

Washington Township

225 Frantz Road
Pine Grove, PA 17963
570-915-6113

www.washingtontownship.info

Agricultural Exempt Building Permits

What are Agricultural Exempt Buildings?

Agricultural Exempt Building are structures that comply with the Pennsylvania Construction Code Act 45 Section 103 "Agricultural Buildings". Agricultural Exempt Buildings shall qualify for an "exempt building permit" if they are zoned "Agricultural District" by the Schuylkill County Zoning Ordinance. Agricultural Exempt Buildings shall be limited to the storing of farm implements, hay, feed, grain or other agricultural or horticultural products or to house poultry, livestock or other farm animals, and milk house. The term includes a carriage house owned and used by members of a recognized religious sect for the purposes of housing horses and storing buggies. The term shall not include habitable space or spaces in which agricultural products are processed, treated, or packaged and shall not be construed to mean a place of occupancy by the general public.

- Agricultural Exempt Buildings must comply with the building setback requirements contained in the current Schuylkill County Zoning Ordinance and in no circumstances be less than 25 feet from each the front and rear of the property and 10 feet on each side.

How do I get a permit?

To obtain an Agricultural Exempt Building Permit the property owner or authorized representative must complete a building permit application and site plan to the Township. A copy of an approved Schuylkill County Zoning permit for agricultural use must accompany the application.

What are the permit fees?

Agricultural Exempt Buildings have reduced permit fees due to their design. These reduced fees shall not apply to structures constructed without permits or in violation of the PA UCC definition of an Agricultural Building. Make checks payable to: Washington Township. Agricultural Permit Fees:

1. Structures 1000-1500 sq. ft.= \$50.00
2. Structures 1501-5000 sq ft. = \$250.00
3. Structures 5001sq. ft. and larger = 1% of total construction cost

a. _____ x .01 = \$ _____
 (construction cost) (total permit fee)

Electrical, plumbing, and mechanical permits

If you are planning to install electrical, plumbing, or mechanical in an Agricultural Exempt building you will need to obtain a separate permit. An additional permit fee is required, and additional inspections may also be required. Please contact Light-Heigel & Associates Inc at 800-257-2190.

What inspections do I need?

Agricultural Structures are exempt from UCC inspections.

Please note, **any change in use will require a full alteration permit**. For example, a hay storage barn cannot be later used as a garage, unless a building permit for change of use is applied for, approved, and issued by Schuylkill County Planning and Zoning and Light-Heigel & Associates, Inc.

Other Department Approvals

Agricultural Permits are not exempt from requirements set forth by another County Department. It is the responsibility of the owner to ensure all permit requirements are met.

- Zoning permit is required before all other permits.
- Conservation District regarding erosion & sediment.
- Floodplain ordinance requirements.

Washington Township 225 Frantz Road Pine Grove, PA 17963 office@washingtontownship.info 570-915-6113	<i>For Internal Use Only</i>
	Permit#: _____ Zoning: _____ Date: _____

APPLICATION FOR AGRICULTURAL EXEMPT BUILDING PERMIT
OWNER/PRIMARY CONTACT INFORMATION

Property Owner's Name: _____ Company Name (if any): _____ Address: _____ _____ Email Address: _____ Phone: _____ Preferred Method of Permit Release: <input type="checkbox"/> Pick-up <input type="checkbox"/> Email <input type="checkbox"/> Mail	<i>This section required only if primary contact is different than the owner</i> Primary Contact: _____ Company Name (if any): _____ Address: _____ _____ Email Address: _____ Phone: _____
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PROPERTY INFORMATION

Parcel/Tax Number: _____ - _____ - _____ . _____ Parcel/Tax number can be found at: https://services.co.schuylkill.pa.us/mapviewer/	Project Address: _____ _____
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PROJECT INFORMATION

Description of proposed project: _____

_____ Approx. value of work covered by this permit.	Yes or No Will you be demolishing an existing structure?
_____ Is this a NEW structure or ALTERATION to an existing structure? (Pick One)	Will a new foundation be installed? If yes, type: SLAB, PIER, FRAM, OTHER _____
_____ Will the excavated material be kept ON SITE or hauled OFF SITE? (Pick One)	Yes or No Will any work occur within road rights-of-way?
<u>Yes or No</u> Will any work occur on neighboring properties? <i>If yes, provide property owner approval letter.</i>	Yes or No Will a driveway be installed or modified?
_____ sq. ft. Size of all proposed structures	
_____ sq. ft. Proposed disturbance area (where soil is graded/compacted/plants removed)	
_____ sq. ft. Proposed impervious area for this project (areas of any gravel/pavement/rooftop/etc.)	
_____ sq. ft. Total impervious area on property	

CONTRACTOR/SUB-CONTRACTOR INFORMATION (optional)

Architect: _____	Excavator: _____
Engineer: _____	Other: _____

STATEMENT OF AUTHORIZATION
(Must be signed when primary contact is not owner AND a stormwater permit is required)

I hereby authorize _____ (Primary Contact) to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application. This person will act on my behalf as the point of contact for permit correspondence.

Owner's Signature: _____ Date: _____

AGRICULTURAL EXEMPTION BACKGROUND INFORMATION

In accordance with the Pennsylvania Uniform Construction Code Act, Section 403.1 (b) "Exclusions and Exemptions" - This act shall not apply to an agricultural building. An agricultural building shall meet the definition of an "agricultural building" per Section 401.1 "Definitions."

"Agricultural Building - a structure utilized to store farm implements, hay, feed, grain or other agricultural or horticultural products or to house poultry, livestock or other farm animals, and milk house. The term includes a carriage house owned and used by members of a recognized religious sect for the purposes of housing horses and storing buggies. The term shall not include habitable space or spaces in which agricultural products are processed, treated, or packaged and shall not be construed to mean a place of occupancy by the general public."

AGRICULTURAL EXEMPTION FORM- PURPOSE AND INSTRUCTIONS

In order to construct or alter an agricultural structure over 100 square feet, a zoning permit must first be issued by the Schuylkill County Planning and Zoning Department. This authorization requires, at a minimum, a review of the proposed construction against the Stormwater Management requirements of the Schuylkill County Subdivision and Land Development Ordinance, the setback requirements of the Schuylkill County Zoning Ordinance, and applicability of state and county definitions regarding agricultural purposes and agricultural structures. The property owner must complete this form in its entirety and attest to its completeness and accuracy. Failure to do so may result in denial of the required permit. The form will be reviewed by the Board of Supervisors to make a determination, including but not limited to tax forms showing agricultural income.

What is the Principal Activity on the Parcel? (check one)

- | | |
|--|--|
| <input type="checkbox"/> The parcel is vacant (no agricultural activities currently on site) | <input type="checkbox"/> Growing of specialty crops: apiculture, aquaculture, floriculture, horticulture, viticulture, nursesey, tree farm, sod farm, greenhouse |
| <input type="checkbox"/> Growing of farm crops or truck garden crops | <input type="checkbox"/> The growing, developing, or processing of farm seed |
| <input type="checkbox"/> Animal or poultry husbandry, dairying, horse farm, pasturage | |

What is the intended or designed use of the proposed structure/alterations? (check all that apply)

- Residence (i.e., contains living, bathroom, and kitchen facilities)
- Office
- Garage/shed/outbuilding for the keeping of non-farm equipment or animals (e.g., cars, boats, lawnmowers, tool shed/workshop, dog kennel, warehouse, commercial vehicles or equipment, wood grinders/chippers/mulchers)

If any of the above three uses are checked, explain the agricultural purpose of the structure: _____

- Growing of agricultural products (i.e., greenhouse)
- Storage or processing of farm products (excludes commercial grain elevators and most food processing)
 - Dairying
 - Farm seed (production, processing, conditioning)
 - Grain silo/silage
 - Other: _____
- Shelter for farm animals (check all that apply)
 - Horses/donkeys/mules
 - Cattle/dairy cows/bison
 - Swine
 - Poultry/fowl
 - Sheep/goats
 - Llamas/alpacas
 - Other: _____
- Storage of farm animal food/supplies
- Storage of farm equipment or vehicles used for on-site agricultural purposes (check all that apply)
 - Tractors/combines
 - Backhoes/skid steers/forklifts
 - Grain trucks
 - Farm implements (e.g., tree spades, bailers, plows, tillers)
 - Other: _____
 - Trailers, wagons
 - Seed
 - Fertilizers
- Purpose-built farmstand (check one)
 - 1,000 square feet or less
 - Greater than 1,000 square feet

WASHINGTON TOWNSHIP AGRICULTURAL STRUCTURE-UCC EXEMPTION AFFIDAVIT

I, _____, owner of parcel # _____ - _____ - _____ located in Washington Township, Pine Grove, Pennsylvania do hereby declare that I have filled out the Application for an Agricultural Structure permit and I affirm that it is true and correct to the best of my knowledge. I acknowledge that the information that I have provided forms the basis for the issuance of the Agricultural Structure permit and have included all work to be authorized thereunder. If approved, I agree to construct said development in compliance with the plans per the specifications so outlined in the approval.

I further attest that:

1. The structure/alteration that is the subject of this form will be used primarily for agricultural purposes consistent with the information I have provided and as defined by the Pennsylvania Uniform Construction Code Act.
2. I understand that I will be required to obtain a building permit if, at any time, the structure/alteration is not primarily used for agricultural purposes, and that said permit will require submission of a building permit application, building plans, inspections, and a permit fee; and, that additional penalty fees may be assessed for said permit, if the non-agricultural use of the building is commenced prior to obtaining the required building permit.
3. I understand that the structure/alteration must comply with setbacks required by the Schuylkill County Zoning Ordinance and is further regulated by the Schuylkill County Subdivision and Land Development Ordinance and Washington Township Floodplain Ordinance.
4. I understand the completion of this form does not guarantee that the structure/alteration meet the requirements for an agricultural structure as defined by the Pennsylvania Uniform Construction Code Act. And, that it is the Washington Township Board of Supervisors or their representative who shall make this determination upon review of this form and any additional relevant information that may be supplied by myself or obtained from other sources.

Having attested to the above, I hereby assert that the proposed construction is for an agricultural structure/alteration, and I request a waiver of building plan review and inspection fees. In doing so, I recognize that, if it is affirmed by the Zoning Enforcement Officer to be an agricultural structure, no building review will be conducted, there will be no issuance of a Certificate of Occupancy or a Certificate of Completion, regardless of if such certificates are required by my lender or insurer. I understand that fees and regulations may apply, including a stormwater review fee. Finally, I consent inspection(s) of the structure by the Washington Township Board of Supervisors, or their representative, for the purpose of documenting that it complies with the Pennsylvania UCC definition of an agricultural structure, Schuylkill County Zoning Ordinance, and the Schuylkill County Subdivision and Land Development Ordinance (if require), and the information provided on this form.

Owner's signature: _____

Date: _____

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SITE PLAN APPLICANT CHECKLIST

Every application for an agricultural exempt structure permit must be accompanied by a site plan. The purpose of this form is to inform applicants of the requirements for the site plan. If the information described in the submittal checklist is not provided on the site plan, the permit application may be rejected. The information is provided for the applicant's general information. This checklist does not restrict staff's ability to require additional information, as appropriate, based on the permit and site conditions.

Staff will review the site plan to ensure that the project complies with the County's adopted Zoning Ordinance and the Subdivision and Land Development Ordinance. Applicants are ultimately responsible for ensuring that their development complies with these regulations, which are available on the County's website:

https://schuylkillcountypa.gov/departments/planning_zoning/index.php

SUBMITTAL CHECKLIST (if the information is not provided, the permit application may be rejected)

The site plan may, but is not required to, be drawn on the back of this form. The site plan may also be drawn on an aerial photograph, plat of survey, or septic plan if it contains all required information. Aerial photographs may be printed from the County's website: <https://services.co.schuylkill.pa.us/mapviewer/>

The following information, as appropriate to your project, should be represented on the site plan:

1. Lot lines and dimensions
2. Parcel size (acres or square feet)
3. Adjacent road rights-of-way and platted but unbuilt road rights-of-way with road names labeled.
4. Existing and proposed easements
5. Existing structures, sidewalks, access roads, driveways, parking areas, retaining walls, and berms with dimensions.
6. Existing and proposed well(s) and septic systems.
7. Existing and proposed utilities, equipment, culverts, landscaping, ponds, and creeks.
8. Limits of land disturbance for construction, including grading, spoil piles, spoil re-spread areas.
9. Soil erosion and sediment control measures.
10. Measured setbacks from new or modified structures (measured to building walls) to lot lines, wells and septic fields, and existing structures.
11. Measured setbacks from areas of land disturbance to wells and septic fields.

Please including the following plans with your application, if applicable:

1. Agricultural Erosion & Sediment Control Plan-land disturbance of 5,000 sq. ft. or more.
2. Manure Management Plan- land applied manure or AG process wastewater.
3. Nutrient Management Plan- more than 2,000 lbs. of animals per acre available for manure.

SITE PLAN

Address: _____

Parcel ID#: _____

Parcel Size: _____

Permit#: _____

(for office use only)