



ZONING COMPLIANCE APPLICATION COUNTY OF GOOCHLAND, VIRGINIA

Planning and Zoning Office
P.O. Box 103
Goochland, VA 22063

Phone: (804) 556-5860

Web: www.goochlandva.us

FAX: (804) 556-5654

Office Use Only

Application File Date: _____ Application No.: _____ Fee: \$25.00

Zoning Approval: Yes _____ No: _____ Date: _____

Zoning Application Type: *Please check appropriate box*

Residential Accessory Structure –256 sq. feet or less – structures over 256 sq. feet require a building permit

Farm Use Structure – Attached Farm Use Affidavit shall be completed and signed by property owner

Application Requirements

- Applicant shall submit two (2) sets of sealed surveyed site plans showing proposed location of building on property with setbacks clearly marked
- Applicant is responsible for locating the property lines and clearly marking them for inspection purposes and to assure setbacks are not violated

Applicant/Owner Information

Name of Property Owner: _____ Telephone: _____
 Address: _____ Cell phone: _____
 _____ FAX: _____
 E-mail: _____

Name of Applicant: _____ Telephone: _____
 Address: _____ Cell phone: _____
 _____ FAX: _____
 E-mail: _____

Property Information

Street Address: _____ Zoning: _____
 GPIN Number: _____ Acreage: _____
 Existing Use: _____
 Are there any deed restrictions? If yes, attach copy of deed restrictions. Date restrictions expire: _____

Project Information

1. Estimated square footage of the building(s): _____
2. Value of Building: _____
3. Written Description of Proposed Physical Improvements:

RESIDENTIAL ACCESSORY STRUCTURE

All accessory buildings shall be subject to the following regulations:

- Any residential accessory structure greater than 256 sq. feet requires a building permit
- Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of the county applicable to the main building.
- Accessory buildings shall not be erected in any required yard, except rear yard, and not placed on drainfield or any portion of the septic system.
- No detached accessory building shall be located closer than five (5) feet to any side or rear lot line. In no instance shall an accessory building be located within a dedicated easement or right-of-way.
- A separate and detached accessory building shall not serve as a separate dwelling unit.
- When the use of an accessory building is not clearly a use that is incidental to the permitted main structure, the accessory use shall be subject to the approval of the board of zoning appeals.
- Accessory structures uses for motor vehicle related purposes greater than 3000 sq. ft. will be reviewed by the Department of Building Inspections as commercial structures in accordance with the Virginia Construction Code

FARM USE EXEMPTION

Farm buildings and structures are exempt from the Virginia Uniform Statewide Building Code (USBC). To qualify for this exemption, the structure shall be used for a specific purpose directly related to an operating farm and the attached Farm Use Affidavit shall be completed.

Farm Structure or Building is defined as a building or structure thereof not used for residential purposes, located on property where farming operations take place, and used primarily for any of the following uses or a combination thereof:

- Storage, handling, production, display, sampling, or sale of agricultural, horticultural, floricultural, or silvicultural products produced in the farm;
- Sheltering, raising, handling, processing, or sale of agricultural animals or agricultural animal products;
- Business or office uses relating to farm operations;
- Use of farm machinery or equipment or maintenance or storage of vehicles, machinery, or equipment on the farm; or
- Implementation of best management practices associated with farm operations.

County Zoning Definitions:

Farm operation: At least five (5) acres under constructive single ownership and/or management upon which the activity of agriculture is pursued in the production of natural fibers and food for human or animal consumption, exclusive of forestry. The property must be zoned agricultural (A-1 or A-2). The minimum acreage (five (5) without a residence or six (6) with a residence) may be a single parcel or contiguous parcels owned by the same individual or members of the same family as per the Code of Virginia Sections 58.1-3230--58.1-3244.

(Res. of 2-19-92)

Farm building: Any structure associated with or supporting a farm operation as defined above. Such structure shall be on a parcel of land at least five (5) acres in size which is zoned agricultural (A-1 or A-2) and does not contain a single-family residence. If the parcel contains a residence, the parcel must be at least six (6) acres in size and zoned agricultural (A-1 or A-2). The minimum acreage (five (5) without a residence or six (6) with a residence) may be a single parcel or contiguous parcels owned by the same individual or members of the same family as per the Code of Virginia Sections 58.1-3230--58.1-3244.

The following farm buildings and structures are not exempt from code:

- Farm buildings and structures lying within a flood plain or in a mudslide prone area shall be subject to flood proofing regulations or mudslide regulations, as applicable.
- A building or a portion of a building, located on a farm, that is operated as a restaurant as defined in §35.1-1 of the Code of Virginia and licensed as such by the Board of Health under Chapter 2 (§ 35.1-11 et seq.) of Title 35.1 of the Code of Virginia.

APPLICANT/OWNER AGREEMENT & SIGNATURES

Applicant/Owner must read and sign

- Applicant shall submit two (2) sets of sealed surveyed site plans showing proposed location of building on property with setbacks clearly indicated.
- Applicant is responsible for locating, and clearly marking, the property lines to assure that setbacks are not violated.
- Applicant shall complete the attached Farm Use Affidavit if applying for a Farm Use Structure.
- The undersigned Owner authorizes entry onto the property by Goochland County employees during normal discharge of their duties in regard to this request.

In representing the above referenced firm submitting this application for review, I hereby state that the information provided in this application, and all accompanying information, is accurate, true and correct to the best of my knowledge, and that the attached site plan is an accurate depiction of the location of the proposed building. I hereby agree to conform to all terms of permit which may be issued on account of this application.

Signature
(Applicant/Property Owner/Representative)

Date

Printed Signature

FARM USE AFFIDAVIT

I, _____, of (address) _____, affirm that I am the owner of the property located at (tax parcel number) _____ in the County of Goochland, in the Commonwealth of Virginia. I affirm said property is used in a farming operation devoted to the bona fide production of crops or animals, including, but not limited to, the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery, and floral products; or the production and harvest of products from silviculture activity.

I understand the Zoning Administrator must approve and issue a zoning permit for the use of the farm structure as an Agricultural Structure before the exemption to the Virginia Uniform Statewide Building Code (USBC) may be applied and approved by the Building Code Official. I understand the Planning and Zoning Division of the Department of Community Development may require inspection of the property prior to the issuance of the zoning permit.

I affirm that the structure to be constructed will not be used for residential purposes and it will be used primarily for the following: _____

I affirm that the proposed structure meets the farm structure exemption of the USBC. No building permit or building inspections will be required. **Building a structure without a building permit that is not legally exempt would constitute a violation of Code of Virginia § 36-106, which is deemed a misdemeanor offense and subject to a fine of up to \$2,500.** Each day the violation continues after conviction or the court-ordered abatement has expired shall constitute a separate offense. Presentation of a false affidavit may also constitute violation of other state laws which may be punishable separately. The structure is not exempt from other laws, regulations, and ordinances, including the Goochland County Erosion and Sediment Control Ordinance.

**COMMONWEALTH OF VIRGINIA
COUNTY OF GOOCHLAND, to-wit:**

COMES NOW _____ (name), and after having been sworn, state that I have read and understand the above, and truthfully supplied the required information and affirm that the structure proposed to be built qualifies as a “farm structure” as defined by the USBC.

Owner signature: _____ Date: _____

SUBSCRIBED and SWORN TO before me this the _____ day of _____, 20 ____,
by _____.

Notary Public

My commission expires: _____