



Land Use Planning Division
 1600 SE 190th Ave, Ste 116
 Portland OR 97233
 Phone: 503-988-3043
 land.use.planning@multco.us
 https://multco.us/landuse/

**Agricultural
 "Farm" Building
 Application**

PROPERTY IDENTIFICATION

Property Address: _____
 Map Tax Lot #: _____ Site Size: _____
 Alternate Account #: _____ Property ID #: _____

PROPERTY OWNER(S) OR CONTRACT OWNER(S)

Name(s): _____
 Mailing Address: _____
 City/State/Zip Code: _____
 Phone #: _____ E-mail: _____
 A letter of authorization with a property owner certification may be used if there are more than two property owners, please attach the letter to the end of this form.

APPLICANT(S) NAME AND SIGNATURE

Applicant(s) Name: _____
 Applicants(s) Address: _____
 City/State/Zip Code: _____
 Phone #: _____ E-mail: _____

 Applicant's Signature

Land Use Planning Staff Only

Case Number: _____ Date Submitted: _____ Received By: _____
 Zoning: _____ Compliance Related UR/ZV Case # _____
 Overlay(s): _____, _____, _____ Related Cases: _____, _____

Note to planners:

- Agricultural building and equine facility are subject to Flood Hazard regulations and cannot be registered as exempt from building permits requirements.
- Agricultural building and equine facility are subject to Geologic Hazards, Erosion Control, and Stormwater regulations.
- Agricultural building, structure, development associated with farm practices/agricultural uses, and equine facility within the West of Sandy River area are required to obtain an SEC permit.
- Agricultural buildings, structures, development, and equine facility within Metro's 2009 jurisdictional boundary require an SEC-s permit.

Applicant Check List: Please provide the following documents and attach the documents to the end of this form:

Plans required:

The plans shall be drawn to scale [i.e., 1 in = 10 ft. (Engineer's) or 1/4 in = 1 ft. (Architect's)] or similar and printed on either 8.5" x 11" or 11" x 17" paper.

- Site Plan
 Building Floor Plans
 Building Elevation Plans
 Photos of farm machinery and equipment you own that will be used as part of the farm, if applicable.

Additional Service Provider Reviews Required:

- Stormwater Certificate (if building/structure is >500 square feet)
 Fire Service Agency Review
 Septic Review Certification
 Transportation Planning Review

Applicant Instructions: Review and fill out each section on the following pages.

PROPOSED BUILDING INFORMATION:	
The proposed building will have the following systems:	
	Describe the type of fixture (i.e. bathroom or sink) or work (i.e. electrical)
Electrical <input type="checkbox"/> Yes / <input type="checkbox"/> No	
Plumbing <input type="checkbox"/> Yes / <input type="checkbox"/> No	
Septic <input type="checkbox"/> Yes / <input type="checkbox"/> No	
Mechanical <input type="checkbox"/> Yes / <input type="checkbox"/> No	
Solar <input type="checkbox"/> Yes / <input type="checkbox"/> No	
<ul style="list-style-type: none"> - Note #1: After Land Use Planning review, the building department will conduct a separate review for each of these systems. - Note #2: After Land Use Planning review, the building department may conduct a separate review to determine if a structural building permit is necessary under Oregon Building Codes Division (BCD) requirements. If the building department determines that your building requires a structural building permit, then the building cannot be registered as an exempt agricultural building. 	
Will the proposed building be used by the public:	Yes <input type="checkbox"/> or No <input type="checkbox"/>
What is the proposed maximum number of people (including owners, employees, etc.) that will occupy the building at any one time? _____	
What is the estimated number of vehicle trips that will be generated to the site? <i>*A trip is defined in MCCR 3.000 as one-way vehicular movement. A vehicle entering a property and later exiting that property has made two trips.</i>	
	_____ trips/day
Is the subject property currently in farm tax deferral with the County Tax Assessor?	Yes <input type="checkbox"/> or No <input type="checkbox"/>

Check which of the following uses apply to your proposed building:

- Storage, maintenance or repair of farm machinery and equipment
- The raising, harvesting and selling of crops
- The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees
- Dairying and the sale of dairy products
- Any other agricultural use, horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use, by marketing or otherwise, of farm produce
- Stabling and/or training equines
- Riding lessons and/or training clinics

STATEMENT OF USE:

Answer the following questions below to provide a detailed description of how this building 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 is as complete as possible.

Describe what your farm produces through the raising, harvesting and selling of crops –**OR**– the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees –**OR**– the dairying and the sale of dairy products –**OR**– or any other agricultural, horticultural use, or animal husbandry:

Describe how the proposed building/structure on the property will be used to support the farm or equine facility:

Describe in detail what will be placed in the building (e.g. equipment, feed, tractor, plants, nurse stock):

Describe the type of structure being constructed (e.g., pole building, hoop house, greenhouse, wood framed barn). Include the size (footprint) of the structure.

Property Owner Certification		Owner #1 Initial	Owner #2 Initial
1. I certify that all information provided to the County is true and correct.		_____	_____
2. I understand that I cannot store any items not associated with the farm in this building/structure.		_____	_____
3. I understand that if I wish to convert the building to a use not allowed in an agricultural building or equine facility (e.g. garage, storage of vehicles other than farm vehicles, personal storage, and other accessory use) the exemption is no longer valid.		_____	_____
4. I understand that County approval, including a building permit, is necessary for the conversion of the building to a use not allowed in an agricultural building or equine facility, and that the building will be subject to the building code requirements in place at the time of the conversion. I will obtain the necessary approval(s) and building permit(s) prior to such conversion, and I understand that failure to do so may result in enforcement action, including imposition of civil penalties.		_____	_____
5. I understand that post-occupancy inspection may be made to ensure continuing compliance with this exemption		_____	_____
6. I understand that this exemption does not exempt me from obtaining applicable mechanical, plumbing, electrical, septic, solar, or any other permits required by law related to the building, or other permits related to the use.		_____	_____
7. I understand that a building official or fire official may determine a building permit is required subject to their respective codes for my proposed use. If it is determined by the building official or fire official, a building permit will be required to be obtained.		_____	_____
Print Property Owner #1 Name:	Print Property Owner #2 Name:		
Property Owner Signature #1	Property Owner Signature #2		

Land Use Planning and Transportation Staff Only		
The applicant has successfully demonstrated compliance with the relevant requirements of associated with this registration.	Yes <input type="checkbox"/>	Reserved for Land Use Planning Stamp
	No <input type="checkbox"/>	
Signature	Land Use Planner	Date
Comments:		
Signature	Transportation Planner	Date
Comments or Access Permit #:		

**AGRICULTURAL BUILDING / EQUINE FACILITY
EXEMPTION TO STATE STRUCTURAL BUILDING CODES
[AS SPECIFIED IN ORS 455.315 and MCC 39.2000]**

As authorized in ORS 455.315 and Multnomah County Code, construction of an Agricultural building or an Equine facility is exempt from Oregon Structural Specialty Code (OSSC). However, land use review and registration is required. Additionally, any electrical, plumbing, mechanical, septic, and solar work associated with the structure is subject to building code and permit requirements and those utility elements must comply with respective specialty code provisions.

The following definitions are relevant to whether or not your project qualifies for this exemption:

Farm Use: Means the current employment of land for the primary purpose of **obtaining a profit in money** by raising, harvesting and selling crops or the feeding, breeding, management and sale of, or the 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.

An **Agricultural Building** is defined in part, in ORS 455.315(2) as:

- (a) “Agricultural building” means a structure located on a farm * * * and used for:
 - (A) Storage, maintenance or repair of farm * * * machinery and equipment;
 - (B) The raising, harvesting and selling of crops * * *;
 - (C) The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals, or honeybees;
 - (D) Dairying and the sale of dairy products; or
 - (E) Any other agricultural, * * * or horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use, ***, by marketing or otherwise, of farm produce * * *.
- (b) “Agricultural building” does not mean:
 - (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 Marshal pursuant to ORS 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.

NOTE: A similar definition for “Agricultural Building” is found in MCC 39.2000. Both ORS 455.315(2) and MCC 39.2000 include structures located on a forest operation in the definition of “Agricultural Building.” However, the County has a separate form for requested exemptions associated with forest operations.

An **Equine facility** is defined in ORS 455.315(2) as:

- (d) “Equine facility” means a building located **on a farm** and used by the farm owner or the public for:
 - (A) Stabling or training equines; or (B) Riding lessons and training clinics.
- (e) “Equine facility” does not mean:
 - (A) A dwelling; (B) A structure in which more than 10 persons are present at any one time; (C) A structure regulated by the State Fire Marshal pursuant to ORS chapter 476; or (D) 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.