

Agricultural Building Exemption

UNDERSTANDING THE AGRICULTURAL BUILDING EXEMPTION IN UNINCORPORATED CANYON COUNTY

The Canyon County Building Code Ordinance has an exemption for Agricultural Buildings (CCBC 04-11; § 06-01-07 and 09(4)).

An Agricultural Building is a “FARM” building used for storing “FARM” products and equipment, or for sheltering livestock.

06-01-07: DEFINITIONS:

***Agricultural Building:** A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products on agriculturally zoned land which agriculturally zoned land shall consist of at least a single parcel of land of more than five (5) acres in size, exclusive of any public right of way. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, packaged or sold, nor shall it be a place used by the public. Notwithstanding this definition, the director or director's designee has the discretion to determine that an agricultural building, proposed to be located on agriculturally zoned land of less acreage than provided herein, qualifies for inclusion in this definition.*

If you are not farming the ground on which your Agricultural Building (“Barn”) is to be placed; you probably do not qualify for an Agricultural Building Exemption.

Before you can claim an Agricultural Building Exemption, your request must meet these criteria:

- The structure must be used for storing farm products or implements; or will be used to shelter livestock.
- The structure must be located on a single parcel of land of more than five (5) acres.
- The land must be located in the Agricultural (“A”) Zone.

If you meet all these conditions, you may now apply for a Zoning Compliance Permit. This permit will necessitate an inspection by a Building Inspector to verify that all road setbacks, property line setbacks, road and utility easements and flood hazard regulations are in compliance. The current cost of this permit is \$70.00.

Be Informed: Building Codes apply to new structures, additions, alterations, removal, demolition, use and location of all structures. Permits are not require for one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses; provided the covered floor area does not exceed 200 square-feet.

If you think you may qualify for an Agricultural Building Exemption, remember you still are required to obtain a Zoning Compliance/Permit. For review, take your legal description and plot plan to the Development Services Office, Canyon County Courthouse, 1115 Albany, Caldwell, ID 83605.