 will be considered for an exemption.
Application: Application fee: $0.00 • Complete an Agricultural Building Exemption Application online at https://clackamas-or-us.avolvecloud.com/Portal/Login/Index/Clackamas-County-OR.
Site/Plot Plan, Floor Plan, & Erosion Control Plan: All submittals will require a site plan, floor plan, & erosion control plan. • The site plan should show the location and dimensions of the proposed structure along with all other existing structures on the lot, the septic tank and drain field, driveway, and all distances from the proposed structure to the property lines and septic system components. • The floor plan should show all walls and spaces inside the structure and all rooms should be labeled with their intended use. • The erosion control plan should show how you plan addresses erosion effects on the property. If soil disturbance falls under any of the erosion control parameters listed on the county website, a separate erosion control permit will be required. Erosion control information can be found here.

Documentation:
• In addition to the completed application, site plan and floor plan, the submittal will require one of the following forms of documentation.
  ○ County Assessors Farm or Forest Deferral
  ○ IRS Schedule F (with social security number obscured)
  ○ Other proof showing farming, agricultural, equine, forest or marijuana activity. (e.g. receipts for payments of products)
  ○ For a new business; a signed business plan

Other Considerations: • Obtain permit for all electrical, plumbing, mechanical, solar, septic and fences over 8 feet tall. The building permit staff can assist you with these permits as needed. • Please note that if the use of an existing agricultural exempt structure changes to include marijuana or forestry, and AG exemption Change of Use if required. If this situation describes your project please discuss the change of use process with one of the Building Code Divisions permit staff.
Additional Resources: • For additional information, visit www.clackamas.us/building. Staff can also be contacted by email at bldservice@clackamas.us or by phone at 503-742-4240.

Clackamas County Department of Transportation and Development
150 Beavercreek Rd Oregon City, OR 97045
503-742-4240 bldservice@clackamas.us

ORS 455.315: Exemption of agricultural buildings, agricultural grading and equine facilities

1. The provisions of this chapter do not authorize the application of a state structural specialty code to any agricultural structure, agricultural grading or equine facility.
2. As used in this section:
    a. Agricultural building means a structure located on a farm or forest operation and used for:
        i. Storage, maintenance or repair of farm or forestry machinery & equipment;
        ii. The raising, harvesting and selling of crops or forestry products;
        iii. The feeding, breeding, management and sale of the produce of livestock, poultry, or fur-bearing animals;
        iv. Dairying and the sale of dairy products;
        v. Any other agricultural, forestry or horticultural use or animal husbandry, or any combination thereof, include 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 farm produce or forest products.
    b. **Agricultural building <u>does not mean:</u>**
        i. A dwelling
        ii. A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time
        iii. A structure regulated by the State Fire Marshal pursuant to ORS chapter 476
        iv. A structure used by the public or
        v. 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. (This includes properties in a designated floodplain).
    c. Agricultural grading means grading related to a farming practice as defined in ORS 30.930
    d. Equine facility means a building located on a farm and used by the farm owner or the public for:
        i. Stabling or training equine
        ii. Riding lessons and training clinics
    e. **Equine facility <u>does not mean:</u>**
        i. A dwelling
        ii. A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time
        iii. A structure regulated by the State Fire Marshal pursuant to ORS chapter 476
        iv. A structure used by the public or
        v. 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. (This includes properties in a designated floodplain).
    f. Dog training facility means a farm building used for dog training classes or testing trials permitted under ORS 215.123 or 215.283 in which no more than 10 persons are present at any one time.
    g. **Dog training facility <u>does not mean:</u>**
        i. A dwelling
        ii. A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time
        iii. A structure regulated by the State Fire Marshal pursuant to ORS chapter 476
        iv. A structure used by the public or
        v. 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. (This includes properties in a designated floodplain).

Agrictultural, Forest, Equine, Dog Training or Marijuana Exemption Building Application

Office Use Only
Z#:
Permit#:
Date:

TYPE OF EXEMPTION				
☐ Agriculture	☐ Forestry	☐ Equine	☐ Dog Training	☐ Marijuana

JOB SITE INFORMATION AND LOCATION		
Is the property in a floodplain?	☐ Yes	☐ No
Is the property in a farm or forest deferral?	☐ Yes	☐ No
Job site address:		
City/State/Zip		
Legal description: T:	R:	Section: Tax lot:

OWNER	
Business name:	
Owner name:	
Address:	
City/State/Zip:	
Phone:	Email:

APPLICANT	
Contact name:	
Address:	
City/State/Zip:	
Phone:	Email:

ADDITIONAL PROJECT INFORMATION

Will the proposed structure have any of the following work? (If yes, separate permit will be required for each)

Mark all proposed for this building:			**Describe the type of fixture or work:**
Electrical*	☐Yes	☐No	_____
Plumbing	☐Yes	☐No	_____
Septic	☐Yes	☐No	_____
Solar	☐Yes	☐No	_____
Mechanical (heating/cooling)*	☐Yes	☐No	_____
Fences over 8 feet*	☐Yes	☐No	_____

*(Plan review will be required for these permits)

Will this structure be open to the public at any time? ☐Yes ☐No

What is the proposed maximum number of people (including employees and owners) who will be present in the building at any one time? _____

Where are the bathroom facilities provided? *(If proposed)*

Clackamas County Department of Transportation and Development
150 Beavercreek Rd Oregon City, OR 97045
503-742-4240 bldservice@clackamas.us

STATEMENT OF USE

Answering the following questions provides a detailed description of how this structure will be used. This information will ensure your compliance with land use laws and helps us determine whether the building qualifies as an exempt structure. It is essential that your description be as complete as possible.

Describe the type of agricultural, forest, equine, dog training or marijuana operation on the property:

Describe in detail what will be placed in the structure (e.g. equipment, feed, etc.):

Describe the type and size (footprint) of the structure being constructed (e.g. pole building, hoop house, wood frame, etc.): Note: manufactured homes do not qualify for use as an AG exempt structure.

Mark all the activities proposed within this structure:

- ☐Storage, maintenance and repair of farm machinery, equipment and supplies used on this farm.
- ☐Raising, harvesting, or selling crops raised on this farm.
- ☐Feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees for this farm.
- ☐Dairying and sale of dairy products produced on this farm.
- ☐Marijuana production (growing and related activities) *Note: Additional land use approvals may be required.*
- ☐Dog training facility (training classes or testing trials).
- ☐Equine facility (stabling, training, riding lessons and clinics).
- ☐Forestry operation including preparation, storage and sale of forest products.

I certify the information provided is correct. I also certify that I have read and understand ORS 455.315 and that this proposed exempt structure must comply with the definition of an exempt structure set forth in state law as listed in ORS 455.315. I understand that any changes of use including, but not limited to, the use of the structure for a dwelling, home occupations, and processing of extracts will require a building permit and will nullify the exemption.

Failure to obtain appropriate permit may result in action to enforce the applicable building codes for the structure and the use. I understand this exemption does not exclude me from obtaining applicable mechanical, plumbing, electrical, septic or any other permits required by law related to the structure, or other permits related to the use.

I understand that post-occupancy inspections may be made to ensure continuing compliance with the regulations. I also certify that I have read and understand the conversion away from an agricultural exempt structure to a permitted structure or use may require System Development Charges. Charges will be assessed during the building permit review for the change of use.

Owner signature:

Print name:	Date:

Clackamas County Department of Transportation and Development
150 Beavercreek Rd Oregon City, OR 97045
503-742-4240 bldservice@clackamas.us