



COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY

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Greenhouse Permitting Requirements

This is not an all inclusive list of greenhouse structure permitting requirements but it is intended as a quick review guide regarding permitting requirements for greenhouse structures per the County of Nevada Land Use Code.



Greenhouse Building Permit Exemption (no building permit required):

- Detached non-habitable greenhouses without utilities, less than 200sqft and 1 per parcel

Agricultural Greenhouse Exemptions:

- Property zoning of AG, AE, RA, FR and TPZ
- Not a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. High and low tunnel greenhouses may be used by employees only related to the cultivation of crops.
- Of simple construction using conventional construction methods (concrete, steel frame, masonry and other technologies that generally require engineering are not exempt) or specifically approved manufactured structures.
- No plumbing, electrical, or mechanical utilities installed
- *Requires site plan review, approval and issuance of a letter of exemption from Nevada County Building Official and Planning Director*



Continued on Back

All other structures not meeting the criteria shown above are required to submit a complete set of construction plans and obtain a building permit

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Qualifying Greenhouse Types:

- ◇ Maximum 400sqft, 1 per parcel or 10 acres, wood or PVC construction with ridge plastic/fiberglass cover and dirt or gravel floor.
- ◇ High and low tunnel greenhouses meeting the following criterion:
 - * Easily moveable
 - * Constructed of metal or plastic tubing and covered with agricultural cloth, plastic film, or shade screening
 - * Exits are in compliance with the most recently adopted editions of the California Building and Fire Codes.
 - * Structures meet vegetation management clearance requirements in accordance with the most recently adopted edition of the California Fire Code and Public Resource Code Section 4291
 - * Setbacks and height limitations are in accordance with Chapter II of the Nevada County Land Use and Development Code
 1. Parcels 3 acres or greater in size shall meet the following size and setback standards:
 - 3,600sqft per acre maximum
 - 35ft in width maximum
 - One story
 - 5ft separation between structures minimum
 - Clustering of structures is allowed
 2. Parcels less than 3 acres in size shall meet the following size and setback standards:
 - 3,600sqft maximum
 - 35ft in width maximum
 - One story
 - 5ft separation between structures minimum if multiple are proposed



All other structures not meeting the criteria shown above are required to submit a complete set of construction plans and obtain a building permit