



Planning and Building Department Permit Requirements for Farm Stands On Rural Properties in Unincorporated San Mateo County

Depending on your rural zoning district, you may construct a temporary or permanent roadstand to sell agricultural products grown in San Mateo County. This handout describes the Planning and Building Department's permit requirements for temporary or permanent farm stands.

Please note that you may not sell livestock or non-agricultural products at a temporary or permanent farm stand.

Temporary Farm Stands

- Temporary Farm stands are allowed in the Planned Agricultural District, Resource Management, or Resource Management – Coastal Zone Zoning Districts
- Produce sold must be grown in San Mateo County
- Sales activities are limited to less than a 9-month operating period per year.
- It must be of portable construction. When the stand is closed, the structures must be removed with 10 days.
- It shall not be greater than 200 square feet.
- It must be setback from the front property line in accordance with the zoning district regulations.
- The design/appearance, including signs, colors, and materials, shall be consistent with the policies of the San Mateo County Local Coastal Program and reviewed and approved by Planning staff.
- Access and parking requirements shall meet the requirement of the Department of Public Works. No impervious paving can be used for parking spaces.

What permits do I need?

Planning Permit

If your property is located in the Agricultural Exclusion Area, you may apply for a Coastal Development Permit Exemption.

What you'll need to submit:

- Planning Permit Application
- Coastal Development Permit Exemption Application including:
 - Months the stand will be in operation
 - What will be sold at the stand
 - 5 copies of a site plan showing the size of the stand, the location of it on the property, area for parking, and any associated signs and utilities

If your property is not within the Agricultural Exclusion Area, then a Temporary Farm Stand requires a Coastal Development Permit. The permit application submittal requirements are the same as those that apply to the Coastal Development Permit required for a Permanent Roadstand, described below.

Building Permit

Once you have obtained the required planning permit or exemption, a Building Permit application must be submitted if the structure is over 120 square feet in size and/or has any electrical, plumbing and/or mechanical facilities.

Permanent Farm Stands

Permanent farm stands are only allowed in the Planned Agricultural Zoning District, and like temporary farm stands, can only sell agricultural products grown in San Mateo County. In addition, if the farm stand will be located on prime agricultural land, the amount of prime agricultural land converted cannot exceed one-quarter (1/4) acre.

What permits do I need?

Planning Permit

Permanent farm stands require Planned Agricultural District and Coastal Development Permits, which involve a public hearing before the Agricultural Advisory Committee and by the San Mateo County Planning Commission.

What you'll need to submit:

- Planning Permit Application Form
- Coastal Development Permit Application Form. When completing this form, identify: the months the stand will be in operation and what will be sold at the stand.
- Planned Agricultural District Permit Application Form
- Five (5) copies of the site plan showing the size of the stand, the location of it on the property, area for parking, and any associated signs and utilities.
- Proof of ownership of property, or evidence owners permission
- Environmental Information Form
- Other documents as needed (e.g., survey)

Building Permit

Once you have obtained any necessary Planning permits, you must submit a Building Permit application to the Planning and Building Department.

Other Agency Permits

Other County departments that should be consulted to determine if there are additional permit requirements include Public Works, Environmental Health, and the Agricultural Commissioner.

If you have questions about your zoning or requirements for a road stand, please contact the San Mateo County Planning Department (650-363-1825) or the Agricultural Ombudsman (650-712-7765).