



Trimble County Kentucky

Farmstead Exemption Form

Application Submit Date: _____ Permit # _____

Applicant Information

Property Owner _____
Address _____
Agent/Applicant (if different from property owner) _____
Phone _____ Email _____

Type: New Construction ☐
Addition ☐
Alteration ☐
Remodel ☐
Re-Issuance ☐

Required Items Checklist: (submit with Application and check all that are included with Application)

1. Building Plans _____
2. Deed _____ Proposed Use of Structure _____
3. Recorded Plat (if available) _____ # of Existing Structures on Parcel _____
4. Septic Permit (if required) _____ # of Units (if Multi-Family) _____
5. PVA Parcel # _____ Zoning District (A-1, A-2, B-1, I-2, R-1, R-2, R-3) _____

Lot Information & Setback Requirements

Unit Address _____ City _____
Jurisdiction (City of Bedford, Trimble County) _____
Major Subdivision/Minor Plat _____ Section _____ Lot # _____
PUD/Site Plan/Dev. Plan _____ Date Approved: _____
Lot Size _____ Road Frontage _____ Sides Average _____
Flood Plain: Y or N

Minimum Setbacks: (minimum setbacks are required unless a variance has been granted)

Setbacks are measured from the edge of Right-of-Way (city, county, or state property; **not from edge of pavement**)

Front: _____ Rear: _____ Sides: _____ Variance Approval Date: _____
Accessory Structures Must Be _____ feet from all lot lines and all other structures on parcel
Notes: _____

Contractor/Construction Information:

Estimated Start Date of Construction: _____

Contractor Name _____ Contact/GC _____

Phone _____ Email _____

Structure Type	Structure Sq Ft	Cost Per Structure	Sub-Total	Permit Fee
			\$	Min. \$75.00 permit fee
			\$	
			\$	
			\$	
Total			\$	

Total Square Footage: _____ # Stories _____ Basement Sq. Ft. _____ Exterior (covered area) Sq. Ft. _____

Estimated Total Construction Cost: _____

Applicant Signature: _____ Date: _____

P&Z Official: _____ Approved Date: _____

AFFIDAVIT FOR FARMSTEAD EXEMPTION

Currently in Kentucky there is a Farmstead Exemption under KRS 318.010(8) a homeowner can request. This exemption allows the farm owner to construct their home without obtaining a building permit. Without a building permit the homeowner is not required to have construction inspections and thus will not receive a Certificate of Occupancy from this office. Many Financial Institutions and Insurance Policies may require a Certificate of Occupancy now or to future owners and this office cannot issue a Certificate of Occupancy without a permit.

I have been advised and understand that if the property does not, in fact, meet the criteria previously described in the affidavit, it is not exempted as a "farmstead" and if the construction without permits and inspections is in violation of the Kentucky State Building Code, the property owner and anyone who works on the building project or is in charge of having other work on the building project may be subject to civil and criminal penalties provided by KRS 189B.990.

I, the undersigned, do hereby state that the building construction at (address):

Is exempt from the building code under KRS 198B.06(1) and 815 KAR 7:120 & 125, and the following statements are true and correct:

1. The specific tract of land on which the building is constructed is qualified as a farm by registration as either agricultural land or horticultural land in the Trimble County PVA Office pursuant to KRS 132.0101; and
2. The building is situated on one lot consisting of at least 10 acres; and
3. The land and the building are located outside the corporate limits of a municipality; and
4. The building for which the exemption is requested is a dwelling or another type of building incidental to the operation and maintenance of the farm, it is not a commercial or public building that is not a regular workplace for ten (10) or more people or for the processing or storage of timber products; and

I hereby CLAIM the farmstead exemption and REFUSE to comply with the provisions of the 2018 Kentucky State Building Code.

SIGNUTRE (Property Owner)

DATE:

SIGNATURE (Zoning Administrator)

DATE:

Trimble County Farm Exemption Form



Trimble County Farmstead Exemption Form Instructions

Application Date: Enter date submitted

Permit #: Enter your State issued farm number

APPLICANT INFORMATION

Property Owner: Enter property owner full name

Address: Enter the property address the project will be constructed/erected on.

Agent/Applicant: Enter full name of anyone other than property owner completing this form.

Phone: Enter property owner phone number

Email: Enter property owner email address

Type: Select what type of project you are doing (New Construction, Addition, Alteration, Remodel, Re-Issuance)

REQUIRED ITEMS CHECKLIST

Required Items: (submit these items with application)

1. **Building Plans:** Project plans provided by builder, architect or contractor
2. **Deed:** Recorded deed obtained at Trimble County Clerk Office
3. **Recorded Plat (if available):** Recorded plat obtained at Trimble County PVA Office
4. **Septic Permit (if required):** Documentation provided by Trimble County Health Inspector, Amy Tingle
5. **PVA Parcel #:** Parcel number obtained from Trimble County PVA Office

Proposed Use of Structure: Enter how structure will be used. Use examples, (personal, farm/agriculture, commercial, business, etc.)

of Structures Currently on Parcel: Enter the number of existing structures on property before new structure is constructed

of Units (if Multi-family): If there are multi-family units currently on property (duplex, tri-plex, four-family, apartment building, etc.) enter number of multi-family units here

Zoning: Enter your zoning district here (A-1, A-2, B-1, I-2, R-1, R-2, R-3). Zoning map is available at www.trimblecountyky.gov/planning/zoning or you can request the information from the Planning and Zoning office at (502) 255-7196 x 800.

LOT INFORMATION & SETBACK REQUIREMENTS

Unit Address: Enter parcel address

City: Enter city parcel is located

Jurisdiction: Enter Trimble County or City of Bedford here. *(If you are not in the City of Bedford select Trimble County.)*

Major Subdivision/Minor Plat: Enter Subdivision name here if parcel is within a subdivision. Or enter "No" if not part of subdivision.

Section: Enter section on subdivision plat (if 911 address has not been assigned).

Lot #: Enter lot number here (if 911 address has not been assigned).

PUD/Site Plan/Dev. Plan: Plot Plan, sketch or drawing of your parcel with existing and proposed structures

Lot Size: Enter the parcel/lot size in acres here, example (10 acres, 25 acres, 100 acres, etc.)

Road Frontage: Enter the linear measurement *(in feet)* of road frontage for parcel, example (150 feet, 200 feet, 1,000 feet, etc.)

Sides Average: Enter the linear measurement in feet of average of sides of parcel (right and left) from structure to property line. Measure the left setback and the right side setback, add the two measurements together and divide by two (2) to calculate the average of sides.

Example: Left setback: 50 ft. + Right setback: 25 ft. = Total 75 ft.

To calculate Average: Total 75 ft. / 2 = 37.5 ft.

Flood Plain: Is your parcel in a flood plain answer (Y or N)

Minimum Setbacks: Refer to the Trimble County Zoning Ordinance Appendix B, Section 690 to verify setback requirements in your zoning district. Find your zoning district in column 1, (A-1, A-2, B-1, I-2, R-1, R-2, R-3). Setbacks and Road Frontage are noted in the column heading. See setback headings:

Minimum Side Yard for Primary Residence

Maximum Rear Yard

Front Setback from Center of Road

Minimum Road Frontage of Lot/Tract

Front: Measure in linear feet the distance between the structure to the middle of the street/road

Rear: Measure in linear feet the distance between the structure to the back/rear property line

Sides: Measure in linear feet the distance between the structure to each side (right and left) property lines

Variance App. Date: If you have a variance enter the variance approval date here

Accessory Structures must be: Enter eight "(8) feet" here. See *Zoning Ordinance Appendix A (1.) for accessory structure definition*. The Zoning Ordinance can be accessed at trimblecountyky.gov/planning-zoning

Notes: Enter any notes related to project that were not addressed in previous questions.

CONSTRUCTION INFORMATION

Estimated Start Date of Construction: Enter the date you or your contractor plans to begin construction on this project

Contractor Name: Enter general contractor name, builder name, manufacturer (if modular or manufactured home), self, etc.

Contact: Enter name of contact for Contractor

Phone: Enter contractor phone number

Project Information Box

Type of Structure: Enter structure type here (garage, lean-to, pole barn, single-family dwelling, shed, carport, etc.) If you are constructing multiple structures, list each one in the blank chart on form

Square Footage: To calculate square footage, multiply length times width (l*w). Enter that value

Cost per Structure: To calculate, multiply structure total square footage by 12%. Example (1,000 sq ft * .12 = 120.00)

Sub-Total: Enter the Cost per Structure amount (from previous question) for each structure being built/erected on parcel.

Total: To calculate Total, add each line of the Sub-Total column.

Total Square Footage: To calculate square footage, measure the length and width of each room, multiple length * width measurement. Add together the square footage of each room for the structure Total Square Footage. *Include all drywalled areas in basement, attached garages and covered outdoor areas.*

of Stories: Enter number of stories high structure will be

Basement: Calculate and enter the square footage of all drywalled areas in basement

Exterior: Enter exterior square footage of exterior covered areas such as covered porches, car ports, lean-to, etc.

Estimated Construction Cost: Enter the estimated completed construction cost of project(s)

Applicant Signature: Applicant/Property Owner sign name here

Date: Enter date form is signed

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On the blank line below the affidavit statement enter property address

Property Owner Signature: Property owner sign full name

Date: Property owner enter date form is signed

APPENDIX B: SECTION 690 DIMENSION AND AREA REGULATIONS

DISTRICT	MAXIMUM HEIGHT OF BUILDING	MINIMUM LOT AREA PUBLIC SEWER	MINIMUM LOT AREA NO PUBLIC SEWER	MINIMUM LOT AREA WIDTH AT BUILDING LINE	MINIMUM SIDE YARD FOR PRIMARY RESIDENCE LEAST	MINIMUM SIDE YARD FOR PRIMARY RESIDENCE SUM	MINIMUM REAR YARD	FRONT YARD SETBACK FROM CENTER OF ROAD	MINIMUM ROAD FRONTAGE OF LOT/TRACT
A-1 Agricultural farming	N/A	N/A	5 ACRES	150'	25'	50'	50'	95'	150'
A-2 Agricultural	N/A	8,000 SQ. FT.	1 ACRE	100'	15'	30'	25'	50'	100'
R-1 Residential Single Family	2 STORIES	8,000 SQ. FT.	1 ACRE	70'	8'	20'	25'	50'	70'
R-2 Residential Multi-Family & Duplex	2 STORIES	7,500 SQ. FT. SINGLE FAMILY 9,000 SQ. FT. DUPLEX	1 ACRE	70' SINGLE 80' DUPLEX	8'	18'	25'	45'	70' SINGLE 80' DUPLEX
R-3 Residential Multi-Family	3 STORIES	6,000 SQ. FT. SINGLE FAMILY 2,500 SQ. FT. FOR @ADDITIONAL DWELLING UNIT	1 ACRE	60'	8'	16'	20'	45'	60'
B-1 Business Neighborhood	2 STORIES	15,000 SQ. FT.	1 ACRE	70'	5'	10'	30'	45'	60'
B-2 Business Highway/Gen	N/A	5,000 SQ. FT.	1 ACRE	50'	5'	10'	30'	65'	50'
B-3 Business Central Business	N/A	2,000 SQ. FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
I-1 INDUSTRIAL - LIGHT I-2 INDUSTRIAL - HEAVY	50 FT. PLUS ADDITIONAL 5 FT. FOR @ OR FRACTION THEREOF INCREASE OF	40,000 SQ. FT.	2 ACRES - LIGHT 4 ACRES - HEAVY	100'	35 FT. PLUS ADDITIONAL 40 FT. WHEN ABUT ANY DISTRICT OTHER THAN I-1 OR I-2	35 FT. PLUS ADDITIONAL 40 FT. WHEN ABUT ANY DISTRICT OTHER THAN I-1 OR I-2	25 FT. PLUS ADDITIONAL 50 FT. WHEN ABUT ANY DISTRICT OTHER THAN I-1 OR I-2	65'	100'

ALL ACCESSORY SETBACK LINES = 8 FEET