

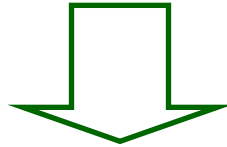
County of Moore Planning and Inspections



Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010

BONA FIDE FARM APPLICATION PACKET

There are two qualifications an activity must have to be exempt from County zoning:



The property involved is a farm:

Any one of the following shall constitute sufficient evidence for classification of a bona fide farm:

- i. A farm sales tax exemption certificate issued by the Department of Revenue
- ii. A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to G.S. 105-277.3.
- iii. A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return.
- iv. A forest management plan.



The activity is for a farming purpose:

- 1.** The production and activities relating or incidental to the production of crops, grains, fruits, vegetables, ornamental and flowering plants, dairy, livestock, swine, poultry.
- 2.** The cultivation of soil for production and harvesting of crops, including but not limited to fruits, vegetables, sod, flowers and ornamental plants.
- 3.** The planting and production of trees and timber.
- 4.** Dairying and the raising, management, care, and training of livestock, including horses, bees, poultry, and other animals for individual and public use, consumption, and marketing. The raising, management, care, and training of horses includes the boarding of horses.
- 5.** Aquaculture as defined in NCGS 106-758.
- 6.** The operation, management, conservation, improvement, and maintenance of a farm and the buildings and structures on the farm, including building and structure repair, replacement, expansion, and construction incident to the farming operation.
- 7.** When performed on the farm, "agriculture", "agricultural", and "farming" also include the marketing and selling of agricultural products, agritourism, the storage and use of materials for agricultural purposes, packing, treating, processing, sorting, storage, and other activities performed to add value to crops, livestock, and agricultural items produced on the farm, and similar activities incident to the operation of a farm.
- 8.** Any structure used or associated with equine activities, including, but not limited to, the care, management, boarding, or training, or horses, the instruction and training of riders, and therapeutic equine facilities operated by an organization exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code that provides therapeutic equine-related activities for persons who are physically, intellectually, or emotionally challenged.
- 9.** A public or private grain warehouse or warehouse operation where grain is held 10 days or longer and includes, but is not limited to, all buildings, elevators, equipment, and warehouses consisting of one or more warehouse sections and considered a single delivery point with the capability to receive, load out, weigh, dry, and store grain.

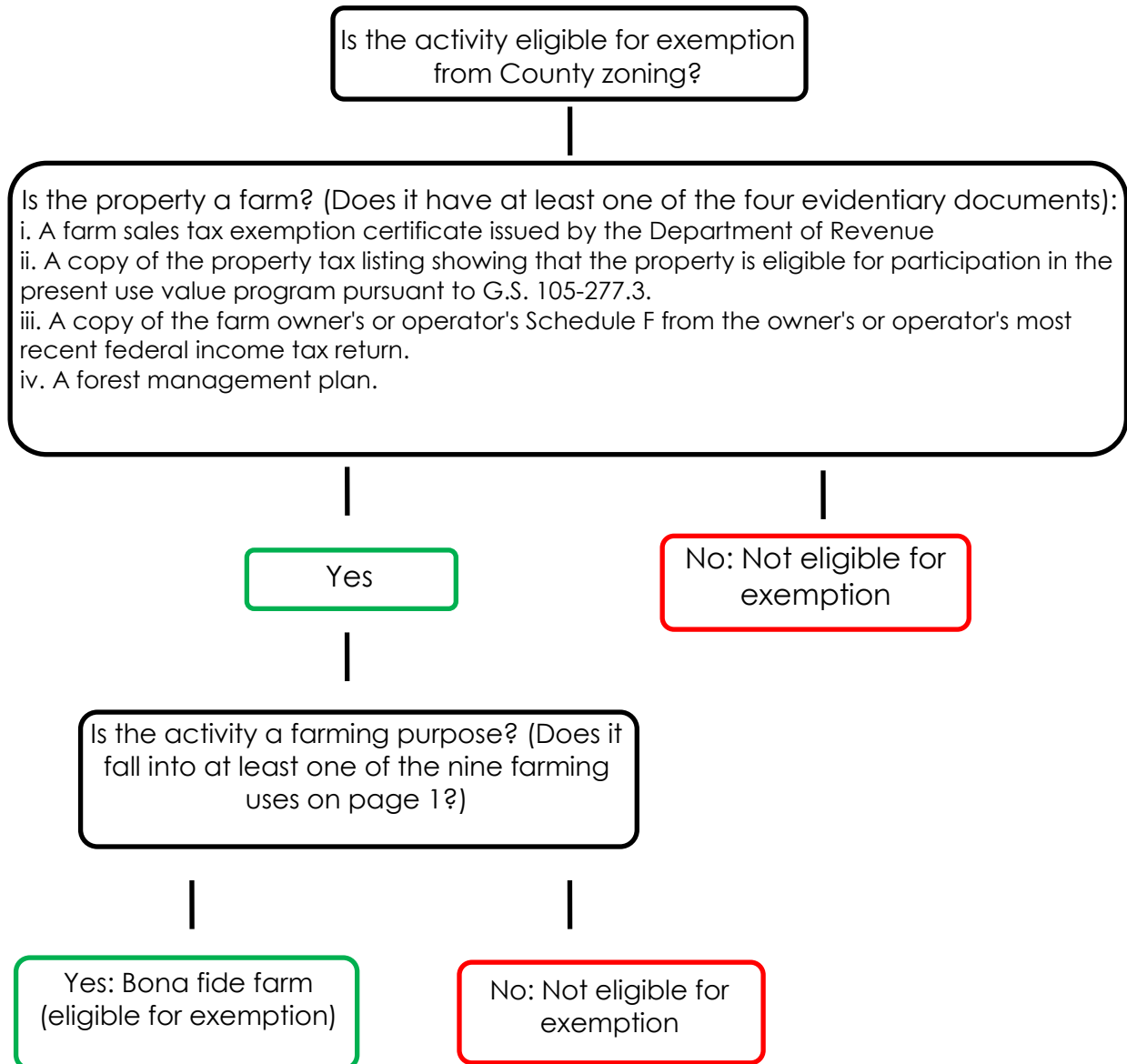
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Additional Bona Fide Farm Information:

- Nonfarm uses are **not** eligible for exemption even if they take place on a farm (ex. a building for storage of personal vehicles that are not used in support of the farming activity)
- A new bona fide farm determination is required for each new activity seeking exemption (for example: a 40x60 barn for storage of agricultural products receives exemption. Any future structure on the same property will need a separate application for exemption).
- The North Carolina Building Code may exempt agricultural buildings from the standards for construction of the building but any electrical work will require the issuance of additional permits.
- See flow chart below to help determine whether an activity is eligible for bona fide farm exemption:



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EXTERNAL CHECKLIST FOR BONA FIDE FARM DETERMINATION

- ☐ Completed application including description of the farm use of the property.
- ☐ Documentation that shows the property is enrolled in or participates in one of the following programs as required by N.C.G.S 160D-903:
 - A. A farm sales tax exemption certificate issued by the Department of Revenue.
 - B. A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to G.S. 105-277.3.
 - C. A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return.
 - D. A forest management plan.
- ☐ A completed plot plan. The purpose is to clearly identify where the proposed and existing structure(s)/ building(s) are/ will be located on the property, the structure(s)/buildings distances measured to all property lines, and location of any existing septic system, septic lines or septic repair area.
- ☐ A diagram displaying the footprint and dimensions of the structure(s) clearly stating the use for each room.
- ☐ One set of building plans, where applicable.
- ☐ A recorded deed to verify ownership.
- ☐ Depending on the project, additional permits may be required from :
 - ⇒ Buildings and Inspections (The North Carolina Building Code may exempt agricultural buildings from the standards for construction of the building but any electrical work will require the issuance of additional permits.
 - ⇒ Fire Marshal
 - ⇒ North Carolina Department of Transportation
 - ⇒ Army Corp of Engineers (if there are any wetlands on the property)
 - ⇒ Floodplain Manager (if property is in the flood zone)

This information will be provided to the customer during the application process.

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Bona Fide Farm Determination			
Application Date:		Email Address:	
Location/Address of Property:			
Description of Proposed Work: _____ _____ _____			
Description of the uses of the proposed structure: _____ _____ _____ _____			
Description of the farm use taking place on the property (see the 9 farm use examples on page 1): _____ _____ _____ _____			
Applicant:			Phone:
Owner:			Phone:
Owner Address:		City	St: Zip:
Width(ft):	Length(ft):	Total Area (sqft)	
Will the proposed building have electricity?		<input type="checkbox"/> YES	<input type="checkbox"/> NO
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> Print Name _____ Date _____ </div> <div style="margin-top: 20px;"> Signature _____ </div>			