



COUNTY OF HIGHLAND

DEPARTMENT OF BUILDING AND ZONING

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Farm Structure Exemption Application

Certain farm buildings and structures are exempt from the Virginia Uniform Statewide Building Code. In order to qualify for this exemption, the structure must be used for a specific purpose which is directly related to an operating farm.

Virginia Uniform Statewide Building Code Section 102.3.6 defines a farm and structures as follows: A building or structure not used for residential purposes, located on property where farming operations take place, and used primarily for any of the following uses or combination thereof:

1. Storage, handling, production, display, sampling or sale of agricultural, horticultural, floricultural or silvicultural products produced in the farm;
2. Sheltering, raising, handling, processing or sale of agricultural animals or agricultural animal products;
3. Business or office uses relating to the farm operations;
4. Use of farm machinery or equipment or maintenance or storage of vehicles, machinery or equipment on the farm; or
5. Storage or use of supplies and materials used on the farm.

Highland County Zoning Ordinance, Definition of Agriculture: The tilling of soil, raising of crops, horticulture, aquaculture, hydroponics, forestry, gardening, livestock and fowl keeping and breeding, and the production of natural products with resources primarily derived from the land upon which it is produced. These include preliminary processing of products such as eggs, milk, wool, etc. as well as the small-scale processing of animals for consumption, dairies, and similar farm production uses. Agriculture shall be permitted by-right in residentially zoned districts provided that the operation shall be conducted on a tract of land not fewer than five (5) acres in area, and that no storage of manure or other odor or dust producing substances shall be permitted. In a residential district, no structure containing poultry or livestock shall be located within two hundred (200) feet of a property line. This definition includes the small-scale conversion of biomass, wineries, and breweries in accordance with §15.2-2288.01, 2288.3, and 2288.3:1 of the Code of Virginia.

Location or Address of Farm Structure: _____

Dimensions of Proposed Structure: _____

Type of Foundation: _____ Type of Roof: _____

Exterior Walls: Wood or Metal or Other (circle one) If Other: _____

Estimated Completion Time: _____ Estimated Cost of Structure: _____

Signature of Landowner or Applicant

Date

Applicant to provide the following information:

Landowner Name: _____

Landowner Address: _____

Landowner Phone Number: _____ Cell: _____

Power Company: SVEC or BARC (circle one) Service Size: _____

Electrical Service: Underground or Overhead (circle one)

THE ZONING ADMINISTRATOR MUST APPROVE THIS SECTION:

Acreage in Parcel: _____ Zoning: _____ Tax Map #: _____

Setbacks: Front: _____ Right: _____ Left: _____ Rear: _____

Flood Zone: Yes: _____ No: _____ If Yes, explain: _____

Approved by: _____ Date: _____

Highland County Zoning Administrator
