

EXCLUSIVE FARM USE MODEL ZONE – WILLAMETTE VALLEY

ARTICLE/CHAPTER X EXCLUSIVE FARM USE ZONE

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X.01 Purpose

In most cases, the purpose statements for resource zones echo the statewide planning goals: Goal 3 language (preserve and maintain agricultural lands) and Goal 4 (conserve forest lands). In addition to reflecting the state-articulated objectives for EFU and forest lands and applicable comprehensive plan designations or policies, zone purpose statements can be tailored to a jurisdiction's individual resource zone, especially where there is more than one EFU or forest zone in the code or where a mixed farm/forest zone is designated. Local resource zone purpose statements can reflect community-specific values and highlight the jurisdiction's commitment to protecting land features and economies specific to that zone. Purpose statements are not generally applicable as an approval criterion for discretionary reviews. However, there have been challenges to county decisions where it was argued that consistency with the purpose statement was a requirement.

The purpose of the Exclusive Farm Use (EFU) Zone is to protect and maintain agricultural lands for farm use, consistent with existing and future needs for agricultural products. The EFU zone is also intended to allow other uses that are compatible with agricultural activities, to protect forests, scenic resources and fish and wildlife habitat, and to maintain and improve the quality of air, water and land resources of the county. It is also the purpose of the EFU zone to qualify farms for farm use valuation under the provisions of ORS Chapter 308.

The EFU zone has been applied to lands designated as Agriculture in the Comprehensive Plan, which primarily include [local reference here]. The provisions of the EFU zone reflect the agricultural policies of the Comprehensive Plan as well as the requirements of ORS Chapter 215 and OAR 660-033. The minimum parcel size and other standards established by this zone are intended to promote commercial agricultural operations.

The purpose statement in brackets above (ERL Zone) is intended as an alternative for lands designated as a mix EFU and Forest.

X.02 Definitions

Notes: The following definitions are specific to an EFU zone. Definitions may be provided in a subsection in the EFU zoning chapter, as shown here, or may be incorporated into the existing definitions Section of the county zoning ordinance. When including a definition in a general definitions Section, care should be taken to ensure that the definition is accurate for every occurrence of that term in the adopted ordinance.

Words used in the present tense include the future; the singular number includes the plural; and the word "shall" is mandatory and not directory. Whenever the term "this

ordinance” is used herewith, it shall be deemed to include all amendments thereto as may hereafter from time to time be adopted.

For the purpose of this article, unless otherwise specifically provided, certain words, terms, and phrases are defined as follows:

- A. *Accepted Farming Practice: A mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to obtain a profit in money, and customarily utilized in conjunction with farm use. As applied to composting operations on high-value farmland, “accepted farming practice” includes composting operations that either 1) compost only materials produced on the subject tract, or 2) compost materials brought from off-site and processed alone or in conjunction with materials generated on the subject tract, and use all on-site generated compost for on-farm production in conjunction with, and auxiliary to, the farm use on the subject tract.*
- B. *Accessory Structure: A detached structure, the use of which is customarily incidental to that of the primary structure or the primary use of the land and which is located on the same lot or parcel as the primary structure or use, and for which the owner files a restrictive covenant in the deed records of the county agreeing that the accessory structure will not be used as a residence or rental unit.*
- C. *Agricultural building: Any structure that is considered to be an “agricultural building” as defined in ORS 455.315 on a lot or parcel that is enrolled in a farm or forest deferral program with the County Assessor and for which the owner 1) submits a signed floor plan showing that only farm- or forest-related uses will occupy the building space and 2) files a restrictive covenant in the deed records of the county agreeing that the agricultural building will not be used as a residence or rental unit.*
- D. *Agri-tourism: A common, farm-dependent activity that promotes agriculture, any income from which is incidental and subordinate to a working farm. Such uses may include hay rides, corn mazes and other similar uses that are directly related to on-site agriculture. Any assembly of persons shall be for the purpose of taking part in agriculturally-based activities such as animal or crop care, tasting farm products or learning about farm or ranch operations. Agri-tourism may include farm-to-plate meals. Except for small, farm-themed parties, regularly occurring celebratory gatherings, weddings, parties or similar uses are not Agri-tourism.*

- E. Associated Transmission Lines: Transmission lines constructed to connect an energy facility to the first point of junction with either a power distribution system or an interconnected primary transmission system or both or to the Northwest Power Grid.
- F. *Bed and Breakfast facility: An accessory use in a single-family dwelling in which lodging and a morning meal for guests only are offered for compensation, having no more than five (5) sleeping rooms for this purpose. A bed and breakfast facility must be within the residence of the operator and be compliant with the requirements of ORS 333-170-0000(1) A bed and breakfast facility may be reviewed as either a home occupation or as a room and board operation.*
- G. Campground: An area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes and is established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground.
- H. *Commercial activity in conjunction with farm use: The processing, packaging, treatment and wholesale distribution, and storage of a product primarily derived from farm activities in the local agricultural community. Also, retail sales of products, supplies and services to the agricultural community that support the production and harvesting of agricultural products.*
- I. Commercial Dairy Farm: A commercial dairy farm is a dairy operation that owns a sufficient number of producing dairy animals capable of earning the gross annual income required by this Article/Chapter from the sale of fluid milk.
- J. *Commercial power generating facility: A facility for the production of energy and its related or supporting facilities that:*
 - (1) *Generates energy using means listed in ORS or OAR such as solar power, wind power, fuel cells, hydroelectric power, thermal power, geothermal power, landfill gas, digester gas, waste, dedicated energy crops available on a renewable basis or low-emission, nontoxic biomass based on solid organic fuels from wood, forest or field residues but not including the production of biofuel as authorized by ORS 215.203(2)(b)(K) in all zones that allow "Farm Use" and 215.283(1)(r) and 215.283(2)(a) in the EFU zone;*
 - (2) *Is intended to provide energy for sale; and*

- (3) *Does not include a net metering project established consistent with ORS 757.300 and OAR chapter 860, division 39 or a Feed-in-Tariff project established consistent with ORS 757.365 and OAR chapter 860, division 84.*

Counties may define outdoor mass gatherings to include smaller gatherings, or gatherings of shorter duration, than what is provided in ORS 433.735 so that health and safety standards can be applied. Counties should review existing health and safety requirements to ensure that there are adequate measures to mitigate noise, odors or other nuisances and ensure public safety (access/egress, sanitary, fire, etc.).

- K. Contiguous: Connected in such a manner as to form a single block of land.
- L. Date of Creation and Existence: When a lot, parcel or tract is reconfigured pursuant to applicable law after November 4, 1993, the effect of which is to qualify a lot, parcel or tract for the siting of a dwelling, the date of the reconfiguration is the date of creation or existence. Reconfigured means any change in the boundary of the lot, parcel or tract.
- M. *Event, Temporary: A temporary event is one that is held primarily on or is using public property that has an expected attendance of more than [50], but no more than [500] people, that will not continue for more than [72] hours in any three month period, and that will be located in a rural or resource area. Temporary Events are permitted through a [ministerial/Type I] process and are not considered "outdoor mass gatherings" as defined by ORS 433.735 or Agri-tourism events as provided for by ORS 215.283(4).*
- N. Farmworker housing: Housing limited to occupancy by farmworkers and their immediate families, no dwelling unit of which is occupied by a relative of the owner or operator of the farmworker housing.
- O. Farm Operator: A person who operates a farm, doing the work and making the day-to-day decisions about such things as planting, harvesting, feeding and marketing.
- P. Farm or Ranch Operation: All lots or parcels of land in the same ownership that are used by the farm or ranch operator for farm use as defined in ORS 215.203.
- Q. *Farm Stand Structure: A structure that is designed and used for the sale of farm crops and livestock as provided in X.07.F. A food stand is considered to be a farm stand structure.*
- R. Farm Use: As used in the definition of "farm use" in ORS 215.203:

- (1) "Preparation" of products or by-products includes but is not limited to the cleaning, treatment, sorting, or packaging of the products or by-products; and
 - (2) "Products or by-products raised on such land" means that those products or by-products are raised on the farm operation where the preparation occurs or on other farm land provided the preparation is occurring only on land being used for the primary purpose of obtaining a profit in money from the farm use of the land.
- S. *Fee-based activity to promote the sale of farm crops or livestock (as applied to farm stands): An agri-tourism activity as defined herein that is directly related to the sale of farm crops or livestock sold at the farm stand, and that meets the standards of X.07 F.*
- T. Golf course: An area of land with highly maintained natural turf laid out for the game of golf with a series of nine or more holes, each including a tee, a fairway, a putting green, and often one or more natural or artificial hazards. A "golf course" for purposes of this ordinance means a nine or 18 hole regulation golf course or a combination nine and 18 hole regulation golf course consistent with the following:
- (1) A regulation 18 hole golf course is generally characterized by a site of about 120 to 150 acres of land, has a playable distance of 5,000 to 7,200 yards, and a par of 64 to 73 strokes;
 - (2) A regulation nine hole golf course is generally characterized by a site of about 65 to 90 acres of land, has a playable distance of 2,500 to 3,600 yards, and a par of 32 to 36 strokes;
 - (3) Non-regulation golf courses are not allowed. "Non-regulation golf course" means a golf course or golf course-like development that does not meet the definition of golf course in this Subsection, including but not limited to executive golf courses, Par three golf courses, pitch and putt golf courses, miniature golf courses and driving ranges.
- U. High Value Farmland, described as:
- (1) Land in a tract composed predominantly of soils that are:
 - (a) Irrigated and classified prime, unique, Class I or II; or
 - (b) Not irrigated and classified prime, unique, Class I or II.

- (2) In addition to that land described in Subsection X.02 U(1), high-value farmland, if in the Willamette Valley, includes tracts composed predominantly of the following soils in Class III or IV or composed predominantly of a combination of the soils described in Subsection X.02 U(1) and the following soils:
- (a) Subclassification IIIe, specifically, Bellpine, Bornstedt, Burlington, Briedwell, Carlton, Cascade, Chehalem, Cornelius Variant, Cornelius and Kinton, Helvetia, Hillsboro, Hult, Jory, Kinton, Latourell, Laurelwood, Melbourne, Multnomah, Nekia, Powell, Price, Quatama, Salkum, Santiam, Saum, Sawtell, Silverton, Veneta, Willakenzie, Woodburn and Yamhill;
 - (b) Subclassification IIIw, specifically, Concord, Conser, Cornelius Variant, Dayton (thick surface) and Sifton (occasionally flooded);
 - (c) Subclassification IVe, specifically, Bellpine Silty Clay Loam, Carlton, Cornelius, Jory, Kinton, Latourell, Laurelwood, Powell, Quatama, Springwater, Willakenzie and Yamhill; and
 - (d) Subclassification IVw, specifically, Awbrig, Bashaw, Courtney, Dayton, Natroy, Noti and Whiteson.
- (3) Lands designated as "marginal lands" according to the marginal lands provisions adopted before January 1, 1993, and according to the criteria in former ORS 215.247 (1991), are excepted from this definition of "high-value farmlands."
- V. *Home Occupation: A limited business activity that is accessory to a residential use. Home occupations are conducted primarily within a residence or a building normally associated with uses permitted in the zone in which the property is located and are operated by a resident or employee of a resident of the property on which the business is located.*
- W. Irrigated: Watered by an artificial or controlled means, such as sprinklers, furrows, ditches, or spreader dikes. An area or tract is "irrigated" if it is currently watered, or has established rights to use water for irrigation, including such tracts that receive water for irrigation from a water or irrigation district or other provider. For the purposes of this ordinance, an area or tract within a water or irrigation district that was once irrigated shall continue to be considered "irrigated" even if the irrigation water was removed or transferred to another tract.

- X. Living History Museum: A facility designed to depict and interpret everyday life and culture of some specific historic period using authentic buildings, tools, equipment and people to simulate past activities and events.
- Y. Lot: A single unit of land that is created by a subdivision of land as provided in ORS 92.010.
- Z. *Medical Hardship: "Medical hardship" means a temporary circumstance caused by serious illness or infirmity, authorized by a licensed medical practitioner (Medical Doctor, Physicians Assistant or Nurse Practitioner).*
- AA. Mining, Aggregate: This use includes all or any part of the process of mining by the removal of overburden and the extraction of natural mineral deposits thereby exposed by any method including open-pit mining operations, auger mining operations, processing, surface impacts of underground mining, production of surface mining refuse and the construction of adjacent or off-site borrow pits except those constructed for use as access roads. "Mining" does not include excavations of sand, gravel, clay, rock or other similar materials conducted by a landowner or tenant on the landowner or tenant's property for the primary purpose of reconstruction or maintenance of access roads and excavation or grading operations conducted in the process of farming or cemetery operations, on-site road construction or other on-site construction or nonsurface impacts of underground mines.
- BB. *Net Metering Power Facility: A facility for the production of energy that:*
- (1) Generates energy using means listed in ORS or OAR such as solar power, wind power, fuel cells, hydroelectric power, landfill gas, digester gas, waste, dedicated energy crops available on a renewable basis or low-emission, nontoxic biomass based on solid organic fuels from wood, forest or field residues but not including the production of biofuel as authorized by ORS 215.203(2)(b)(K) in all zones which allow "Farm Use" and 215.283(1)(r) in the Exclusive Farm Use zone;*
 - (2) Is intended to offset part of the customer-generator's requirements for energy;*
 - (3) Will operate in parallel with a utility's existing transmission and distribution facilities;*
 - (4) Is consistent with generating capacity as specified in ORS 757.300 and/or OAR 860-039-0010 as well as any other applicable regulations;*

(5) *Is located on the same tract as the use(s) to which it is accessory and the power generating facility, tract, and use(s) are all under common ownership and management.*

CC. *Non-Commercial/Stand Alone Power Generating Facility: A facility for the production of energy that:*

(1) *Generates energy using means listed in ORS or OAR such as solar power, wind power, fuel cells, hydroelectric power, landfill gas, digester gas, waste, dedicated energy crops available on a renewable basis or low-emission, nontoxic biomass based on solid organic fuels from wood, forest or field residues but not including the production of biofuel as authorized by ORS 215.203(2)(b)(K) in all zones which allow "Farm Use" and 215.283(1)(r) in the Exclusive Farm Use zone;*

(2) *Is intended to provide all of the generator's requirements for energy for the tract or the specific lawful accessory use that it is connected to;*

(3) *Operates as a standalone power generator not connected to a utility grid; and*

(4) *Is located on the same tract as the use(s) to which it is accessory and the power generating facility, tract, and use(s) are all under common ownership and management.*

DD. NRCS Web Soil Survey: Official source of certified soils data available online that identifies agricultural land capability classes, developed and maintained by the Natural Resources Conservation Service as of January 1, 2016, for agricultural soils that are not high-value, and as of December 6, 2007, for high-value agricultural soils.

EE. Open play field: A large, grassy area with no structural improvements intended for outdoor games and activities by park visitors. The term does not include developed ballfields, golf courses or courts for racquet sports.

- FF. Outdoor Mass Gathering: A gathering, as defined by ORS 433.735, that is an actual or reasonably anticipated assembly of more than 3,000 [*more than 500*] persons which continues or can reasonably be expected to continue for more than 24 consecutive hours but less than 120 hours within any three-month period and which is held primarily in open spaces and not in any permanent structure. Any decision for a permit to hold an outdoor mass gathering as defined by statute is not a land use decision and is appealable to circuit court. Outdoor mass gatherings do not include agri-tourism events and activities as provided for by ORS 215.283(4).
- GG. Parcel: A single unit of land that is created by a partition of land as provided in ORS 215.010(1).
- HH. Preparation: See “farm use” definition.
- II. Personal use airport: An airstrip restricted, except for aircraft emergencies, to use by the owner, and, on an infrequent and occasional basis, by invited guests, and by commercial aviation activities in connection with agricultural operations.
- JJ. *Principally Engaged In Farm Use: As it refers to primary farm dwellings and accessory farm dwellings, a person is principally engaged in the farm use of the land when the amount of time that an occupant of the dwelling is engaged in farm use of the property is similar to the average number of hours that is typically required for a full- time employee of the relevant type of farm use, whether that person is employed off the farm or not. Only one resident of a household need meet the “principally engaged” test, or the test may be met collectively by more than one household member.*
- KK. *Private Park: Land that is used for low impact casual recreational uses such as picnicking, boating, fishing, swimming, camping, and hiking or nature-oriented recreational uses such as viewing and studying nature and wildlife habitat, and may include play areas and accessory facilities that support the activities listed above, but does not include tracks for motorized vehicles or areas for target practice or the discharge of firearms.*
- LL. *Processed: As it applies to farm stands, processed crops and livestock means farm products that have been converted into other products through canning, drying, baking, freezing, pressing, butchering or other similar means of adding value to the farm product, including the addition of incidental ingredients, but not including the conversion of farm products into food items that are prepared on-site or intended for on-site consumption.*

- MM. *Public Park: A public area intended for open space and outdoor recreation use that is owned and managed by a city, county, regional government, state or federal agency, or park district and that may be designated as a public park in the applicable comprehensive plan and zoning ordinance.*
- NN. Relative: A child, parent, stepparent, grandchild, grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of the farm operator or the farm operator's spouse.

Note: Applies to relative farm help dwellings, but could also apply to temporary hardship dwellings.

- OO. *Structure: Anything constructed, erected or air-inflated, permanent or temporary, which requires location on the ground. Among other things, structure includes buildings, walls, fences, billboards, poster panels, food stands and parking lots. Retaining walls less than four (4) feet in height are not considered structures for the sake of general property line setbacks.*
- PP. *Temporary Structure or Use: A non-permanent structure, or one used for a limited time, or a use or activity that is of a limited duration.*
- QQ. Tract: one or more contiguous lots or parcels under the same ownership as provided in ORS 215.010(2).
- RR. *Utility Facilities Necessary for Public Service: Unless otherwise specified [in this Article/Chapter], any facility owned or operated by a public, private or cooperative company for the transmission, distribution or processing of its products or for the disposal of cooling water, waste or by-products, and including, major trunk pipelines, water towers, sewage lagoons, cell towers, electrical transmission facilities (except transmission towers over 200' in height) including substations not associated with a commercial power generating facilities and other similar facilities.*
- SS. Yurt: A round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.

X.03 Non-residential Uses Permitted

In the EFU zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions set forth by this ordinance:

- A. Farm use.

- B. Propagation or harvesting of a forest product.
- C. Agricultural buildings customarily provided in conjunction with farm use.
- D. Creation of, restoration of, or enhancement of wetlands.
- E. Operations for the exploration for and production of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the wellhead.
- F. Operations for the exploration for minerals as defined by ORS 517.750.
- G. Climbing and passing lanes within the right of way existing as of July 1, 1987.
- H. Reconstruction or modification of public roads and highways, including the placement of utility facilities overhead and in the subsurface of public roads and highways along the public right of way, but not including the addition of travel lanes, where no removal or displacement of buildings would occur, or no new land parcels result.
- I. Temporary public road and highway detours that will be abandoned and restored to original condition or use at such time as no longer needed.
- J. Minor betterment of existing public road and highway related facilities such as maintenance yards, weigh stations and rest areas, within right of way existing as of July 1, 1987, and contiguous public-owned property utilized to support the operation and maintenance of public roads and highways.
- K. Irrigation reservoirs, canals, delivery lines and those structures and accessory operational facilities, not including parks or other recreational structures and facilities, associated with a district as defined in ORS 540.505.
- L. Fire service facilities providing rural fire protection services.
- M. Onsite filming and activities accessory to onsite filming for 45 days or less as provided for in ORS 215.306.
- N. Firearms training facility in existence on September 9, 1995.
- O. An outdoor mass gathering of more than 3,000 persons that is expected to continue for more than 24 hours but less than 120 hours in any three-month period, as provided in ORS 433.735.

Note: This use is subject to a variety of health and safety standards. Counties may define outdoor mass gatherings to include smaller gatherings or gatherings of short duration, if they wish.

X.04 Non-Residential Uses Permitted Subject to Standards

In the EFU zone, the following uses and their accessory buildings and uses are permitted subject to county review and the specific standards for the use set forth in Section X.07 , as well as the general standards for the zone *[and any other applicable siting and design standards and review process in the zoning ordinance]*:

- A. A facility for the processing of farm crops, biofuel or poultry subject to Subsection X.07 A.
- B. Dog training classes or testing trials subject to Subsection X.07 E.
- C. Farm stands subject to Subsection X.07 F.
- D. A winery subject to Section X.14 .
- E. *Agri-tourism and other commercial events or activities subject to Section X.15 .*
- F. *Destination resort subject to Subsection X.07 G.*
- G. Land application of reclaimed water, agricultural or industrial process water or biosolids subject to Subsection X.07 M.
- H. Utility facility service lines subject to Subsection X.07 N.
- I. Utility facilities necessary for public service, including associated transmission lines as defined in Section X.02 and wetland waste treatment systems, but not including commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height as provided in Subsection X.07 O.
- J. A site for the takeoff and landing of model aircraft subject to Subsection X.07 R.
- K. Churches, and cemeteries in conjunction with churches, subject to Subsection X.07 Y. This use is not permitted on high value farmland except that existing churches on high value farmland may be expanded subject to Subsection X.07 AA.

- L. Any outdoor gathering of more than 3,000 persons that is anticipated to continue for more than 120 hours in any three-month period is subject to review by a county planning commission under ORS 433.763.

X.05 Residential Uses Permitted Subject to Standards

The following uses are permitted subject to county review and the specific standards for the use set forth in Section X.07 , as well as the general standards for the zone *[and any other applicable siting and design standards and review process in the zoning ordinance]*.

- A. Dwelling customarily provided in conjunction with farm use subject to Subsection X.07 Z and Section X.09 .
- B. A dwelling on property used for farm use located on the same lot or parcel as the dwelling of the farm operator, and occupied by a relative of the farm operator or farm operator's spouse if the farm operator does, or will, require the assistance of the relative in the management of the farm use subject to Subsections X.07 C, and X.07 Z.
- C. Accessory farm dwellings for year-round and seasonal farm workers subject to Subsection X.07 Z. and Section X.10 .
- D. One single-family dwelling on a lawfully created lot or parcel subject to Subsection X.07 Z and Section X.11 . *[A "lot of record" dwelling]*
- E. Single-family residential dwelling, not provided in conjunction with farm use subject to Subsection X.07 Z and Section X.12 .
- F. Replacement dwelling to be used in conjunction with farm use if the existing dwelling has been listed in a county inventory as historic property as defined in ORS 358.480 and listed on the National Register of Historic Places subject to Subsection X.07 Z.
- G. Alteration, restoration, or replacement of a lawfully established dwelling subject to Subsection X.07 Z and Section X.13 .

X.06 Conditional Uses

The following uses are permitted subject to county review, any specific standards for the use set forth in Section X.07 , the conditional use review criteria in Section X.08 , and the general standards for the zone *[and any other applicable standards and review process in the zoning ordinance]*:

- A. *A facility for the primary processing of forest products subject to Subsection X.07 B.*
- B. *The propagation, cultivation, maintenance and harvesting of aquatic species that are not under the jurisdiction of the State Fish and Wildlife Commission or insect species.*
- C. *Temporary hardship dwelling subject to Subsection X.07 D.*
- D. *Residential home as defined in ORS 197.660, in existing dwellings, subject to Subsection X.07 Z.*
- E. *Room and board arrangements for a maximum of five unrelated persons in existing residences subject to Subsection X.07 Z.*
- F. *Parking of up to seven log trucks.*
- G. *Home occupations as provided in Subsection X.07 H.*
- H. *Commercial dog boarding kennels or dog training classes or testing trials that cannot be established under Subsection X.04 B.*
- I. *An aerial fireworks display business that has been in continuous operation at its current location since December 31, 1986, and possesses a wholesaler's permit to sell or provide fireworks. [This use should only be listed for counties that have such a use.]*
- J. *A landscape contracting business, as defined in ORS 671.520, or a business providing landscape architecture services, as described in ORS 671.318, if the business is pursued in conjunction with the growing and marketing of nursery stock on the land that constitutes farm use.*
- K. *Commercial activities in conjunction with farm use, including the processing of farm crops into biofuel not permitted under Subsection X.04 A, but excluding activities in conjunction with a marijuana crop, and subject to X.07 I.*

Case law: Multiple court rulings have found under different circumstances that the use must: 1) be either exclusively or primarily a customer or supplier of farm products, 2) provide products or services essential to the practice of agriculture; and/or 3) significantly enhance the farming enterprises of the local agricultural community. Case law establishes that associated events or activities must be incidental to the commercial activity.

- L. *Operations conducted for mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005 not otherwise permitted.*
- M. *Operations conducted for mining, crushing or stockpiling of aggregate and other mineral and other subsurface resources subject to ORS 215.298.*
- N. *Processing as defined by ORS 517.750 of aggregate into asphalt or portland cement subject to X.07 J.*
- O. *Processing of other mineral resources and other subsurface resources.*
- P. *Construction of additional passing and travel lanes requiring the acquisition of right of way but not resulting in the creation of new land parcels.*
- Q. *Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels.*
- R. *Improvement of public road and highway related facilities, such as maintenance yards, weigh stations and rest areas, where additional property or right of way is required but not resulting in the creation of new land parcels.*
- S. *Transportation improvements on rural lands allowed by and subject to the requirements of OAR 660-012-0065.*
- T. *Personal-use airports for airplanes and helicopter pads, including associated hangar, maintenance and service facilities subject to Subsection X.07 L.*
- U. *Transmission towers over 200 feet in height.*
- V. *Commercial utility facilities for the purpose of generating power for public use by sale, not including wind power generation facilities or photovoltaic solar power generation facilities subject to Subsection X.16 A.*
- W. *Wind power generation facilities as commercial utility facilities for the purpose of generating power for public use by sale subject to Subsection X.16 B.*
- X. *Photovoltaic solar power generation facilities as commercial utility facilities for the purpose of generating power for public use by sale subject to Subsection X.16 C.*

- Y. *A site for the disposal of solid waste for which a permit has been granted under ORS 459.245 by the Department of Environmental Quality together with equipment, facilities or buildings necessary for its operation. This use is not permitted on high value farmland except that existing facilities on high value farmland may be expanded subject to Subsections X.07 Q and X.07 AA.*
- Z. *Composting facilities for which a permit has been granted by the Department of Environmental Quality under ORS 459.245 and OAR 340-093-0050 and 340-096-0060 subject to Subsection X.07 P. This use is not permitted on high value farmland except that existing facilities on high value farmland may be expanded subject to Subsection X.07 AA.*
- AA. *Onsite filming and activities accessory to onsite filming for more than 45 days as provided for in ORS 215.306.*
- BB. *Living history museum as defined in Section X.02 and subject to Subsections X.07 S and X.07 Y.*
- CC. *Community centers owned by a governmental agency or a nonprofit organization and operated primarily by and for residents of the local rural community subject to Subsections X.07 T and X.07 Y.*
- DD. *Public parks and playgrounds subject to Subsections X.07 U and X.07 Y.*
- EE. *Expansion of existing county fairgrounds and activities directly relating to county fairgrounds governed by county fair boards established pursuant to ORS 565.210. [This use should only be listed if the use already exists in the county.]*
- FF. *A county law enforcement facility that lawfully existed on August 20, 2002, and is used to provide rural law enforcement services primarily in rural areas, including parole and post-prison supervision, but not including a correctional facility as defined under ORS 162.135. [This use should only be listed for Lane and Washington Counties, where such a use already exists.]*
- GG. *Operations for the extraction and bottling of water.*
- HH. *Public or private schools for kindergarten through grade 12, including all buildings essential to the operation of a school, primarily for residents of the rural area in which the school is located, subject to Subsection X.07 Y. This use is not permitted on high value farmland except that existing schools on high value farmland may be expanded subject to Subsections X.07 V and X.07 AA.*

- II. *Private parks, playgrounds, hunting and fishing preserves, and campgrounds subject to Subsections X.07 W and X.07 Y. This use is not permitted on high value farmland except that existing private parks on high value farmland may be expanded subject to Subsection X.07 AA.*
- JJ. *Golf courses as defined in Section X.02 and subject to Subsections X.07 X and X.07 Y. This use is not permitted on high value farmland as defined in ORS 195.300 except that existing golf courses on high-value farmland may be expanded subject to Subsection X.07 AA.*

X.07 Use Standards

Note that some discretionary uses (uses with italicized text), where authorized by the county, are subject to standards that may or may not be discretionary.

Farm, Forest and Natural Resource Uses

- A. A farm on which a processing facility is located must provide at least one-quarter of the farm crops processed at the facility. A farm may also be used for an establishment for the slaughter, processing or selling of poultry or poultry products pursuant to ORS 603.038. If a building is established or used for the processing facility or establishment, the farm operator may not devote more than 10,000 square feet of floor area to the processing facility or establishment, exclusive of the floor area designated for preparation, storage or other farm use. A processing facility or establishment must comply with all applicable siting standards but the standards may not be applied in a manner that prohibits the siting of the processing facility or establishment. A county may not approve any division of a lot or parcel that separates a processing facility or establishment from the farm operation on which it is located.
- B. A facility for the primary processing of forest products shall not seriously interfere with accepted farming practices and shall be compatible with farm uses described in Section X.02 . Such facility may be approved for a one-year period that is renewable and is intended to be only portable or temporary in nature. The primary processing of a forest product, as used in this Section, means the use of a portable chipper or stud mill or other similar methods of initial treatment of a forest product in order to enable its shipment to market. Forest products as used in this Section means timber grown upon a tract where the primary processing facility is located.

Residential Uses

C. To qualify for a relative farm help dwelling:

- (1) A dwelling shall be occupied by relatives whose assistance in the management and farm use of the existing commercial farming operation is required by the farm operator. However, farming of a marijuana crop may not be used to demonstrate compliance with the approval criteria for a relative farm help dwelling. The farm operator shall continue to play the predominant role in the management and farm use of the farm.
- (2) A relative farm help dwelling must be located on the same lot or parcel as the dwelling of the farm operator and must be on real property used for farm use.

D. A temporary hardship dwelling is subject to the following:

- (1) One manufactured dwelling, or recreational vehicle, or the temporary residential use of an existing building may be allowed in conjunction with an existing dwelling as a temporary use for the term of the hardship suffered by the existing resident or relative, subject to the following:
 - (a) The manufactured dwelling shall use the same subsurface sewage disposal system used by the existing dwelling, if that disposal system is adequate to accommodate the additional dwelling. If the manufactured home will use a public sanitary sewer system, such condition will not be required;
 - (b) The county shall review the permit authorizing such manufactured homes every two years; and
 - (c) Within three months of the end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demolished or, in the case of an existing building, the building shall be removed, demolished or returned to an allowed nonresidential use.
- (2) A temporary residence approved under this Section is not eligible for replacement under Subsection X.05 G. Department of Environmental Quality review and removal requirements also apply.
- (3) As used in this Section “hardship” means a medical hardship or hardship for the care of an aged or infirm person or persons.

Commercial Uses

E. Dog training classes or testing trials conducted outdoors, or in farm buildings that existed on January 1, 2013, are limited as follows:

- (1) The number of dogs participating in training does not exceed 10 per training class and the number of training classes to be held on-site does not exceed six per day; and
- (2) The number of dogs participating in a testing trial does not exceed 60 and the number of testing trials to be conducted on-site does not exceed four per calendar year.

F. A farm stand may be approved if:

- (1) The structures are designed and used for sale of farm crops and livestock grown on the farm operation, or grown on the farm operation and other farm operations in the local agricultural area, including the sale of retail incidental items and fee-based activity to promote the sale of farm crops or livestock sold at the farm stand if the annual sales of the incidental items and fees from promotional activity do not make up more than 25 percent of the total annual sales of the farm stand; and
- (2) The farm stand does not include structures designed for occupancy as a residence or for activities other than the sale of farm crops and livestock and does not include structures for banquets, public gatherings or public entertainment.
- (3) As used in this Section, "farm crops or livestock" includes both fresh and processed farm crops and livestock grown on the farm operation, or grown on the farm operation and other farm operations in the local agricultural area.
- (4) As used in this Subsection, "processed crops and livestock" includes jams, syrups, apple cider, animal products and other similar farm crops and livestock that have been processed and converted into another product but not prepared food items.
- (5) As used in this Section, "local agricultural area" includes Oregon or an adjacent county in Washington, Idaho, Nevada or California that borders the Oregon county in which the farm stand is located.
- (6) A farm stand may not be used for the sale, or to promote the sale, of marijuana products or extracts.

Case law: Fee-based promotional activities may include farm-to-plate dinners and small-scale gatherings like farm-themed birthday parties, but not large-scale gatherings like weddings. Food carts may only be allowed if used for the sale of farm crops or livestock grown on the farm operation. Greenfield v. Multnomah County 259 Or App 687 (2013).

(7) Farm Stand Development Standards

- (a) Adequate off-street parking will be provided pursuant to provisions of the County [Off-Street Parking and Loading Ordinance or appropriate cross-reference to applicable ordinance requirements].*
- (b) Roadways, driveway aprons, driveways and parking surfaces shall be surfaces that prevent dust, and may include paving, gravel, cinders, or bark/wood chips.*
- (c) All vehicle maneuvering will be conducted on site. No vehicle backing or maneuvering shall occur within adjacent roads, streets or highways.*
- (d) No farm stand building or parking is permitted within the right-of-way.*
- (e) Approval is required from the County Public Works [Road] Department regarding adequate egress and access. All egress and access points shall be clearly marked.*
- (f) Vision clearance areas. No visual obstruction (e.g., sign, structure, solid fence, wall, planting or shrub vegetation) may exceed [three (3) feet] in height within "vision clearance areas" at street intersections. [Alternative: This provision may be replaced with a cross-reference to adopted county clear-vision standards.]*
 - (i) Service drives shall have a minimum clear-vision area formed by the intersection of the driveway centerline, the road right-of-way line, and a straight line joining said lines through points [twenty (20) feet] from their intersection.*
 - (ii) Height is measured from the top of the curb or, where no curb exists, from the established street center line grade.*
 - (iii) Trees exceeding [three (3) feet] in height may be located in this area, provided all branches and foliage are removed to a height of [eight (8) feet] above grade.*

Requirements limiting outdoor lighting should be consistent with county requirements for illuminated signs. The suggested requirement below may need to be revised to include exceptions (e.g., “except as provided for up-lighting of flags and permitted building-mounted signs”).

(g) All outdoor light fixtures shall be directed downward, and have full cutoff and full shielding to preserve views of the night sky and to minimize excessive light spillover onto adjacent properties, roads and highways.

Sign requirements should be consistent with the county’s sign ordinance and the allowances/restrictions related to signs in resource zones. Existing sign standards should be reviewed for applicability to farm stands, including the permitted number, location (on-premise, off-premise, right-of-way prohibitions/allowed with approval, etc.), height, etc.

(h) Signs are permitted consistent with [reference to applicable county sign ordinance]

(8) Permit approval is subject to compliance with the County [Sanitation Department/Sanitation Ordinance] or Department of Agriculture requirements and with the development standards of this zone.

G. A destination resort is not permitted on high-value farmland except that existing destination resorts may be expanded subject to X.07 Y. *[This use should only be listed for counties that have completed mapping of lands for destination resorts as provided in Goal 8 and ORS 197.435–197.467.]*

H. Home occupations:

(1) A home occupation shall:

- (a) Be operated by a resident or employee of a resident of the property on which the business is located;
- (b) Employ on the site no more than five full-time or part-time persons *at any given time*;
- (c) Be operated substantially in:
 - (i) The dwelling; or

- (ii) Other buildings normally associated with uses permitted in the zone in which the property is located, *except that such other buildings may not be utilized as bed and breakfast facilities or rental units unless they are legal residences.*

“Substantially” is not defined in Rule. Counties may wish to limit the size of a home occupation (e.g. “not to exceed” a specific percentage of the gross floor area or a square foot limit, whichever is less, of the dwelling/buildings on site). Counties may also define and categorize home occupations by their impacts (e.g., size, number of customers/visitors, number of employees, outdoor storage etc.) and assign appropriate corresponding review procedures.

- (d) Not unreasonably interfere with other uses permitted in the zone in which the property is located.
- (e) When a bed and breakfast facility is sited as a home occupation on the same tract as a winery established pursuant to Section X.12 and is operated in association with the winery:
 - (i) The bed and breakfast facility may prepare and serve two meals per day to the registered guests of the bed and breakfast facility; and
 - (ii) The meals may be served at the bed and breakfast facility or at the winery.

Most counties include home occupations under conditional use or special use requirements that are applicable in all zones. Jurisdictions typically regulate the size, number of non-resident employees, number of customers/visitors, parking, outdoor storage/displays, signage, impacts to adjacent uses, and the types of activities permitted in association with home occupations. Included below is model language that contains typical home occupation requirements, but ones that are not necessarily specific to resource zones. In updating resource zones, counties should review model code language or, if applicable, review adopted requirements, for applicability to home occupation uses currently found in the county’s resource zones. For example, general home occupation requirements intended to minimize “detrimental” impacts may discourage home occupation uses that the county would otherwise like to permit in resource zones.

- (f) *The home occupation shall be accessory to an existing, permanent dwelling on the same parcel.*

- (g) *No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors.*
- (h) *All off-street parking must be provided on the subject parcel where the home occupation is operated.*
- (i) *Employees must use an approved off-street parking area.*
- (ii) *Customers visiting the home occupation must use an approved off-street parking area. No more than [2-5] vehicles from customers/visitors of the home occupation can be present at any given time on the subject parcel.*

Home occupation signs may be prohibited entirely or may be allowed with restrictions. If allowed, it will need to be determined if sign requirements should be included in this Section, or if existing requirements addressing signs elsewhere in the code are sufficient, or need to be amended, to address home occupations in resource zones. Below is an example of the Jackson County sign requirement for home occupations in resource zones.

- (i) *[One (1) or more] signs, up to a total of [32 square feet in area], are permitted.*
- (j) *Retail sales shall be limited or accessory to a service. [Alternative: Activity may be listed under prohibited home occupations.]*
- (k) *Prohibited Home Occupations*
 - (i) *Retail sale of a product on the premises. [Alternative: "Retail sales or professional services, other than by appointment only."]*
 - (ii) *Auto or vehicle oriented activities (repair, painting, detailing, wrecking, transportation services, or similar activities).*

Home occupations in farm or forest zones may only be permitted through a conditional use permit. Where the commercial use operates in a manner that is indistinguishable from the residential use of a dwelling, counties may wish to permit these uses outright. Below is an example of criteria that can be used to allow an "in-home commercial activity" through a ministerial, or Type I, permit application.

(2) *Permitting.*

- (a) Home occupations shall be subject to a conditional use permit process, pursuant to [local ordinance citation], unless all of the requirements of X.07 H(1)(e)(ii) can be met.*
- (b) An in-home commercial activity is not considered a home occupation and does not require a land use permit where all of the following criteria can be met. The in-home activity:*
 - (i) Meets the criteria under X.07 H(1)(c), (d), (f), and (g).*
 - (ii) Is conducted within a dwelling only by residents of the dwelling.*
 - (iii) Does not occupy more than [25 percent] of the combined floor area of the dwelling including attached garage and one accessory structure.*
 - (iv) Does not serve clients or customers on-site.*
 - (v) Does not include the on-site advertisement, display or sale of stock in trade, other than vehicle or trailer signage.*
 - (vi) Does not include the outside storage of materials, equipment or products.*
- I. Commercial activities in conjunction with farm use may be approved when:*
 - (1) The commercial activity is either exclusively or primarily a customer or supplier of farm products;*
 - (2) The commercial activity is limited to providing products and services essential to the practice of agriculture by surrounding agricultural operations that are sufficiently important to justify the resulting loss of agricultural land to the commercial activity; or*
 - (3) The commercial activity significantly enhances the farming enterprises of the local agricultural community, of which the land housing the commercial activity is a part. Retail sales of products or services to the general public that take place on a parcel or tract that is different from the parcel or tract on which agricultural product is processed, such as a tasting room with no on-site winery, are not commercial activities in conjunction with farm use.*

Mineral, Aggregate, Oil and Gas Uses

Note: The following requirements related to aggregate are from ORS 215.298 and will be included in Section X.07 Use Standards as a “non-discretionary” element of the EFU Model Zone. A new definition for “mining, aggregate” will be included in Section X.02.

- J. Facilities that batch and blend mineral and aggregate into asphalt cement may not be authorized within two miles of a planted vineyard. Planted vineyard means one or more vineyards totaling 40 acres or more that are planted as of the date the application for batching and blending is filed.
- K. Mining, crushing or stockpiling of aggregate and other mineral and subsurface resources are subject to the following:
 - (1) A land use permit is required for mining more than one thousand (1,000) cubic yards of martial or excavation preparatory to mining of a surface area of more than one (1) acre.
 - (2) A land use permit for mining of aggregate shall be issued only for a site included on the mineral and aggregate inventory in the *[comprehensive plan/natural resource plan]*.

Transportation Uses

- L. A personal-use airport, as used in this Section, prohibits aircraft other than those owned or controlled by the owner of the airstrip. Exceptions to the activities allowed under this definition may be granted through waiver action by the Oregon Department of Aviation in specific instances. A personal-use airport lawfully existing as of September 13, 1975, shall continue to be allowed subject to any applicable rules of the Oregon Department of Aviation.

Utility/Solid Waste Disposal Facilities

- M. Land Application of Reclaimed or Process Water, agricultural process or industrial process water or biosolids for agricultural, horticultural or silvicultural production, or for irrigation in connection with a use allowed in an EFU zone is subject to the issuance of a license, permit or other approval by the Department of Environmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with rules adopted under 468B.095, and with the requirements of ORS 215.246, 215.247, 215.249 and 215.251.

- N. Utility facility service lines are utility lines and accessory facilities or structures that end at the point where the utility service is received by the customer and that are located on one or more of the following:
- (1) A public right of way;
 - (2) Land immediately adjacent to a public right of way, provided the written consent of all adjacent property owners has been obtained; or
 - (3) The property to be served by the utility.
- O. A utility facility that is necessary for public service.
- (1) A utility facility is necessary for public service if the facility must be sited in the exclusive farm use zone in order to provide the service.
 - (a) To demonstrate that a utility facility is necessary, an applicant must show that reasonable alternatives have been considered and that the facility must be sited in an exclusive farm use zone due to one or more of the following factors:
 - (i) Technical and engineering feasibility;
 - (ii) The proposed facility is locationally-dependent. A utility facility is locationally-dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;
 - (iii) Lack of available urban and nonresource lands;
 - (iv) Availability of existing rights of way;
 - (v) Public health and safety; and
 - (vi) Other requirements of state and federal agencies.
 - (b) Costs associated with any of the factors listed in Subsection (a) of this subsection may be considered, but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities and the siting of utility facilities that are not substantially similar.

- (c) The owner of a utility facility approved under Subsection (1) shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this Subsection shall prevent the owner of the utility facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.
 - (d) The county shall impose clear and objective conditions on an application for utility facility siting to mitigate and minimize the impacts of the proposed facility, if any, on surrounding lands devoted to farm use in order to prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on surrounding farmlands.
 - (e) Utility facilities necessary for public service may include on-site and off-site facilities for temporary workforce housing for workers constructing a utility facility. Such facilities must be removed or converted to an allowed use under the EFU Zone or other statute or rule when project construction is complete. Off-site facilities allowed under this Subsection are subject to Subsection X.08 Conditional Use Review Criteria. Temporary workforce housing facilities not included in the initial approval may be considered through a minor amendment request. A minor amendment request shall have no effect on the original approval.
 - (f) In addition to the provisions of Subsection X.07 O(1)(a) through (d), the establishment or extension of a sewer system as defined by OAR 660-011-0060(1)(f) shall be subject to the provisions of 660-011-0060.
 - (g) The provisions of Subsection (1) do not apply to interstate natural gas pipelines and associated facilities authorized by and subject to regulation by the Federal Energy Regulatory Commission.
- (2) An associated transmission line is necessary for public service upon demonstration that the associated transmission line meets either the following requirements of Subsection (a) or Subsection (b) of this Subsection.
- (a) An applicant demonstrates that the entire route of the associated transmission line meets at least one of the following requirements:
 - (i) The associated transmission line is not located on high-value farmland, as defined in ORS 195.300, or on arable land;

- (ii) The associated transmission line is co-located with an existing transmission line;
 - (iii) The associated transmission line parallels an existing transmission line corridor with the minimum separation necessary for safety; or
 - (iv) The associated transmission line is located within an existing right of way for a linear facility, such as a transmission line, road or railroad, that is located above the surface of the ground.
- (b) After an evaluation of reasonable alternatives, an applicant demonstrates that the entire route of the associated transmission line meets, subject to Subsections X.07 O(2)(c) and (d), two or more of the following criteria:
- (i) Technical and engineering feasibility;
 - (ii) The associated transmission line is locationally-dependent because the associated transmission line must cross high-value farmland, as defined in ORS 195.300, or arable land to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;
 - (iii) Lack of an available existing right of way for a linear facility, such as a transmission line, road or railroad, that is located above the surface of the ground;
 - (iv) Public health and safety; or
 - (v) Other requirements of state or federal agencies.
- (c) As pertains to Subsection (b), the applicant shall demonstrate how the applicant will mitigate and minimize the impacts, if any, of the associated transmission line on surrounding lands devoted to farm use in order to prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on the surrounding farmland.
- (d) The county may consider costs associated with any of the factors listed in Subsection (b), but consideration of cost may not be the only consideration in determining whether the associated transmission line is necessary for public service.

P. Composting operations and facilities shall meet the performance and permitting requirements of the Department of Environmental Quality under OAR 340-093-0050 and 340-096-0060. Buildings and facilities used in conjunction with the composting operation shall only be those required for the operation of the subject facility. Onsite sales shall be limited to bulk loads of at least one unit (7.5 cubic yards) in size that are transported in one vehicle. This use is not permitted on high value farmland except that existing facilities on high value farmland may be expanded subject to Subsection X.07 AA.

(1) *Compost facility operators must prepare, implement and maintain a site-specific Odor Minimization Plan that:*

(a) *Meets the requirements of OAR 340-096-0150;*

(b) *Identifies the distance of the proposed operation to the nearest residential zone;*

(c) *Includes a complaint response protocol;*

(d) *Is submitted to the DEQ with the required permit application; and*

(e) *May be subject to annual review by the county to determine if any revisions are necessary.*

(2) *Compost operations subject to Section X.07 P(1) include:*

(a) *A new disposal site for composting that sells, or offers for sale, resulting product; or*

(b) *An existing disposal site for composting that sells, or offers for sale, resulting product that:*

(c) *Accepts as feedstock nonvegetative materials, including dead animals, meat, dairy products and mixed food waste (type 3 feedstock); or*

(d) *Increases the permitted annual tonnage of feedstock used by the disposal site by an amount that requires a new land use approval.*

Q. *Solid waste disposal facilities shall meet the performance and permitting requirements of the Department of Environmental Quality under ORS 459.245, shall meet the requirements of Section X.08 and shall comply with the following requirements.*

- (1) *The facility shall be designed to minimize conflicts with existing and permitted uses allowed under plan designations for adjacent parcels as outlined in policies of the Comprehensive Plan.*
- (2) *The facility must be of a size and design to minimize noise or other detrimental effects when located adjacent to farm, forest and grazing dwellings(s) or a residential zone.*
- (3) *The facility shall be fenced when the site is located adjacent to dwelling(s) or a residential zone and landscaping, buffering and/or screening shall be provided.*
- (4) *The facility does not constitute an unnecessary fire hazard. If located in a forested area, the county shall condition approval to ensure that minimum fire safety measures will be taken, which may include but are not limited to the following:*
 - (a) *The area surrounding the facility is kept free from litter and debris.*
 - (b) *Fencing will be installed around the facility, if deemed appropriate to protect adjacent farm crops or timber stand.*
 - (c) *If the proposed facility is located in a forested area, construction materials shall be fire resistant or treated with a fire retardant substance and the applicant will be required to remove forest fuels within [30 feet] of structures.*
- (5) *The facility shall adequately protect fish and wildlife resources by meeting minimum Oregon State Department of Forestry regulations.*
- (6) *Access roads or easements for the facility shall be improved to the county's Transportation System Plan standards and comply with grades recommended by the Public Works Director.*
- (7) *Road construction for the facility must be consistent with the intent and purposes set forth in the Oregon Forest Practices Act to minimize soil disturbance and help maintain water quality.*
- (8) *Hours of operation for the facility shall be limited to [8 am – 7 pm].*
- (9) *Comply with other conditions deemed necessary.*

Parks/Public/Quasi-Public

- R. Buildings and facilities associated with a site for the takeoff and landing of model aircraft shall not be more than 500 square feet in floor area or placed on a permanent foundation unless the building or facility preexisted the use approved under this Section. The site shall not include an aggregate surface or hard surface area unless the surface preexisted the use approved under this Section. An owner of property used for the purpose authorized in this Section may charge a person operating the use on the property rent for the property. An operator may charge users of the property a fee that does not exceed the operator's cost to maintain the property, buildings and facilities. As used in this Section, "model aircraft" means a small-scale version of an airplane, glider, helicopter, dirigible or balloon that is used or intended to be used for flight and is controlled by radio, lines or design by a person on the ground.
- S. A living history museum shall be related to resource based activities and shall be owned and operated by a governmental agency or a local historical society. A living history museum may include limited commercial activities and facilities that are directly related to the use and enjoyment of the museum and located within authentic buildings of the depicted historic period or the museum administration building, if areas other than an exclusive farm use zone cannot accommodate the museum and related activities or if the museum administration buildings and parking lot are located within one quarter mile of an urban growth boundary. "Local historical society" means the local historical society, recognized as such by the county governing body and organized under ORS Chapter 65.
- T. A community center may provide services to veterans, including but not limited to emergency and transitional shelter, preparation and service of meals, vocational and educational counseling and referral to local, state or federal agencies providing medical, mental health, disability income replacement and substance abuse services, only in a facility that is in existence on January 1, 2006. The services may not include direct delivery of medical, mental health, disability income replacement or substance abuse services.
- U. Public parks may include:
- (1) All outdoor recreation uses allowed under ORS 215.213 or 215.283.
 - (2) *The following uses, if authorized in a local or park master plan that is adopted as part of the local comprehensive plan, or if authorized in a state park master plan that is adopted by OPRD:*

- (a) *Campground areas: recreational vehicle sites; tent sites; camper cabins; yurts; teepees; covered wagons; group shelters; campfire program areas; camp stores;*
 - (b) *Day use areas: picnic shelters, barbecue areas, swimming areas (not swimming pools), open play fields, play structures;*
 - (c) *Recreational trails: walking, hiking, biking, horse, or motorized off-road vehicle trails; trail staging areas;*
 - (d) *Boating and fishing facilities: launch ramps and landings, docks, moorage facilities, small boat storage, boating fuel stations, fish cleaning stations, boat sewage pumpout stations;*
 - (e) *Amenities related to park use intended only for park visitors and employees: laundry facilities; recreation shops; snack shops not exceeding 1500 square feet of floor area;*
 - (f) *Support facilities serving only the park lands wherein the facility is located: water supply facilities, sewage collection and treatment facilities, storm water management facilities, electrical and communication facilities, restrooms and showers, recycling and trash collection facilities, registration buildings, roads and bridges, parking areas and walkways;*
 - (g) *Park Maintenance and Management Facilities located within a park: maintenance shops and yards, fuel stations for park vehicles, storage for park equipment and supplies, administrative offices, staff lodging; and*
 - (h) *Natural and cultural resource interpretative, educational and informational facilities in state parks: interpretative centers, information/orientation centers, self-supporting interpretative and informational kiosks, natural history or cultural resource museums, natural history or cultural educational facilities, reconstructed historic structures for cultural resource interpretation, retail stores not exceeding 1500 square feet for sale of books and other materials that support park resource interpretation and education.*
- (3) Visitor lodging and retreat facilities if authorized in a state park master plan that is adopted by OPRD: historic lodges, houses or inns and the following associated uses in a state park retreat area only:
- (a) Meeting halls not exceeding 2000 square feet of floor area;

(b) Dining halls (not restaurants).

V. Schools as formerly allowed pursuant to ORS 215.283(1)(a) that were established on or before January 1, 2009, may be expanded if:

- (1) The Conditional Use Review Criteria in Section X.08 are met; and
- (2) The expansion occurs on the tax lot on which the use was established on or before January 1, 2009 or a tax lot that is contiguous to the tax lot and that was owned by the applicant on January 1, 2009.

W. Private Campgrounds are subject to the following:

(1) Except on a lot or parcel contiguous to a lake or reservoir, private campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4. A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites. Campgrounds shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive six-month period.

(2) Campsites may be occupied by a tent, travel trailer, yurt or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites except that electrical service may be provided to yurts allowed by Subsection (3).

(3) A private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation.

X. Accessory uses provided as part of a golf course shall be limited consistent with the following standards:

- (1) An accessory use to a golf course is a facility or improvement that is incidental to the operation of the golf course and is either necessary for the operation and maintenance of the golf course or that provides goods or services customarily provided to golfers at a golf course. An accessory use or activity does not serve the needs of the non-golfing public. Accessory uses to a golf course may include: Parking; maintenance buildings; cart storage and repair; practice range or driving range; clubhouse; restrooms; lockers and showers; food and beverage service; pro shop; a practice or beginners course as part of an 18 hole or larger golf course; or golf tournament. Accessory uses to a golf course do not include: Sporting facilities unrelated to golfing such as tennis courts, swimming pools, and weight rooms; wholesale or retail operations oriented to the non-golfing public; or housing;
- (2) Accessory uses shall be limited in size and orientation on the site to serve the needs of persons and their guests who patronize the golf course to golf. An accessory use that provides commercial services (e.g., pro shop, etc.) shall be located in the clubhouse rather than in separate buildings; and
- (3) Accessory uses may include one or more food and beverage service facilities in addition to food and beverage service facilities located in a clubhouse. Food and beverage service facilities must be part of and incidental to the operation of the golf course and must be limited in size and orientation on the site to serve only the needs of persons who patronize the golf course and their guests. Accessory food and beverage service facilities shall not be designed for or include structures for banquets, public gatherings or public entertainment.

General Standards

Y. Three-mile setback. For uses subject to this Subsection:

- (1) No enclosed structure with a design capacity greater than 100 people, or group of structures with a total design capacity of greater than 100 people, shall be approved in connection with the use within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4, or unless the structure is described in a master plan adopted under the provisions of OAR chapter 660, division 34.
- (2) Any enclosed structures or group of enclosed structures described in Subsection (1) within a tract must be separated by at least one-half mile. For purposes of this Subsection, "tract" means a tract that is in existence as of June 17, 2010.

(3) Existing facilities wholly within a farm use zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law, but enclosed existing structures within a farm use zone within three miles of an urban growth boundary may not be expanded beyond the requirements of this ordinance.

Z. Single-family dwelling deeds. The landowner shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

AA. Expansion standards. Existing facilities wholly within a farm use zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law. An existing golf course may be expanded consistent with the requirements of Subsection X.06 JJ and Section X.08 .

X.08 Conditional Use Review Criteria

An applicant for a use permitted in Section X.06 must demonstrate compliance with the following criteria *[and any other conditional use criteria adopted by the county.]*

Note: Subsection A. and B. are State requirements. Additional criteria are included under C. for counties that don't otherwise have adopted conditional use review criteria.

- A. The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
- B. The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.
- C. *The proposed use will be compatible with vicinity uses, and satisfies all relevant requirements of this ordinance and the following general criteria:*
 - (1) *The use is consistent with those goals and policies of the Comprehensive Plan which apply to the proposed use;*
 - (2) *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features;*
 - (3) *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;*

- (4) *The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use; and*
- (5) *The use is or can be made compatible with existing uses and other allowable uses in the area.*

X.09 Dwellings Customarily Provided in Conjunction with Farm Use

- A. Large Tract Standards. On land not identified as high-value farmland as defined in Section X.02 , a dwelling may be considered customarily provided in conjunction with farm use if:
 - (1) The parcel on which the dwelling will be located is at least 160 acres.
 - (2) The subject tract is currently employed for farm use.
 - (3) The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the subject tract, such as planting, harvesting, marketing or caring for livestock, at a commercial scale.
 - (4) Except for seasonal farmworker housing approved prior to 2001 , there is no other dwelling on the subject tract.
- B. Farm Income Standards (non-high value). On land not identified as high-value farmland, a dwelling may be considered customarily provided in conjunction with farm use if:
 - (1) The subject tract is currently employed for the farm use on which, in each of the last two years or three of the last five years, or in an average of three of the last five years, the farm operator earned the lower of the following:
 - (a) At least \$40,000 in gross annual income from the sale of farm products; or
 - (b) Gross annual income of at least the midpoint of the median income range of gross annual sales for farms in the county with gross annual sales of \$10,000 or more according to the 1992 Census of Agriculture, Oregon; and
 - (2) Except for seasonal farmworker housing approved prior to 2001 , there is no other dwelling on lands designated for exclusive farm use pursuant to ORS Chapter 215 owned by the farm or ranch operator or on the farm or ranch operation;

- (3) The dwelling will be occupied by a person or persons who produced the commodities that grossed the income in Subsection (1); and
 - (4) In determining the gross income required by Subsection (1):
 - (a) The cost of purchased livestock shall be deducted from the total gross income attributed to the farm or ranch operation;
 - (b) Only gross income from land owned, not leased or rented, shall be counted; and
 - (c) Gross farm income earned from a lot or parcel that has been used previously to qualify another lot or parcel for the construction or siting of a primary farm dwelling may not be used.
- C. Farm Income Standards (high-value). On land identified as high-value farmland, a dwelling may be considered customarily provided in conjunction with farm use if:
- (1) The subject tract is currently employed for the farm use on which the farm operator earned at least \$80,000 in gross annual income from the sale of farm products in each of the last two years or three of the last five years, or in an average of three of the last five years; and
 - (2) Except for seasonal farmworker housing approved prior to 2001, there is no other dwelling on lands designated for exclusive farm use owned by the farm or ranch operator or on the farm or ranch operation; and
 - (3) The dwelling will be occupied by a person or persons who produced the commodities that grossed the income in Subsection (1);
 - (4) In determining the gross income required by Subsection (1):
 - (a) The cost of purchased livestock shall be deducted from the total gross income attributed to the farm or ranch operation;
 - (b) Only gross income from land owned, not leased or rented, shall be counted; and
 - (c) Gross farm income earned from a lot or parcel that has been used previously to qualify another lot or parcel for the construction or siting of a primary farm dwelling may not be used.
- D. Farm Capability Standards.

- (1) On land not identified as high-value farmland pursuant to OAR 660-033-0020(8), a dwelling may be considered customarily provided in conjunction with farm use if:
- (a) The subject tract is at least as large as the median size of those commercial farm or ranch tracts capable of generating at least \$10,000 in annual gross sales that are located within a study area that includes all tracts wholly or partially within one mile from the perimeter of the subject tract;
 - (b) The subject tract is capable of producing at least the median level of annual gross sales of county indicator crops as the same commercial farm or ranch tracts used to calculate the tract size in Subsection (a);
 - (c) The subject tract is currently employed for a farm use, as defined in ORS 215.203, at a level capable of producing the annual gross sales required in Subsection (a);
 - (d) The subject lot or parcel on which the dwelling is proposed is not less than 10 acres;
 - (e) Except for seasonal farmworker housing approved prior to 2001, there is no other dwelling on the subject tract;
 - (f) The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the subject tract, such as planting, harvesting, marketing or caring for livestock, at a commercial scale; and
 - (g) If no farm use has been established at the time of application, land use approval shall be subject to a condition that no building permit may be issued prior to the establishment of the farm use required by Subsection (c).
 - (h) In determining the gross sales capability required by Subsection (c):
 - (i) The actual or potential cost of purchased livestock shall be deducted from the total gross sales attributed to the farm or ranch tract;
 - (ii) Only actual or potential sales from land owned, not leased or rented, shall be counted; and

(iii) Actual or potential gross farm sales earned from a lot or parcel that has been used previously to qualify another lot or parcel for the construction or siting of a primary farm dwelling may not be used.

(2) In order to identify the commercial farm or ranch tracts to be used in Subsection (a), the potential gross sales capability of each tract in the study area, including the subject tract, must be determined, using the gross sales figures prepared by the county pursuant to OAR 660-033-0135(2)(c).

Note: This option is available only if the county prepared the potential gross sales figures and received DLCD approval.

E. Additional Farm Income Standards.

(1) For the purpose of Subsections B or C, noncontiguous lots or parcels zoned for farm use in the same county or contiguous counties may be used to meet the gross income requirements. Lots or parcels in eastern or western Oregon may not be used to qualify a dwelling in the other part of the state.

Note: Except for Hood River and Wasco counties and Jackson and Klamath counties when a farm or ranch operation has lots or parcels in both "western" and "eastern" Oregon as defined in Section X.02

(2) Prior to the final approval for a dwelling authorized by Subsections B and C that requires one or more contiguous or non-contiguous lots or parcels of a farm or ranch operation to comply with the gross farm income requirements, the applicant shall complete and record with the county clerk the covenants, conditions, and restrictions form provided by the county (Exhibit A to OAR Chapter 660 Division 33). The covenants, conditions and restrictions shall be recorded for each lot or parcel subject to the application for the primary farm dwelling and shall preclude:

- (a) All future rights to construct a dwelling except for accessory farm dwellings, relative farm assistance dwellings, temporary hardship dwellings or replacement dwellings allowed by ORS Chapter 215; and
- (b) The use of any gross farm income earned on the lots or parcels to qualify another lot or parcel for a primary farm dwelling.

- (3) The covenants, conditions and restrictions are irrevocable, unless a statement of release is signed by an authorized representative of the county or counties where the property subject to the covenants, conditions and restrictions is located;

Enforcement of the covenants, conditions and restrictions may be undertaken by the Department of Land Conservation and Development or by the county or counties where the property subject to the covenants, conditions and restrictions is located;

The failure to follow the requirements of this Section shall not affect the validity of the transfer of property or the legal remedies available to the buyers of property that is subject to the covenants, conditions and restrictions required by this Section;

The planning director shall maintain a copy of the covenants, conditions and restrictions filed in the county deed records pursuant to this Section and a map or other record depicting the lots and parcels subject to the covenants, conditions and restrictions filed in the county deed records pursuant to this Section. The map or other record required by this Subsection shall be readily available to the public in the county planning office.

- F. Commercial Dairy Farm Standards. A dwelling may be considered customarily provided in conjunction with a commercial dairy farm and capable of earning the gross annual income requirements by Subsections B or C above, subject to the following requirements:

- (1) The subject tract will be employed as a commercial dairy as defined in Subsection (7);
- (2) The dwelling is sited on the same lot or parcel as the buildings required by the commercial dairy;
- (3) Except for seasonal farmworker housing approved prior to 2001, there is no other dwelling on the subject tract;
- (4) The dwelling will be occupied by a person or persons who will be principally engaged in the operation of the commercial dairy farm, such as the feeding, milking or pasturing of the dairy animals or other farm use activities necessary to the operation of the commercial dairy farm;
- (5) The building permits, if required, have been issued for and construction has begun for the buildings and animal waste facilities required for a commercial dairy farm; and
- (6) The Oregon Department of Agriculture has approved the following:

- (a) A permit for a "confined animal feeding operation" under ORS 468B.050 and 468B.200 to 468B.230; and
 - (b) A Producer License for the sale of dairy products under ORS 621.072.
- (7) As used in this Section, "commercial dairy farm" is a dairy operation that owns a sufficient number of producing dairy animals capable of earning the gross annual income required by Subsections B or C, whichever is applicable, from the sale of fluid milk.
- G. Relocated Farm Operations. A dwelling may be considered customarily provided in conjunction with farm use if:
- (1) Within the previous two years, the applicant owned and operated a different farm or ranch operation that earned the gross farm income in each of the last five years or four of the last seven years as required by Subsection B or C, whichever is applicable;
 - (2) The subject lot or parcel on which the dwelling will be located is:
 - (a) Currently employed for the farm use that produced in each of the last two years or three of the last five years, or in an average of three of the last five years the gross farm income required by Subsection B or C, whichever is applicable; and
 - (b) At least the size of the applicable minimum lot size under Section X.17 ;
 - (3) Except for seasonal farmworker housing approved prior to 2001, there is no other dwelling on the subject tract;
 - (4) The dwelling will be occupied by a person or persons who produced the commodities that grossed the income in Subsection (1); and
 - (5) In determining the gross income required by Subsection (1) and Subsection (2):
 - (a) The cost of purchased livestock shall be deducted from the total gross income attributed to the tract; and
 - (b) Only gross income from land owned, not leased or rented, shall be counted.

- H. Farming of a marijuana crop, and the gross sales derived from selling a marijuana crop, may not be used to demonstrate compliance with the approval criteria for a farm dwelling.

X.10 Accessory Farm Dwellings

- A. Accessory farm dwellings may be considered customarily provided in conjunction with farm use if each accessory farm dwelling meets all the following requirements:
- (1) The accessory farm dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land whose seasonal or year-round assistance in the management of the farm use, such as planting, harvesting, marketing or caring for livestock, is or will be required by the farm operator;
 - (2) The accessory farm dwelling will be located:
 - (a) On the same lot or parcel as the primary farm dwelling;
 - (b) On the same tract as the primary farm dwelling when the lot or parcel on which the accessory farm dwelling will be sited is consolidated into a single parcel with all other contiguous lots and parcels in the tract;
 - (c) On a lot or parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is limited to only a manufactured dwelling with a deed restriction. The deed restriction shall be filed with the county clerk and require the manufactured dwelling to be removed when the lot or parcel is conveyed to another party. The manufactured dwelling may remain if it is reapproved under these provisions;
 - (d) On any lot or parcel, when the accessory farm dwelling is limited to only attached multi-unit residential structures allowed by the applicable state building code or similar types of farmworker housing as that existing on farm or ranch operations registered with the Department of Consumer and Business Services, Oregon Occupational Safety and Health Division under ORS 658.750. A county shall require all accessory farm dwellings approved under this Subsection to be removed, demolished or converted to a nonresidential use when farmworker housing is no longer required. "Farmworker housing" shall have the meaning set forth in 215.278 and not the meaning in 315.163; or

- (e) On a lot or parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is located on a lot or parcel at least the size of the applicable minimum lot size under ORS 215.780 and the lot or parcel complies with the gross farm income requirements in OAR 660-033-0135(3) or (4), whichever is applicable; and
 - (3) There is no other dwelling on the lands designated for exclusive farm use owned by the farm operator that is vacant or currently occupied by persons not working on the subject farm or ranch and that could reasonably be used as an accessory farm dwelling.
- B. In addition to the requirements in Subsection A, the primary farm dwelling to which the proposed dwelling would be accessory, meets one of the following:
 - (1) On land not identified as high-value farmland, the primary farm dwelling is located on a farm or ranch operation that is currently employed for farm use, as defined in ORS 215.203, on which, in each of the last two years or three of the last five years or in an average of three of the last five years, the farm operator earned the lower of the following:
 - (a) At least \$40,000 in gross annual income from the sale of farm products. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract; or
 - (b) Gross annual income of at least the midpoint of the median income range of gross annual sales for farms in the county with gross annual sales of \$10,000 or more according to the 1992 Census of Agriculture, Oregon. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract;
 - (2) On land identified as high-value farmland, the primary farm dwelling is located on a farm or ranch operation that is currently employed for farm use, as defined in ORS 215.203, on which the farm operator earned at least \$80,000 in gross annual income from the sale of farm products in each of the last two years or three of the last five years or in an average of three of the last five years. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract; or
 - (3) It is located on a commercial dairy farm as defined in Section X.09 G; and

- (a) The building permits, if required, have been issued and construction has begun or been completed for the buildings and animal waste facilities required for a commercial dairy farm;
 - (b) The Oregon Department of Agriculture has approved a permit for a "confined animal feeding operation" under ORS 468B.050 and 468B.200 to 468B.230; and
 - (c) A Producer License for the sale of dairy products under ORS 621.072.
- C. No division of a lot or parcel for an accessory farm dwelling shall be approved pursuant to this Subsection. If it is determined that an accessory farm dwelling satisfies the requirements of this ordinance, a parcel may be created consistent with the minimum parcel size requirements in Subsection X.17 A.
 - D. An accessory farm dwelling approved pursuant to this Section cannot later be used to satisfy the requirements for a dwelling not provided in conjunction with farm use pursuant to Subsection X.05 E.
 - E. For purposes of this Subsection, "accessory farm dwelling" includes all types of residential structures allowed by the applicable state building code.
 - F. Farming of a marijuana crop shall not be used to demonstrate compliance with the approval criteria for an accessory farm dwelling.
 - G. No accessory farm dwelling unit may be occupied by a relative of the owner or operator of the farmworker housing. "Relative" means a spouse of the owner or operator or an ancestor, lineal descendant or whole or half sibling of the owner or operator or the spouse of the owner or operator.

X.11 Lot of Record Dwellings

- A. A lot of record dwelling may be approved on a pre-existing lot or parcel if:
 - (1) The lot or parcel on which the dwelling will be sited was lawfully created and was acquired and owned continuously by the present owner as defined in Subsection E:
 - (a) Since prior to January 1, 1985; or
 - (b) By devise or by intestate succession from a person who acquired and had owned continuously the lot or parcel since prior to January 1, 1985.
 - (2) The tract on which the dwelling will be sited does not include a dwelling;

- (3) The lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993, no dwelling exists on another lot or parcel that was part of that tract;
 - (4) The proposed dwelling is not prohibited by, and will comply with, the requirements of the acknowledged comprehensive plan and land use regulations and other provisions of law;
 - (5) The lot or parcel on which the dwelling will be sited is not high-value farmland except as provided in Subsections C and D; and
 - (6) When the lot or parcel on which the dwelling will be sited lies within an area designated in the comprehensive plan as habitat of big game, the siting of the dwelling is consistent with the limitations on density upon which the acknowledged comprehensive plan and land use regulations intended to protect the habitat are based.
- B. When the lot or parcel on which the dwelling will be sited is part of a tract, the remaining portions of the tract are consolidated into a single lot or parcel when the dwelling is allowed;
- C. Notwithstanding the requirements of Subsection X.11 A(5), a single-family dwelling may be sited on high-value farmland if:
- (1) It meets the other requirements of Subsections A and B;
 - (2) The lot or parcel is protected as high-value farmland as defined in X.02 U(1);
 - (3) The county hearings officer [*planning director*] determines that:
 - (a) The lot or parcel cannot practicably be managed for farm use, by itself or in conjunction with other land, due to extraordinary circumstances inherent in the land or its physical setting that do not apply generally to other land in the vicinity.
 - (i) For the purposes of this Section, this criterion asks whether the subject lot or parcel can be physically put to farm use without undue hardship or difficulty because of extraordinary circumstances inherent in the land or its physical setting. Neither size alone nor a parcel's limited economic potential demonstrates that a lot or parcel cannot be practicably managed for farm use.

- (ii) Examples of "extraordinary circumstances inherent in the land or its physical setting" include very steep slopes, deep ravines, rivers, streams, roads, railroad or utility lines or other similar natural or physical barriers that by themselves or in combination separate the subject lot or parcel from adjacent agricultural land and prevent it from being practicably managed for farm use by itself or together with adjacent or nearby farms.
- (iii) A lot or parcel that has been put to farm use despite the proximity of a natural barrier or since the placement of a physical barrier shall be presumed manageable for farm use;
- (b) The dwelling will comply with the provisions of X.08 ; and
- (c) The dwelling will not materially alter the stability of the overall land use pattern in the area by applying the standards set forth in Subsection X.12 A.

Note: A county is required to provide notice of all applications for dwellings allowed under Subsection C to the Oregon Department of Agriculture. Notice must be mailed at least 20 calendar days prior to the public hearing before the hearings officer under Subsection X.11 C(3).

- D. Notwithstanding the requirements of Subsection X.11 A(5), a single-family dwelling may be sited on high-value farmland if:
 - (1) It meets the other requirements of Subsections A and B;
 - (2) The tract on which the dwelling will be sited is:
 - (a) Identified in X.02 U(3);
 - (b) Not high-value farmland defined in X.02 U(1); and
 - (c) Twenty-one acres or less in size; and
 - (3) The tract is bordered on at least 67 percent of its perimeter by tracts that are smaller than 21 acres, and at least two such tracts had dwellings on January 1, 1993; or

- (4) The tract is not a flaglot and is bordered on at least 25 percent of its perimeter by tracts that are smaller than 21 acres, and at least four dwellings existed on January 1, 1993, within one-quarter mile of the center of the subject tract. Up to two of the four dwellings may lie within an urban growth boundary, but only if the subject tract abuts an urban growth boundary; or
- (5) The tract is a flaglot and is bordered on at least 25 percent of its perimeter by tracts that are smaller than 21 acres, and at least four dwellings existed on January 1, 1993, within one-quarter mile of the center of the subject tract and on the same side of the public road that provides access to the subject tract. The governing body of a county must interpret the center of the subject tract as the geographic center of the flag lot if the applicant makes a written request for that interpretation and that interpretation does not cause the center to be located outside the flag lot. Up to two of the four dwellings may lie within an urban growth boundary, but only if the subject tract abuts an urban growth boundary:
- (a) “Flaglot” means a tract containing a narrow strip or panhandle of land providing access from the public road to the rest of the tract.
- (b) “Geographic center of the flaglot” means the point of intersection of two perpendicular lines of which the first line crosses the midpoint of the longest side of a flaglot, at a 90-degree angle to the side, and the second line crosses the midpoint of the longest adjacent side of the flaglot.
- E. For purposes of Subsection A, “owner” includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle, niece, nephew, stepparent, stepchild, grandparent or grandchild of the owner or a business entity owned by any one or a combination of these family members;
- F. The county assessor shall be notified that the governing body intends to allow the dwelling.
- G. An approved single-family dwelling under this Section may be transferred by a person who has qualified under this Section to any other person after the effective date of the land use decision.
- H. The county shall provide notice of all applications for lot of record dwellings on high value farmland to the State Department of Agriculture. Notice shall be provided in accordance with land use regulations and shall be mailed at least 20 calendar days prior to the public hearing.

X.12 Dwellings Not in Conjunction with Farm Use

Non-farm dwelling. A non-farm dwelling sited on a parcel created before January 1, 1993, is subject to the following requirements:

- A. The dwelling or activities associated with the dwelling will not force a significant change in or significantly increase the cost of accepted farming or forest practices on nearby lands devoted to farm or forest use;
- B. The dwelling will be sited on an existing lot or parcel that is predominantly composed of Class IV through VIII soils that would not, when irrigated, be classified as prime, unique, Class I or II soils;
- C. The dwelling will not materially alter the stability of the overall land use pattern of the area. In determining whether a proposed non-farm dwelling will alter the stability of the land use pattern in the area, a county shall consider the cumulative impact of possible new nonfarm dwellings and parcels on other lots or parcels in the area similarly situated. To address this standard, the applicant must:
 - (1) Identify a study area for the cumulative impacts analysis. The study area shall include at least 2000 acres or a smaller area not less than 1000 acres, if the smaller area is a distinct agricultural area based on topography, soil types, land use pattern, or the type of farm or ranch operations or practices that distinguish it from other, adjacent agricultural areas. Findings shall describe the study area, its boundaries, the location of the subject parcel within this area, why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the analysis required by this standard. Lands zoned for rural residential or other urban or nonresource uses shall not be included in the study area;

- (2) Identify within the study area the broad types of farm uses (irrigated or nonirrigated crops, pasture or grazing lands), the number, location and type of existing dwellings (farm, nonfarm, hardship, etc.), and the dwelling development trends since 1993. Determine the potential number of nonfarm/lot-of-record dwellings that could be approved under Subsection X.11 A and Section X.12 , including identification of predominant soil classifications, the parcels created prior to January 1, 1993 and the parcels larger than the minimum lot size that may be divided to create new parcels for nonfarm dwellings under ORS 215.263(4) ORS 215.263(4) ORS 215.263(5). The findings shall describe the existing land use pattern of the study area including the distribution and arrangement of existing uses and the land use pattern that could result from approval of the possible nonfarm dwellings under this Subsection; and
- (3) Determine whether approval of the proposed nonfarm/lot-of-record dwellings together with existing nonfarm dwellings will materially alter the stability of the land use pattern in the area. The stability of the land use pattern will be materially altered if the cumulative effect of existing and potential nonfarm dwellings will make it more difficult for the existing types of farms in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland, acquire water rights or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the study area.

Case law: "Portions" of parcels found to be unsuitable must be large enough to accommodate the dwelling as well as the associated improvements (i.e. septic system and well). Wetherell v. Douglas County, 51 Or LUBA 699 (2006).

- D. If a single-family dwelling is established on a lot or parcel as set forth in Subsection X.05 D [*"lot of record" dwelling*], no additional dwelling may later be sited under the provisions of this Section.

Note: A county may attach other criteria or conditions to non-farm dwellings as it considers necessary.

X.13 Alteration, Restoration or Replacement of a Lawfully-established Dwelling

- A. A lawfully established dwelling may be altered, restored or replaced if, when an application for a permit is submitted, the permitting authority finds to its satisfaction, based on substantial evidence that:

- (1) The dwelling to be altered, restored or replaced has, or formerly had:

- (a) Intact exterior walls and roof structure;
 - (b) Indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - (c) Interior wiring for interior lights;
 - (d) A heating system; and
 - (e) The dwelling was assessed as a dwelling for purposes of ad valorem taxation for the previous five property tax years, or, if the dwelling has existed for less than five years, from that time.
- (2) Notwithstanding Subsection X.13 A(1)(e), if the value of the dwelling was eliminated as a result of either of the following circumstances, the dwelling was assessed as a dwelling until such time as the value of the dwelling was eliminated:
- (a) The destruction (i.e, by fire or natural hazard), or demolition in the case of restoration, of the dwelling; or
 - (b) The applicant establishes to the satisfaction of the permitting authority that the dwelling was improperly removed from the tax roll by a person other than the current owner. "Improperly removed" means that the dwelling has taxable value in its present state, or had taxable value when the dwelling was first removed from the tax roll or was destroyed by fire or natural hazard, and the county stopped assessing the dwelling even though the current or former owner did not request removal of the dwelling from the tax roll.
- B. For replacement of a lawfully established dwelling under Subsection X.05 G:
- (1) The dwelling to be replaced must be removed, demolished or converted to an allowable nonresidential use:
 - (a) Within one year after the date the replacement dwelling is certified for occupancy pursuant to ORS 455.055; or
 - (b) If the dwelling to be replaced is, in the discretion of the permitting authority, in such a state of disrepair that the structure is unsafe for occupancy or constitutes an attractive nuisance, on or before a date set by the permitting authority that is not less than 90 days after the replacement permit is issued; and

- (c) If a dwelling is removed by moving it off the subject parcel to another location, the applicant must obtain approval from the permitting authority for the new location.
- (2) The applicant must cause to be recorded in the deed records of the county a statement that the dwelling to be replaced has been removed, demolished or converted.
- (3) As a condition of approval, if the dwelling to be replaced is located on a portion of the lot or parcel that is not zoned for exclusive farm use, the applicant shall execute and cause to be recorded in the deed records of the county in which the property is located a deed restriction prohibiting the siting of another dwelling on that portion of the lot or parcel. The restriction imposed is irrevocable unless the county planning director, or the director's designee, places a statement of release in the deed records of the county to the effect that the provisions of 2013 Oregon Laws, chapter 462, Section 2 and ORS 215.283 regarding replacement dwellings have changed to allow the lawful siting of another dwelling.

Note: The county is required to maintain a record of:

- 1. The lots and parcels for which dwellings to be replaced have been removed, demolished or converted; and*
- 2 The lots and parcels that do not qualify for the siting of a new dwelling under Subsection (2), including a copy of the deed restrictions filed under Subsection (3).*

- C. A replacement dwelling must comply with applicable building codes, plumbing codes, sanitation codes and other requirements relating to health and safety or to siting at the time of construction. However, the standards may not be applied in a manner that prohibits the siting of the replacement dwelling.
 - (1) The siting standards of Subsection (2) apply when a dwelling qualifies for replacement because the dwelling:
 - (a) Formerly had the features described in Subsection X.13 A(1);
 - (b) Was removed from the tax roll as described in Subsection X.13 A(2); or
 - (c) Had a permit that expired as described under Subsection X.13 D(3).
 - (2) The replacement dwelling must be sited on the same lot or parcel:

- (a) Using all or part of the footprint of the replaced dwelling or near a road, ditch, river, property line, forest boundary or another natural boundary of the lot or parcel; and
 - (b) If possible, for the purpose of minimizing the adverse impacts on resource use of land in the area, within a concentration or cluster of structures or within 500 yards of another structure.
- (3) Replacement dwellings that currently have the features described in Subsection X.13 A(1) and that have been on the tax roll as described in Subsection X.13 A(2) may be sited on any part of the same lot or parcel.
- D. A replacement dwelling permit that is issued under X.05 G:
- (1) Is a land use decision as defined in ORS 197.015 where the dwelling to be replaced:
 - (a) Formerly had the features described in Subsection X.13 A(1); or
 - (b) Was removed from the tax roll as described in Subsection X.13 A(2);
 - (2) Is not subject to the time to act limits of ORS 215.417; and
 - (3) If expired before January 1, 2014, shall be deemed to be valid and effective if, before January 1, 2015, the holder of the permit:
 - (a) Removes, demolishes or converts to an allowable nonresidential use the dwelling to be replaced; and
 - (b) Causes to be recorded in the deed records of the county a statement that the dwelling to be replaced has been removed, demolished or converted.

X.14 Wineries

- A. A winery may be established as a permitted use if the proposed winery will produce wine with a maximum annual production of:
- (1) Less than 50,000 gallons and the winery owner:
 - (a) Owns an on-site vineyard of at least 15 acres;
 - (b) Owns a contiguous vineyard of at least 15 acres;

- (c) Has a long-term contract for the purchase of all of the grapes from at least 15 acres of a vineyard contiguous to the winery; or
 - (d) Obtains grapes from any combination of Subsection (a), (b), or (c); or
- (2) At least 50,000 gallons and the winery owner:
- (a) Owns an on-site vineyard of at least 40 acres;
 - (b) Owns a contiguous vineyard of at least 40 acres;
 - (c) Has a long-term contract for the purchase of all of the grapes from at least 40 acres of a vineyard contiguous to the winery;
 - (d) Owns an on-site vineyard of at least 15 acres on a tract of at least 40 acres and owns at least 40 additional acres of vineyards in Oregon that are located within 15 miles of the winery site; or
 - (e) Obtains grapes from any combination of Subsection (a), (b), (c) or (d).
- B. In addition to producing and distributing wine, a winery established under this Section may:
- (1) Market and sell wine produced in conjunction with the winery.
 - (2) Conduct operations that are directly related to the sale or marketing of wine produced in conjunction with the winery, including:
 - (a) Wine tastings in a tasting room or other location on the premises occupied by the winery;
 - (b) Wine club activities;
 - (c) Winemaker luncheons and dinners;
 - (d) Winery and vineyard tours;
 - (e) Meetings or business activities with winery suppliers, distributors, wholesale customers and wine-industry members;
 - (f) Winery staff activities;
 - (g) Open house promotions of wine produced in conjunction with the winery; and

- (h) Similar activities conducted for the primary purpose of promoting wine produced in conjunction with the winery.
 - (3) Market and sell items directly related to the sale or promotion of wine produced in conjunction with the winery, the marketing and sale of which is incidental to on-site retail sale of wine, including food and beverages:
 - (a) Required to be made available in conjunction with the consumption of wine on the premises by the Liquor Control Act or rules adopted under the Liquor Control Act; or
 - (b) Served in conjunction with an activity authorized by Subsection X.14 B(2), (4), or (5).
 - (4) Carry out agri-tourism or other commercial events on the tract occupied by the winery subject to Subsections E, F, G and H.
 - (5) Host charitable activities for which the winery does not charge a facility rental fee.
- C. A winery may include on-site kitchen facilities licensed by the Oregon Health Authority under ORS 624.010 to 624.121 for the preparation of food and beverages described in Subsection X.14 B(3). Food and beverage services authorized under Subsection X.14 B(3) may not utilize menu options or meal services that cause the kitchen facilities to function as a café or other dining establishment open to the public.
- D. The gross income of the winery from the sale of incidental items or services provided pursuant to Subsection X.14 B(3) to (5) may not exceed 25 percent of the gross income from the on-site retail sale of wine produced in conjunction with the winery. The gross income of a winery does not include income received by third parties unaffiliated with the winery. At the request of the county, the winery shall submit to the county a written statement that is prepared by a certified public accountant and certifies the compliance of the winery with this Subsection for the previous tax year.
- E. A winery may carry out up to 18 days of agri-tourism or other commercial events annually on the tract occupied by the winery. If a winery conducts agri-tourism or other commercial events authorized under this Section, the winery may not conduct agri-tourism or other commercial events or activities authorized by Subsections X.15 A to D. *The requirements of the Agri-tourism [Limited Use] permit must be met.*

- F. For events described in Subsection E for a winery in the Willamette Valley:
- (1) Events on the first six days of the 18-day limit per calendar year must be authorized by the local government through the issuance of a renewable multi-year license that:
 - (a) Has a term of five years; and
 - (b) Is subject to an administrative review to determine necessary conditions pursuant to Subsection G.
 - (2) The decision on a license under Subsection X.14 F(1) is not:
 - (a) A land use decision, as defined in ORS 197.015, and is not subject to review by the Land Use Board of Appeals.
 - (b) A permit, as defined in ORS 215.402 or 227.160.
 - (3) Events on days seven through 18 of the 18-day limit per calendar year must be authorized through the issuance of a renewable multi-year permit that:
 - (a) Has a term of five years;
 - (b) Is subject to an administrative review to determine necessary conditions pursuant to Subsection G; and
 - (c) Is subject to notice as specified in ORS 215.416 (11) or 227.175 (10).
 - (4) The decision on a permit under Subsection X.14 F(3) is:
 - (a) A land use decision, as defined in ORS 197.015, and is subject to review by the Land Use Board of Appeals.
 - (b) A permit, as defined in ORS 215.402 or 227.160.

Counties may choose to modify G. below to reference existing standards found elsewhere in the adopted county land use ordinance. Alternatively, counties may wish to keep agri-tourism standards within the resource zone and adopt/modify standards shown in italics under Section X.15 H.

- G. As necessary to ensure that agri-tourism or other commercial events on a tract occupied by a winery are subordinate to the production and sale of wine and do not create significant adverse impacts to uses on surrounding land, the county may impose conditions on a license or permit issued pursuant to Subsection X.14 F related to:
- (1) The number of event attendees;
 - (2) The hours of event operation;
 - (3) Access and parking;
 - (4) Traffic management;
 - (5) Noise management; and
 - (6) Sanitation and solid waste.
- H. A local government may charge a fee for processing a license or permit under Subsections F and G. A fee may not exceed the actual or average cost of providing the applicable licensing or permitting service.
- I. A winery operating under this Section shall provide parking for all activities or uses of the lot, parcel or tract on which the winery is established.
- J. *Events described in X.14 E are subject to the requirements of Section X.15 H, Agri-Tourism and other Commercial Events or Activities [Limited Use] Permit.*
- K. Prior to the issuance of a permit to establish a winery under Subsection X.14 A, the applicant shall show that vineyards described in Subsection X.14 A have been planted or that the contract has been executed, as applicable.
- L. Standards imposed on the siting of a winery shall be limited solely to each of the following for the sole purpose of limiting demonstrated conflicts with accepted farming or forest practices on adjacent lands:
- (1) Establishment of a setback of at least 100 feet from all property lines for the winery and all public gathering places unless the local government grants an adjustment or variance allowing a setback of less than 100 feet; and
 - (2) Provision of direct road access and internal circulation.
- M. In addition to a winery permitted in Subsections X.14 A to X.14 L, a winery may be established if:

- (1) The winery owns and is sited on a tract of 80 acres or more, at least 50 acres of which is a vineyard;
 - (2) The winery owns at least 80 additional acres of planted vineyards in Oregon that need not be contiguous to the acreage described in Subsection X.14 M(1); and
 - (3) The winery has produced annually, at the same or a different location, at least 150,000 gallons of wine in at least three of the five calendar years before the winery is established under this Subsection.
- N. In addition to producing and distributing wine, a winery described in Subsection X.14 M may:
- (1) Market and sell wine produced in conjunction with the winery;
 - (2) Conduct operations that are directly related to the sale or marketing of wine produced in conjunction with the winery, including:
 - (a) Wine tastings in a tasting room or other location on the premises occupied by the winery;
 - (b) Wine club activities;
 - (c) Winemaker luncheons and dinners;
 - (d) Winery and vineyard tours;
 - (e) Meetings or business activities with winery suppliers, distributors, wholesale customers and wine-industry members;
 - (f) Winery staff activities;
 - (g) Open house promotions of wine produced in conjunction with the winery; and
 - (h) Similar activities conducted for the primary purpose of promoting wine produced in conjunction with the winery;
 - (3) Market and sell items directly related to the sale or promotion of wine produced in conjunction with the winery, the marketing and sale of which is incidental to retail sale of wine on-site, including food and beverages:

- (a) Required to be made available in conjunction with the consumption of wine on the premises by the Liquor Control Act or rules adopted under the Liquor Control Act; or
 - (b) Served in conjunction with an activity authorized by Subsection X.14 N(2)(b), (d), or (e);
- (4) Provide services, including agri-tourism or other commercial events, hosted by the winery or patrons of the winery, at which wine produced in conjunction with the winery is featured, that:
- (a) Are directly related to the sale or promotion of wine produced in conjunction with the winery;
 - (b) Are incidental to the retail sale of wine on-site; and
 - (c) Are limited to 25 days or fewer in a calendar year; and
 - (d) Host charitable activities for which the winery does not charge a facility rental fee.
- O. Income requirements:
- (1) The gross income of the winery from the sale of incidental items pursuant to Subsection X.14 N(3) and services provided pursuant to Subsection X.14 N(4) may not exceed 25 percent of the gross income from the on-site retail sale of wine produced in conjunction with the winery.
 - (2) At the request of a local government with land use jurisdiction over the site of a winery, the winery shall submit to the local government a written statement, prepared by a certified public accountant, that certifies compliance with Subsection (1) for the previous tax year.
- P. A winery permitted under Subsection M:
- (1) Shall provide parking for all activities or uses of the lot, parcel or tract on which the winery is established.
 - (2) May operate a restaurant, as defined in ORS 624.010, in which food is prepared for consumption on the premises of the winery.
- Q. Permit requirements:

- (1) A winery shall obtain a permit if the winery operates a restaurant that is open to the public for more than 25 days in a calendar year or provides for agri-tourism or other commercial events authorized under Subsection X.14 N(4) occurring on more than 25 days in a calendar year.
 - (2) In addition to any other requirements, a local government may approve a permit application under this Subsection if the local government finds that the authorized activity:
 - (a) Complies with the standards described in Subsections X.08 A and B;
 - (b) Is incidental and subordinate to the retail sale of wine produced in conjunction with the winery; and
 - (c) Does not materially alter the stability of the land use pattern in the area.
 - (3) If the local government issues a permit under this Subsection for agri-tourism or other commercial events, the local government shall review the permit at least once every five years and, if appropriate, may renew the permit.
- R. A person may not have a substantial ownership interest in more than one winery operating a restaurant, as permitted in Subsection P.
- S. Prior to the issuance of a permit to establish a winery under Subsection M, the applicant shall show that vineyards described in Subsection M have been planted.
- T. A winery operating under Subsection M shall provide for:
- (1) Establishment of a setback of at least 100 feet from all property lines for the winery and all public gathering places; and
 - (2) Direct road access and internal circulation.
- U. A winery operating under Subsection X.14 M may receive a permit to host outdoor concerts for which admission is charged, facility rentals or celebratory events if the winery received a permit in similar circumstances before August 2, 2011.
- V. As used in this Section:

- (1) "Agri-tourism or other commercial events" includes outdoor concerts for which admission is charged, educational, cultural, health or lifestyle events, facility rentals, celebratory gatherings and other events at which the promotion of wine produced in conjunction with the winery is a secondary purpose of the event.
- (2) "On-site retail sale" includes the retail sale of wine in person at the winery site, through a wine club or over the Internet or telephone.

X.15 Agri-tourism and Other Commercial Events

The following agri-tourism and other commercial events or activities that are related to and supportive of agriculture may be established:

Counties that choose to adopt agri-tourism provisions may either modify X.15 A(7) below to reference existing standards found elsewhere in the adopted county land use ordinance, or, alternatively, adopt agri-tourism standards within the EFU zone such as those presented in alternate X.15 A(7)(e) text, which references standards X.15 B (1-7).

- A. *A single agri-tourism or other commercial event or activity on a tract in a calendar year that is personal to the applicant and is not transferred by, or transferable with, a conveyance of the tract, if the agri-tourism or other commercial event or activity meets any local standards that apply and:*
 - (1) *The agri-tourism or other commercial event or activity is incidental and subordinate to existing farm use on the tract;*
 - (2) *The duration of the agri-tourism or other commercial event or activity does not exceed 72 consecutive hours;*
 - (3) *The maximum attendance at the agri-tourism or other commercial event or activity does not exceed 500 people;*
 - (4) *The maximum number of motor vehicles parked at the site of the agri-tourism or other commercial event or activity does not exceed 250 vehicles;*
 - (5) *The agri-tourism or other commercial event or activity complies with the standards described in Subsections X.08 A and B;*
 - (6) *The agri-tourism or other commercial event or activity occurs outdoors, in temporary structures, or in existing permitted structures, subject to health and fire and life safety requirements; and*

- (7) *The agri-tourism or other commercial event or activity complies with conditions established for:*
- (a) *[Planned hours of operation;]*
 - (b) *[Access, egress and parking;]*
 - (c) *[A traffic management plan that identifies the projected number of vehicles and any anticipated use of public roads:]*
 - (d) *[Sanitation and solid waste; and]*
 - (e) *Must comply with the requirements in X.15 B.*
- B. *In the alternative to Subsections A and C, the county may authorize, through an expedited, single-event license, a single agri-tourism or other commercial event or activity on a tract in a calendar year by an expedited, single-event license that is personal to the applicant and is not transferred by, or transferable with, a conveyance of the tract. A decision concerning an expedited, single-event license is not a land use decision, as defined in ORS 197.015. To approve an expedited, single-event license, the governing body of a county or its designee must determine that the proposed agri-tourism or other commercial event or activity meets any local standards that apply, and the agri-tourism or other commercial event or activity:*
- (1) *Must be incidental and subordinate to existing farm use on the tract;*
 - (2) *May not begin before 6 a.m. or end after 10 p.m.;*
 - (3) *May not involve more than 100 attendees or 50 vehicles;*
 - (4) *May not include the artificial amplification of music or voices before 8 a.m. or after 8 p.m.;*
 - (5) *May not require or involve the construction or use of a new permanent structure in connection with the agri-tourism or other commercial event or activity;*
 - (6) *Must be located on a tract of at least 10 acres unless the owners or residents of adjoining properties consent, in writing, to the location; and*
 - (7) *Must comply with applicable health and fire and life safety requirements.*

Counties may modify X.15 C(6) below to either reference existing standards found elsewhere in the adopted county land use ordinance, or, alternatively, adopt agri-tourism standards within the EFU zone such as those presented in alternate X.15 C(6)(f) text, which references model standards X.15 H.

- C. In the alternative to Subsections A and B, the county may authorize up to six agri-tourism or other commercial events or activities on a tract in a calendar year by a limited use permit that is personal to the applicant and is not transferred by, or transferable with, a conveyance of the tract. The agri-tourism or other commercial events or activities must meet any local standards that apply, and the agri-tourism or other commercial events or activities:*
- (1) Must be incidental and subordinate to existing farm use on the tract;*
 - (2) May not, individually, exceed a duration of 72 consecutive hours;*
 - (3) May not require that a new permanent structure be built, used or occupied in connection with the agri-tourism or other commercial events or activities;*
 - (4) Must comply with the standards described in Subsections X.08 A and B;*
 - (5) May not, in combination with other agri-tourism or other commercial events or activities authorized in the area, materially alter the stability of the land use pattern in the area; and*
 - (6) Must comply with conditions established for:*
 - (a) [The types of agri-tourism or other commercial events or activities that are authorized during each calendar year, including the number and duration of the agri-tourism or other commercial events and activities, the anticipated daily attendance and the hours of operation;*
 - (b) The location of existing structures and the location of proposed temporary structures to be used in connection with the agri-tourism or other commercial events or activities;*
 - (c) The location of access and egress and parking facilities to be used in connection with the agri-tourism or other commercial events or activities;*
 - (d) Traffic management, including the projected number of vehicles and any anticipated use of public roads; and*
 - (e) Sanitation and solid waste]*

(f) Must comply with the requirements of X.15 H

(7) A permit authorized by this Subsection shall be valid for two calendar years. When considering an application for renewal, the county shall ensure compliance with the provisions of Subsection C, any local standards that apply and conditions that apply to the permit or to the agri-tourism or other commercial events or activities authorized by the permit.

D. In addition to Subsections A to C, the county may authorize agri-tourism or other commercial events or activities that occur more frequently or for a longer period or that do not otherwise comply with Subsections A to C if the agri-tourism or other commercial events or activities comply with any local standards that apply and the agri-tourism or other commercial events or activities:

(1) Are incidental and subordinate to existing commercial farm use of the tract and are necessary to support the commercial farm uses or the commercial agricultural enterprises in the area;

(2) Comply with the requirements of X.15 C(3), (4), (5), and (6);

(3) Occur on a lot or parcel that complies with the acknowledged minimum lot or parcel size; and

(4) Do not exceed 18 events or activities in a calendar year.

E. A holder of a permit authorized by a county under Subsection D must request review of the permit at four-year intervals. Upon receipt of a request for review, the county shall:

(1) Provide public notice and an opportunity for public comment as part of the review process; and

(2) Limit its review to events and activities authorized by the permit, conformance with conditions of approval required by the permit and the standards established by Subsection D.

F. Temporary structures established in connection with agri-tourism or other commercial events or activities may be permitted. The temporary structures must be removed at the end of the agri-tourism or other event or activity. Alteration to the land in connection with an agri-tourism or other commercial event or activity including, but not limited to, grading, filling or paving, are not permitted.

G. *The authorizations provided by Section are in addition to other authorizations that may be provided by law, except that “outdoor mass gathering” and “other gathering,” as those terms are used in ORS 197.015 (10)(d), do not include agri-tourism or other commercial events and activities.*

H. *Conditions of Approval. Agri-tourism and other commercial events permitted under Subsections C and D are subject to the following standards and criteria.:*

(1) *A permit application for an agri-tourism or other commercial event or activity shall include the following:*

(a) *A description of the type of agri-tourism or commercial events or activities that are proposed, including the number and duration of the events and activities, the anticipated daily attendance and the hours of operation and, for events not held at wineries, how the agri-tourism and other commercial events or activities will be related to and supportive of agriculture and incidental and subordinate to the existing farm use of the tract.*

(b) *The types and locations of all existing and proposed temporary structures, access and egress, parking facilities, sanitation and solid waste facilities to be used in connection with the agri-tourism or other commercial events or activities;*

(c) *Authorization to allow inspection of the event premises. The applicant shall provide in writing a consent to allow law enforcement, public health, and fire control officers and code enforcement staff to come upon the premises for which the permit has been granted for the purposes of inspection and enforcement of the terms and conditions of the permit and the Exclusive Farm Use Zone and any other applicable laws or ordinances.*

(2) *Approval Criteria.*

(a) *The area in which the agri-tourism or other commercial events or activities are located shall be setback at least [100 feet] from the property line.*

(b) *No more than two agri-tourism or commercial events or activities may occur in one month.*

(c) *The maximum number of people shall not exceed 500 per calendar day.*

(d) *Notification of agri-tourism and other commercial events or activities.*

- (i) The property owner shall submit in writing the list of calendar days scheduled for all agri-tourism and other commercial events or activities [by April 1] of the subject calendar year or within [30 days] of new or renewed permits to County's [Community Development or Planning] Department and a list of all property owners within 500 feet of the subject property, as notarized by a title company.*
- (ii) The list of calendar dates for all agri-tourism, commercial events and activities may be amended by submitting the amended list to the Department at least [72 hours] prior to any change in the date of approved dates.*
- (iii) If notice pursuant to (i) is not provided, the property owner shall provide notice by Registered Mail to the same list above at least [10 days] prior to each agri-tourism and other commercial event or activity.*
- (iv) The notification shall include a contact person or persons for each agri-tourism and other commercial event or activity who shall be easily accessible and who shall remain on site at all times, including the person(s) contact information.*
- (e) Hours of Operation. No agri-tourism and other commercial event or activity may begin before [7:00 a.m.] or end after [12:00 p.m].*
- (f) Overnight camping is prohibited.*
- (g) Noise Control [appropriate cross-reference to applicable ordinance requirements or:]*
 - (i) All noise, including the use of a sound producing device such as, but not limited to, loud speakers and public address systems, musical instruments that are amplified or unamplified, shall be in compliance with applicable state regulations.*
 - (ii) A standard sound level meter or equivalent, in good condition, that provides a weighted sound pressure level measured by use of a metering characteristic with an "A" frequency weighting network and reported as dBA shall be available on-site at all times during agri-tourism and other commercial events or activities.*
- (h) Transportation Management*

- (i) Roadways, driveway aprons, driveways and parking surfaces shall be surfaces that prevent dust, and may include paving, gravel, cinders, or bark/wood chips.*
- (ii) Driveways extending from paved roads shall have a paved apron, requiring review and approval by the County Road Department.*
- (iii) The parcel, lot or tract must have direct access from a public road or is accessed by an access easement or private road, whereby all underlying property owners and property owners taking access between the subject property and the public road consent in writing to the use of the road for agri-tourism and other commercial events or activities at the time of initial application.*
- (iv) Adequate traffic control must be provided by the property owner and must include one traffic control person for each [250] persons expected or reasonably expected to be in attendance at any time. All traffic control personnel shall be certified by the State of Oregon and shall comply with the current edition of the Manual of Uniform Traffic Control Devices.*
- (v) Adequate off-street parking will be provided pursuant to provisions of the County [Off-Street Parking and Loading Ordinance or appropriate cross-reference to applicable ordinance requirements].*
- (i) Health and Safety Compliance*
 - (i) Sanitation facilities shall include, at a minimum, portable restroom facilities and stand-alone hand washing stations.*
 - (ii) All permanent and temporary structures and facilities are subject to fire, health and life safety requirements, and shall comply with all requirements of the County [applicable Building Safety Department] any other applicable federal, state and local laws.*
 - (iii) Compliance with the requirements of the [applicable Building Safety Department] shall include meeting all building occupancy classification requirements of the State of Oregon adopted building code.*

X.16 Commercial Facilities for Generating Power

A. Commercial Power Generating Facility.

- (1) Permanent features of a power generation facility shall not preclude more than:
 - (a) 12 acres from use as a commercial agricultural enterprise on high value farmland unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4; or
 - (b) 20 acres from use as a commercial agricultural enterprise on land other than high-value farmland unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4.
- (2) A power generation facility may include on-site and off-site facilities for temporary workforce housing for workers constructing a power generation facility. Such facilities must be removed or converted to an allowed use under OAR 660-033-0130(19) or other statute or rule when project construction is complete. Temporary workforce housing facilities not included in the initial approval may be considered through a minor amendment request. A minor amendment request shall be subject to 660-033-0130(5) and shall have no effect on the original approval.

B. Wind Power Generation Facility.

- (1) For purposes of this ordinance a wind power generation facility includes, but is not limited to, the following system components: all wind turbine towers and concrete pads, permanent meteorological towers and wind measurement devices, electrical cable collection systems connecting wind turbine towers with the relevant power substation, new or expanded private roads (whether temporary or permanent) constructed to serve the wind power generation facility, office and operation and maintenance buildings, temporary lay-down areas and all other necessary appurtenances, including but not limited to on-site and off-site facilities for temporary workforce housing for workers constructing a wind power generation facility.
 - (a) Temporary workforce housing described in Subsection X.16 A(2) must be removed or converted to an allowed use under OAR 660-033-0130(19) or other statute or rule when project construction is complete.
 - (b) Temporary workforce housing facilities not included in the initial approval may be considered through a minor amendment request filed after a decision to approve a power generation facility. A minor amendment request shall be subject to 660-033-0130(5) and shall have no effect on the original approval.

- (2) For wind power generation facility proposals on high-value farmland soils, as described at ORS 195.300(10), the governing body or its designate must find that all of the following are satisfied:
- (a) Reasonable alternatives have been considered to show that siting the wind power generation facility or component thereof on high-value farmland soils is necessary for the facility or component to function properly or if a road system or turbine string must be placed on such soils to achieve a reasonably direct route considering the following factors:
 - (i) Technical and engineering feasibility;
 - (ii) Availability of existing rights of way; and
 - (iii) The long-term environmental, economic, social and energy consequences of siting the facility or component on alternative sites, as determined under Subsection (b);
 - (b) The long-term environmental, economic, social and energy consequences resulting from the wind power generation facility or any components thereof at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located on other agricultural lands that do not include high-value farmland soils;
 - (c) Costs associated with any of the factors listed in Subsection (a) may be considered, but costs alone may not be the only consideration in determining that siting any component of a wind power generation facility on high-value farmland soils is necessary;
 - (d) The owner of a wind power generation facility approved under Subsection (2) shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this Subsection shall prevent the owner of the facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration; and
 - (e) The criteria of Subsection (3) are satisfied.

- (3) For wind power generation facility proposals on arable lands, meaning lands that are cultivated or suitable for cultivation, including high-value farmland soils described at ORS 195.300(10), the governing body or its designate must find that:
- (a) The proposed wind power facility will not create unnecessary negative impacts on agricultural operations conducted on the subject property. Negative impacts could include, but are not limited to, the unnecessary construction of roads, dividing a field or multiple fields in such a way that creates small or isolated pieces of property that are more difficult to farm, and placing wind farm components such as meteorological towers on lands in a manner that could disrupt common and accepted farming practices;
 - (b) The presence of a proposed wind power facility will not result in unnecessary soil erosion or loss that could limit agricultural productivity on the subject property. This provision may be satisfied by the submittal and county approval of a soil and erosion control plan prepared by an adequately qualified individual, showing how unnecessary soil erosion will be avoided or remedied and how topsoil will be stripped, stockpiled and clearly marked. The approved plan shall be attached to the decision as a condition of approval;
 - (c) Construction or maintenance activities will not result in unnecessary soil compaction that reduces the productivity of soil for crop production. This provision may be satisfied by the submittal and county approval of a plan prepared by an adequately qualified individual, showing how unnecessary soil compaction will be avoided or remedied in a timely manner through deep soil decompaction or other appropriate practices. The approved plan shall be attached to the decision as a condition of approval; and
 - (d) Construction or maintenance activities will not result in the unabated introduction or spread of noxious weeds and other undesirable weeds species. This provision may be satisfied by the submittal and county approval of a weed control plan prepared by an adequately qualified individual that includes a long-term maintenance agreement. The approved plan shall be attached to the decision as a condition of approval.
- (4) For wind power generation facility proposals on nonarable lands, meaning lands that are not suitable for cultivation, the requirements of Subsection X.16 B(3)(d) are satisfied.

(5) In the event that a wind power generation facility is proposed on a combination of arable and nonarable lands as described in Subsections (3) and (4), the approval criteria of Subsection (3) shall apply to the entire project.

C. Photovoltaic Solar Power Generation Facility. A proposal to site a photovoltaic solar power generation facility shall be subject to the following definitions and provisions:

- (1) “Arable land” means land in a tract that is predominantly cultivated or, if not currently cultivated, predominantly comprised of arable soils.
- (2) “Arable soils” means soils that are suitable for cultivation as determined by the governing body or its designate based on substantial evidence in the record of a local land use application, but “arable soils” does not include high-value farmland soils described at ORS 195.300(10) unless otherwise stated.
- (3) “Nonarable land” means land in a tract that is predominantly not cultivated and predominantly comprised of nonarable soils.
- (4) “Nonarable soils” means soils that are not suitable for cultivation. Soils with an NRCS agricultural capability class V–VIII and no history of irrigation shall be considered nonarable in all cases. The governing body or its designate may determine other soils, including soils with a past history of irrigation, to be nonarable based on substantial evidence in the record of a local land use application.

- (5) “Photovoltaic solar power generation facility” includes, but is not limited to, an assembly of equipment that converts sunlight into electricity and then stores, transfers, or both, that electricity. This includes photovoltaic modules, mounting and solar tracking equipment, foundations, inverters, wiring, storage devices and other components. Photovoltaic solar power generation facilities also include electrical cable collection systems connecting the photovoltaic solar generation facility to a transmission line, all necessary grid integration equipment, new or expanded private roads constructed to serve the photovoltaic solar power generation facility, office, operation and maintenance buildings, staging areas and all other necessary appurtenances. For purposes of applying the acreage standards of this Section, a photovoltaic solar power generation facility includes all existing and proposed facilities on a single tract, as well as any existing and proposed facilities determined to be under common ownership on lands with fewer than 1320 feet of separation from the tract on which the new facility is proposed to be sited. Projects connected to the same parent company or individuals shall be considered to be in common ownership, regardless of the operating business structure. A photovoltaic solar power generation facility does not include a net metering project established consistent with ORS 757.300 and OAR chapter 860, division 39 or a Feed-in-Tariff project established consistent with ORS 757.365 and OAR chapter 860, division 84.
- (6) For high-value farmland described at ORS 195.300(10), a photovoltaic solar power generation facility shall not preclude more than 12 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4. The governing body or its designate must find that:
- (a) The proposed photovoltaic solar power generation facility will not create unnecessary negative impacts on agricultural operations conducted on any portion of the subject property not occupied by project components. Negative impacts could include, but are not limited to, the unnecessary construction of roads dividing a field or multiple fields in such a way that creates small or isolated pieces of property that are more difficult to farm, and placing photovoltaic solar power generation facility project components on lands in a manner that could disrupt common and accepted farming practices;

- (b) The presence of a photovoltaic solar power generation facility will not result in unnecessary soil erosion or loss that could limit agricultural productivity on the subject property. This provision may be satisfied by the submittal and county approval of a soil and erosion control plan prepared by an adequately qualified individual, showing how unnecessary soil erosion will be avoided or remedied and how topsoil will be stripped, stockpiled and clearly marked. The approved plan shall be attached to the decision as a condition of approval;
- (c) Construction or maintenance activities will not result in unnecessary soil compaction that reduces the productivity of soil for crop production. This provision may be satisfied by the submittal and county approval of a plan prepared by an adequately qualified individual, showing how unnecessary soil compaction will be avoided or remedied in a timely manner through deep soil decompaction or other appropriate practices. The approved plan shall be attached to the decision as a condition of approval;
- (d) Construction or maintenance activities will not result in the unabated introduction or spread of noxious weeds and other undesirable weed species. This provision may be satisfied by the submittal and county approval of a weed control plan prepared by an adequately qualified individual that includes a long-term maintenance agreement. The approved plan shall be attached to the decision as a condition of approval;
- (e) The project is not located on high-value farmland soils unless it can be demonstrated that:
 - (i) Non high-value farmland soils are not available on the subject tract;
 - (ii) Siting the project on non high-value farmland soils present on the subject tract would significantly reduce the project's ability to operate successfully; or
 - (iii) The proposed site is better suited to allow continuation of an existing commercial farm or ranching operation on the subject tract than other possible sites also located on the subject tract, including those comprised of non high-value farmland soils; and
- (f) A study area consisting of lands zoned for exclusive farm use located within one mile measured from the center of the proposed project shall be established and:

- (i) If fewer than 48 acres of photovoltaic solar power generation facilities have been constructed or received land use approvals and obtained building permits within the study area, no further action is necessary.
 - (ii) When at least 48 acres of photovoltaic solar power generation have been constructed or received land use approvals and obtained building permits, either as a single project or as multiple facilities within the study area, the local government or its designate must find that the photovoltaic solar energy generation facility will not materially alter the stability of the overall land use pattern of the area. The stability of the land use pattern will be materially altered if the overall effect of existing and potential photovoltaic solar energy generation facilities will make it more difficult for the existing farms and ranches in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland or acquire water rights, or will reduce the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the study area.
- (7) For arable lands, a photovoltaic solar power generation facility shall not preclude more than 20 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4. The governing body or its designate must find that:
- (a) The project is not located on high-value farmland soils or arable soils unless it can be demonstrated that:
 - (i) Nonarable soils are not available on the subject tract;
 - (ii) Siting the project on nonarable soils present on the subject tract would significantly reduce the project's ability to operate successfully; or
 - (iii) The proposed site is better suited to allow continuation of an existing commercial farm or ranching operation on the subject tract than other possible sites also located on the subject tract, including those comprised of nonarable soils;
 - (b) No more than 12 acres of the project will be sited on high-value farmland soils described at ORS 195.300(10) unless an exception is taken pursuant to 197.732 and OAR chapter 660, division 4;

- (c) A study area consisting of lands zoned for exclusive farm use located within one mile measured from the center of the proposed project shall be established and:
- (i) If fewer than 80 acres of photovoltaic solar power generation facilities have been constructed or received land use approvals and obtained building permits within the study area no further action is necessary.
 - (ii) When at least 80 acres of photovoltaic solar power generation have been constructed or received land use approvals and obtained building permits, either as a single project or as multiple facilities, within the study area the local government or its designate must find that the photovoltaic solar energy generation facility will not materially alter the stability of the overall land use pattern of the area. The stability of the land use pattern will be materially altered if the overall effect of existing and potential photovoltaic solar energy generation facilities will make it more difficult for the existing farms and ranches in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland, acquire water rights or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the study area; and
- (d) The requirements of Subsections X.16 C(6)(a), (b), (c), and (d) are satisfied.
- (8) For nonarable lands, a photovoltaic solar power generation facility shall not preclude more than 320 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4. The governing body or its designate must find that:
- (a) The project is not located on high-value farmland soils or arable soils unless it can be demonstrated that:
 - (i) Siting the project on nonarable soils present on the subject tract would significantly reduce the project's ability to operate successfully; or
 - (ii) The proposed site is better suited to allow continuation of an existing commercial farm or ranching operation on the subject tract as compared to other possible sites also located on the subject tract, including sites that are comprised of nonarable soils;

- (b) No more than 12 acres of the project will be sited on high-value farmland soils described at ORS 195.300(10);
- (c) No more than 20 acres of the project will be sited on arable soils unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4;
- (d) The requirements of Subsection X.16 C(6)(d) are satisfied;
- (e) If a photovoltaic solar power generation facility is proposed to be developed on lands that contain a Goal 5 resource protected under the county's comprehensive plan, and the plan does not address conflicts between energy facility development and the resource, the applicant and the county, together with any state or federal agency responsible for protecting the resource or habitat supporting the resource, will cooperatively develop a specific resource management plan to mitigate potential development conflicts. If there is no program present to protect the listed Goal 5 resource(s) present in the local comprehensive plan or implementing ordinances and the applicant and the appropriate resource management agency(ies) cannot successfully agree on a cooperative resource management plan, the county is responsible for determining appropriate mitigation measures; and

- (f) If a proposed photovoltaic solar power generation facility is located on lands where the potential exists for adverse effects to state or federal special status species (threatened, endangered, candidate, or sensitive), or to wildlife species of concern identified and mapped by the Oregon Department of Fish and Wildlife (including big game winter range and migration corridors, golden eagle and prairie falcon nest sites, and pigeon springs), the applicant shall conduct a site-specific assessment of the subject property in consultation with all appropriate state, federal, and tribal wildlife management agencies. A professional biologist shall conduct the site-specific assessment by using methodologies accepted by the appropriate wildlife management agency and shall determine whether adverse effects to special status species or wildlife species of concern are anticipated. Based on the results of the biologist's report, the site shall be designed to avoid adverse effects to state or federal special status species or to wildlife species of concern as described above. If the applicant's site-specific assessment shows that adverse effects cannot be avoided, the applicant and the appropriate wildlife management agency will cooperatively develop an agreement for project-specific mitigation to offset the potential adverse effects of the facility. Where the applicant and the resource management agency cannot agree on what mitigation will be carried out, the county is responsible for determining appropriate mitigation, if any, required for the facility.
- (g) The provisions of Subsection X.16 C(8)(f) are repealed on January 1, 2022.
- (9) The project owner shall sign and record in the deed records for the county a document binding the project owner and the project owner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices as defined in ORS 30.930(2) and (4).
- (10) Nothing in this Section shall prevent the county from requiring a bond or other security from a developer or otherwise imposing on a developer the responsibility for retiring the photovoltaic solar power generation facility.

X.17 Land Divisions

- A. **Minimum Parcel Size.** The minimum size for creation of a new parcel shall be 80 acres [OR "shall comply with Section X.18." Smaller for an approved "go-below" minimum].

Note: All partitions must result in a remaining parcel that meets the minimum parcel size of the zone. The reduction of an already substandard-sized parcel violates ORS 215.780. Phillips v. Polk County, 53 Or LUBA 194 (2007)

- B. A division of land to accommodate a use permitted by Section X.06 , except a residential use, smaller than the minimum parcel size provided in Subsection A may be approved if the parcel for the nonfarm use is not larger than the minimum size necessary for the use.
- C. For dwellings not in conjunction with farm use, a new parcel may be allowed if the originating lot or parcel is equal to or larger than the applicable minimum parcel size, and:
 - (1) Is not stocked to the requirements under ORS 527.610 to 527.770;
 - (2) Is composed of at least 95 percent Class VI through VIII soils; and
 - (3) Is composed of at least 95 percent soils not capable of producing 50 cubic feet per acre per year of wood fiber; and
 - (4) The new parcel will not be smaller than 20 acres.
- D. No new parcel may be created under Subsection C. unless the dwelling to be sited on the new parcel has been approved under the requirements for dwellings not in conjunction with farm use in Section X.12 .
- E. This Section does not apply to the creation or sale of cemetery lots, if a cemetery is within the boundaries designated for a farm use zone at the time the zone is established.
- F. This Section does not apply to divisions of land resulting from lien foreclosures or divisions of land resulting from foreclosure of recorded contracts for the sale of real property.
- G. This Section does not allow a division or a property line adjustment of a lot or parcel that separates a use described in X.05 B [*family farm help dwelling*], X.06 C [*hardship dwelling*], or X.06G [*home occupation*] or X.12 [*non-farm dwelling*] from the lot or parcel on which the primary residential use exists.
- H. This Section does not allow division of a lot or parcel that separates a processing facility from the farm operation specified in Section X.04 A [*processing*].

- I. A division of land may be permitted to create a parcel with an existing dwelling to be used:
 - (1) As a residential home as described in ORS 197.660 (2) only if the dwelling has been approved under Section X.12 ; and
 - (2) For historic property that meets the requirements of Section X.05 F. [*historic replacement dwelling*]
- J. Notwithstanding the minimum lot or parcel size described in Subsection A:
 - (1) A division of land may be approved provided:
 - (a) The land division is for the purpose of allowing a provider of public parks or open space, or a not-for-profit land conservation organization, to purchase at least one of the resulting parcels; and
 - (b) A parcel created by the land division that contains a dwelling is large enough to support continued residential use of the parcel.
 - (2) A parcel created pursuant to this Subsection that does not contain a dwelling:
 - (a) Is not eligible for siting a dwelling, except as may be authorized under ORS 195.120;
 - (b) May not be considered in approving or denying an application for siting any other dwelling;
 - (c) May not be considered in approving a redesignation or rezoning of forestlands except for a redesignation or rezoning to allow a public park, open space or other natural resource use; and
 - (d) May not be smaller than 25 acres unless the purpose of the land division is to facilitate the creation of a wildlife or pedestrian corridor or the implementation of a wildlife habitat protection plan or to allow a transaction in which at least one party is a public park or open space provider, or a not-for-profit land conservation organization, that has cumulative ownership of at least 2,000 acres of open space or park property.
- K. A division of land smaller than the minimum lot or parcel size in Subsection A may be approved provided:
 - (1) The division is for the purpose of establishing a church, including cemeteries in conjunction with the church;

- (2) The church has been approved under Subsection X.04 K;
 - (3) The newly created lot or parcel is not larger than five acres; and
 - (4) The remaining lot or parcel, not including the church, meets the minimum lot or parcel size described in Subsection A either by itself or after it is consolidated with another lot or parcel.
- L. Notwithstanding the minimum lot or parcel size described Subsection A, a division for the nonfarm uses set out in Subsection X.03 L [rural fire service] if the parcel for the nonfarm use is not larger than the minimum size necessary for the use.
- M. The governing body of a county may not approve a division of land for nonfarm use under Subsection B, C, I, J, K, or L unless any additional tax imposed for the change in use has been paid.
- N. Parcels used or to be used for training or stabling facilities may not be considered appropriate to maintain the existing commercial agricultural enterprise in an area where other types of agriculture occur.
- O. The county governing body or its designate may not approve a land division of a lot or parcel created before January 1, 1993, on which a nonfarm dwelling was approved pursuant to X.05 E.
- P. A division of a lawfully established unit of land may occur along an urban growth boundary where the parcel remaining outside the urban growth boundary is zoned for agricultural uses and is smaller than the minimum parcel size, provided that:
- (1) If the parcel contains a dwelling, the parcel must be large enough to support the continued residential use.
 - (2) If the parcel does not contain a dwelling, it:
 - (a) Is not eligible for siting a dwelling, except as may be authorized in ORS 195.120;
 - (b) May not be considered in approving or denying an application for any other dwelling; and

- (c) May not be considered in approving a redesignation or rezoning of agricultural lands, except to allow a public park, open space, or other natural resource use.

X.18 Development Standards

All dwellings and structures approved pursuant to Article [Chapter] X shall be sited in accordance with this Section.

- A. Lot Size Standards. *Lot size shall be consistent with the requirements of Section X.17 .*

Many counties require a 30'-35' setback from a road right-of-way, as measured either from the centerline of the road or highway, or from the property line. Setbacks may be greater adjacent to natural resource areas, as required either in the EFU zone or by reference to other ordinance articles/sections.

Some counties also regulate minimum lot width and minimum lot depth.

- B. Setbacks.

- (1) Front Yard: All buildings or structures with the exception of fences shall be setback a minimum of [thirty (30) feet] from the property line.
- (2) Rear Yard: [10-30 feet]
- (3) Side Yard: [5-30 feet]

Counties may choose to limit height on all structures in their EFU zones, or may regulate only the height of dwellings. Shown below is an example of requirements for both residential and non-residential farm structures. If applicable, references to additional county height requirements, such as those related to Federal Aviation Administration's Aviation Regulations and telecommunication facilities, should be included in this section.

- C. Height.

- (1) Dwellings or accessory farm dwellings shall not exceed a height of [30-45] feet.
- (2) Non-residential, non-farm structures shall not exceed a height of [30-100] feet.
- (3) Farm-related structures are exempt from height limits [unless subject to airport overlay].

X.19 Use Table [Note: Alternative to use lists]

Table 1 identifies the uses permitted in the EFU zone. *This table applies to all new uses, expansions of existing uses, and changes of use when the expanded or changed use would require a Type 1, 2, or 3 review, unless otherwise specified on Table 1. All uses are subject to the general provisions, special conditions, additional restrictions and exceptions set forth in this ordinance.*

As used in Table 1:

- A. "A" means the use is allowed.
- B. "STS" means the use is permitted subject to standards. [This may be refined depending on a county's review procedures.]
- C. "C" means the use is a Conditional Use, subject to Section X.08 and other listed criteria.
- D. The "Subject To" column identifies any specific provisions of Section X.07 to which the use is subject *[and other local requirements]*.
- E. "X" means the use is not allowed.
- F. "HV" means High Value Farmland as defined in Section X.02 .
- G. "Other" refers to lands not described as High Value Farmland in ORS 215.710 and OAR 660-033-0020(8).
- H. "P" means the use is permitted outright; uses and activities and their accessory buildings and uses are permitted subject to the general provisions set forth by this ordinance.
- I. Type 1 uses *[Ministerial Review]* are permitted by right, requiring only non-discretionary staff review to demonstrate compliance with the standards in this ordinance. Type 1 permits are limited to actions that do not require interpretation or the exercise of policy or legal judgment.
- J. Type 2 uses *[Administrative Review]* involve permits for which the application of review criteria requires the exercise of limited discretion. Decisions are made by the Planning Director. These decisions require a notice of decision and opportunity for appeal and public hearing.

- K. Type 3 uses require a public hearing. Decisions are made by the hearings officer or planning commission, usually with an opportunity to appeal to the board of commissioners. Quasi-judicial decisions involve the exercise of discretion and judgment when applying applicable land use and development criteria but implement established policy. Uses that require a Type 3 Permit may be allowed subject to findings of compliance with applicable approval criteria and development standards. These decisions require a public notice prior to, and after, a decision.

ORS 215.416(11) allows a county to make any discretionary permit decision with an administrative (Type 2) review. That is, a hearing is never required for an initial permit decision, although an opportunity for a hearing is required. Counties that use this provision for administrative review usually have permits decided by the planning director. An appeal of the director decision can be the required hearing opportunity, although some counties allow parties to request a hearing prior to issuance of the administrative decision. Some counties do not take advantage of the provision and use the planning commission or a hearings officer for some or all permit decisions. All 3s in the table could be 2s and vice versa. The choice belongs to the county. This model code suggests which quasi-judicial decisions may benefit the most from having an initial hearing due to potential controversy.

Table 1. Use Table for Exclusive Farm Use (EFU) District

Table 1: Use Table for EFU Zones 1 = Type 1 2 = Type 2 3 = Type 3 P = Permitted Outright X = Prohibited C = Conditional Use STS – Subject to standards					
Use	Use Type HV	Local Procedure Type HV	Use Type Non-HV	Local Procedure Type Non-HV	Subject to
Farm, Forest, and Natural Resource Uses					
Farm use.	A	P	A	P	
Propagation or harvesting of a forest product.	A	P	A	P	
Composting limited to accepted farming practice in conjunction with and auxiliary to farm use on the subject tract.	A	P	A	P	
Agricultural buildings customarily provided in conjunction with farm use.	A	1	A	1	
Creation of, restoration of, or enhancement of wetlands.	A	1	A	1	
A facility for the processing of farm crops, biofuel or poultry.	STS	2	STS	2	X.07 A
<i>A facility for the primary processing of forest products.</i>	C	2	C	2	X.07 B
<i>The propagation, cultivation, maintenance and harvesting of aquatic species that are not under the jurisdiction of the State Fish and Wildlife Commission or insect species.</i>	C	3	C	3	
Residential Uses					
Primary farm dwelling.	STS	2	STS	2	X.09 X.07 Z
Relative farm help dwelling.	STS	2	STS	2	X.07 C X.07 Z
Accessory farm dwelling.	STS	2	STS	2	X.10 X.07 Z
Lot of record dwelling.	STS	2	STS	2	X.11 X.07 Z
Non-farm dwelling.	STS	2	STS	2	X.12 X.07 Z
Replacement dwelling for historic property.	STS	2	STS	2	X.07 Z
Replacement dwelling.	STS	1 or 2	STS	1 or 2	X.07 Z
<i>Temporary hardship dwelling.</i>	C	2	C	2	X.07 D

Table 1: Use Table for EFU Zones 1 = Type 1 2 = Type 2 3 = Type 3 P = Permitted Outright X = Prohibited C = Conditional Use STS – Subject to standards					
Use	Use Type HV	Local Procedure Type HV	Use Type Non-HV	Local Procedure Type Non-HV	Subject to
<i>Residential home as defined in ORS 197.660, in existing dwellings</i>	C	2 or 3	C	2 or 3	X.07 Z
<i>Room and board arrangements for a maximum of five unrelated persons in existing residences.</i>	C	2	C	2	X.07 Z
Commercial Uses					
Dog training classes or testing trials.	STS	1	STS	1	X.07 E
Farm stand.	STS	1 or 2	STS	1 or 2	X.07 F
Winery.	STS	1 or 2	STS	1 or 2	X.14
<i>Agri-tourism and other commercial events or activities that are related to and supportive of agriculture.</i>	STS	2	STS	2	X.15
<i>Destination resort. [This use should only be listed in counties that have completed mapping of lands for destination resorts as provided in Goal 8 and ORS 197.435–197.467.]</i>	STS	3	STS	3	X.07 G
Parking of up to seven log trucks.	C	2	C	2	
<i>Home occupations.</i>	C	2	C	2	X.07 H
<i>Commercial dog boarding kennels or dog training classes or testing trials that cannot be established under Subsection X.07.B.</i>	C	3	C	3	
<i>Aerial fireworks display business.*</i>	C	2	C	2	
<i>A landscape contracting business, as defined in ORS 671.520, or a business providing landscape architecture services, as described in ORS 671.318, if the business is pursued in conjunction with the growing and marketing of nursery stock on the land that constitutes farm use.</i>	C	2	C	2	
<i>Commercial activities in conjunction with farm use, including the processing of farm crops into biofuel not permitted under Section X.07.A, but excluding activities in conjunction with a marijuana crop.</i>	C	2 or 3	C	2 or 3	X.07 I

Table 1: Use Table for EFU Zones 1 = Type 1 2 = Type 2 3 = Type 3 P = Permitted Outright X = Prohibited C = Conditional Use STS – Subject to standards					
Use	Use Type HV	Local Procedure Type HV	Use Type Non-HV	Local Procedure Type Non-HV	Subject to
Mineral, Aggregate, Oil and Gas Uses					
Exploration for and production of geothermal, gas, oil and other associated hydrocarbons, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the well head.	A	1	A	1	
Operations for the exploration for minerals as defined by ORS 517.750.	A	1	A	1	
<i>Operations conducted for mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005 not otherwise permitted.</i>	C	3	C	3	
<i>Operations conducted for mining, crushing or stockpiling of aggregate and other mineral and other subsurface resources.</i>	C	3	C	3	X.07 K
<i>Processing as defined by ORS 517.750 of aggregate into asphalt or portland cement.</i>	C	3	C	3	X.07 J
<i>Processing of other mineral resources and other subsurface resources.</i>	C	3	C	3	
Transportation Uses					
Climbing and passing lanes within the right of way existing as of July 1, 1987.	A	1	A	1	
Reconstruction or modification of public roads and highways, including the placement of utility facilities overhead and in the subsurface of public roads and highways along the public right of way, but not including the addition of travel lanes, where no removal or displacement of buildings would occur, or no new land parcels result.	A	1	A	1	
Temporary public road and highway detours that will be abandoned and restored to original condition or use at such time as no longer needed.	A	1	A	1	

Table 1: Use Table for EFU Zones 1 = Type 1 2 = Type 2 3 = Type 3 P = Permitted Outright X = Prohibited C = Conditional Use STS – Subject to standards					
Use	Use Type HV	Local Procedure Type HV	Use Type Non-HV	Local Procedure Type Non-HV	Subject to
Minor betterment of existing public road and highway related facilities such as maintenance yards, weigh stations and rest areas, within right of way existing as of July 1, 1987, and contiguous public-owned property utilized to support the operation and maintenance of public roads and highways.	A	1	A	1	
<i>Construction of additional passing and travel lanes requiring the acquisition of right of way but not resulting in the creation of new land parcels.</i>	C	2	C	2	
<i>Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels.</i>	C	2	C	2	
<i>Improvement of public road and highway related facilities, such as maintenance yards, weigh stations and rest areas, where additional property or right of way is required but not resulting in the creation of new land parcels.</i>	C	2	C	2	
Transportation improvements on rural lands allowed by and subject to the requirements of OAR 660-012-0065.	C	2 or 3	C	2 or 3	
<i>Personal-use airports for airplanes and helicopter pads, including associated hangar, maintenance and service facilities.</i>	C	3	C	3	X.07 L
Utility/Solid Waste Disposal Facilities					
Irrigation reservoirs, canals, delivery lines and those structures and accessory operational facilities, not including parks or other recreational structures and facilities, associated with a district as defined in ORS 540.505.	A	2	A	2	
Land application of reclaimed water, agricultural or industrial process water.	STS	2	STS	2	X.07 M
Utility facility service lines.	STS	1	STS	1	X.07 N

Table 1: Use Table for EFU Zones 1 = Type 1 2 = Type 2 3 = Type 3 P = Permitted Outright X = Prohibited C = Conditional Use STS – Subject to standards					
Use	Use Type HV	Local Procedure Type HV	Use Type Non-HV	Local Procedure Type Non-HV	Subject to
Utility facilities necessary for public service, including associated transmission lines as defined in ORS 469.300 and wetland waste treatment systems but not including commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height.	STS	2	STS	2	X.07 O
<i>Transmission towers over 200 feet in height.</i>	C	2	C	2	
<i>Commercial utility facilities for the purpose of generating power for public use by sale, not including wind power generation facilities or photovoltaic solar power generation facilities.</i>	C	3	C	3	X.16 A
Wind power generation facilities as commercial utility facilities for the purpose of generating power for public use by sale.	C	3	C	3	X.16 B
Photovoltaic solar power generation facilities as commercial utility facilities for the purpose of generating power for public use by sale.	C	3	C	3	X.16 C
<i>A site for the disposal of solid waste for which a permit has been granted under ORS 459.245 by the Department of Environmental Quality together with equipment, facilities or buildings necessary for its operation not on high value farmland.</i>	X	X	C	3	X.07 Q X.07 AA
<i>Composting facilities on farms or for which a permit has been granted by the Department of Environmental Quality under ORS 459.245 and OAR 340-093-0050 and 340-096-0060.</i>	X	X	C	3	X.07 P X.07 AA
Parks/Public/Quasi-public Uses					
Firearms training facility in existence on September 9, 1995.*	A		A		
Fire service facilities providing rural fire protection services.	A	2	A	2	
Onsite filming and activities accessory to onsite filming for 45 days or less as provided for in ORS 215.306.	A	1	A	1	
A site for the takeoff and landing of model aircraft.	STS	2	STS	2	X.07 R

Table 1: Use Table for EFU Zones 1 = Type 1 2 = Type 2 3 = Type 3 P = Permitted Outright X = Prohibited C = Conditional Use STS – Subject to standards					
Use	Use Type HV	Local Procedure Type HV	Use Type Non-HV	Local Procedure Type Non-HV	Subject to
Onsite filming and activities accessory to onsite filming for more than 45 days as provided for in ORS 215.306.	C	2	C	2	
<i>Living history museum as defined in X.02</i>	C	3	C	3	X.07 S X.07 Y
<i>Community centers owned by a governmental agency or a nonprofit organization and operated primarily by and for residents of the local rural community.</i>	C	3	C	3	X.07 T X.07 Y
<i>Public parks and playgrounds.</i>	C	3	C	3	X.07 U X.07 Y
Public parks or park uses in an adopted Park Master Plan	A	1	A	1	X.07 Y
<i>Expansion of existing county fairgrounds and activities directly relating to county fairgrounds governed by county fair boards established pursuant to ORS 565.210.*</i>	C	2	C	2	
A county law enforcement facility that lawfully existed on August 20, 2002, and is used to provide rural law enforcement services primarily in rural areas, including parole and post-prison supervision, but not including a correctional facility as defined under ORS 162.135 as provided for in ORS 215.283(1).*	X	2	X	2	
<i>Operations for the extraction and bottling of water.</i>	C	3	C	3	
Churches and cemeteries in conjunction with churches.	X	X	STS	2	X.07 Y X.07 AA
<i>Public or private schools for kindergarten through grade 12, including all buildings essential to the operation of a school, primarily for residents of the rural area in which the school is located.</i>	X	X	C	3	X.07 V X.07 Y X.07 AA
<i>Private parks, playgrounds, hunting and fishing preserves, and campgrounds.</i>	X	X	C	3	X.07 W X.07 Y X.07 AA

Table 1: Use Table for EFU Zones 1 = Type 1 2 = Type 2 3 = Type 3 P = Permitted Outright X = Prohibited C = Conditional Use STS – Subject to standards					
Use	Use Type HV	Local Procedure Type HV	Use Type Non-HV	Local Procedure Type Non-HV	Subject to
<i>Golf courses not on high-value farmland as defined in X.02 and ORS 195.300.</i>	X	X	C	3	X.07 X X.07 Y X.07 AA
Outdoor Gatherings					
<i>An outdoor mass gathering of more than 3,000 persons that is expected to continue for more than 24 hours but less than 120 hours in any three-month period, as provided in ORS 433.735.</i>	STS	1	STS	1	
<i>Any outdoor gathering of more than 3,000 persons that is anticipated to continue for more than 120 hours in any three-month period is subject to review by a county planning commission under ORS 433.763.</i>	STS	3	STS	3	

* This use should only be listed if the use already exists in the county