

A-Engrossed
House Bill 2375

Ordered by the House February 13
Including House Amendments dated February 13

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SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

[Eliminates authority for conditional use of land in exclusive farm use zone for aerial fireworks display business operating in exclusive farm use zone since December 31, 1986. Requires use to be discontinued no later than one year after effective date of Act.]

Limits use of aerial fireworks display business in exclusive farm use zones to current business owners. Requires discontinuance of aerial fireworks display business upon expiration of current permit. Provides that permit expires upon occurrence of sale or transfer of business and certain other circumstances.

A BILL FOR AN ACT

1
2 Relating to fireworks business in exclusive farm use zone; creating new provisions; amending ORS
3 215.213 and 215.283; and repealing ORS 215.297.

4 **Be It Enacted by the People of the State of Oregon:**

5 **SECTION 1. (1) Notwithstanding ORS 215.130 (5) or (6), the use of a building, structure**
6 **or land approved under ORS 215.213 (2)(w) or 215.283 (2)(y), as those provisions were in effect**
7 **from June 6, 2003, through the effective date of this 2009 Act:**

8 (a) **May not be altered except to comply with a lawful requirement for alteration in the**
9 **use to satisfy a public health or safety requirement enacted on or after July 1, 2009.**

10 (b) **May not be restored or replaced because of fire, other casualty or natural disaster.**

11 (c) **Must be discontinued on the date on which:**

12 (A) **A change of ownership of any kind occurs, including a change by sale, transfer,**
13 **conveyance or reorganization of a legal entity that owns the building, structure or land;**

14 (B) **A new or additional mortgage, lien or other encumbrance is secured by the building,**
15 **structure or land;**

16 (C) **A permit issued by a public body, as defined in ORS 174.109, that is necessary to the**
17 **use of the building, structure or land expires; or**

18 (D) **The use of the building, structure or land ceases to comply with the public health and**
19 **safety requirements of a public body.**

20 (2) **A permit issued by a public body for the use of a building, structure or land approved**
21 **under ORS 215.213 (2)(w) or 215.283 (2)(y), as those provisions were in effect from June 6,**
22 **2003, through the effective date of this 2009 Act:**

23 (a) **Applies only to the current owner's use of the building, structure or land.**

24 (b) **May not be amended, extended or renewed.**

25 **SECTION 2. ORS 215.213 is amended to read:**

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 215.213. (1) In counties that have adopted marginal lands provisions under ORS 197.247 (1991
2 Edition), the following uses may be established in any area zoned for exclusive farm use:

3 (a) Public or private schools, including all buildings essential to the operation of a school.

4 (b) Churches and cemeteries in conjunction with churches.

5 (c) The propagation or harvesting of a forest product.

6 (d) Utility facilities necessary for public service, including wetland waste treatment systems but
7 not including commercial facilities for the purpose of generating electrical power for public use by
8 sale or transmission towers over 200 feet in height. A utility facility necessary for public service
9 may be established as provided in ORS 215.275.

10 (e) A dwelling on real property used for farm use if the dwelling is occupied by a relative of the
11 farm operator or the farm operator's spouse, which means a child, parent, stepparent, grandchild,
12 grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either, if the farm
13 operator does or will require the assistance of the relative in the management of the farm use and
14 the dwelling is located on the same lot or parcel as the dwelling of the farm operator.
15 Notwithstanding ORS 92.010 to 92.190 or the minimum lot or parcel size requirements under ORS
16 215.780, if the owner of a dwelling described in this paragraph obtains construction financing or
17 other financing secured by the dwelling and the secured party forecloses on the dwelling, the se-
18 cured party may also foreclose on the homesite, as defined in ORS 308A.250, and the foreclosure
19 shall operate as a partition of the homesite to create a new parcel.

20 (f) Nonresidential buildings customarily provided in conjunction with farm use.

21 (g) Primary or accessory dwellings customarily provided in conjunction with farm use. For a
22 primary dwelling, the dwelling must be on a lot or parcel that is managed as part of a farm opera-
23 tion and is not smaller than the minimum lot size in a farm zone with a minimum lot size acknowl-
24 edged under ORS 197.251.

25 (h) Operations for the exploration for and production of geothermal resources as defined by ORS
26 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of
27 compressors, separators and other customary production equipment for an individual well adjacent
28 to the wellhead. Any activities or construction relating to such operations shall not be a basis for
29 an exception under ORS 197.732 (2)(a) or (b).

30 (i) Operations for the exploration for minerals as defined by ORS 517.750. Any activities or
31 construction relating to such operations shall not be a basis for an exception under ORS 197.732
32 (2)(a) or (b).

33 (j) A site for the disposal of solid waste that has been ordered to be established by the Envi-
34 ronmental Quality Commission under ORS 459.049, together with equipment, facilities or buildings
35 necessary for its operation.

36 (k) One manufactured dwelling or recreational vehicle, or the temporary residential use of an
37 existing building, in conjunction with an existing dwelling as a temporary use for the term of a
38 hardship suffered by the existing resident or a relative of the resident. Within three months of the
39 end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demol-
40 ished or, in the case of an existing building, the building shall be removed, demolished or returned
41 to an allowed nonresidential use. The governing body or its designee shall provide for periodic re-
42 view of the hardship claimed under this paragraph. A temporary residence approved under this
43 paragraph is not eligible for replacement under paragraph (t) of this subsection.

44 (L) The breeding, kenneling and training of greyhounds for racing in any county with a popu-
45 lation of more than 200,000 in which there is located a greyhound racing track or in a county with

1 a population of more than 200,000 that is contiguous to such a county.

2 (m) Climbing and passing lanes within the right of way existing as of July 1, 1987.

3 (n) Reconstruction or modification of public roads and highways, including the placement of
4 utility facilities overhead and in the subsurface of public roads and highways along the public right
5 of way, but not including the addition of travel lanes, where no removal or displacement of buildings
6 would occur, or no new land parcels result.

7 (o) Temporary public road and highway detours that will be abandoned and restored to original
8 condition or use at such time as no longer needed.

9 (p) Minor betterment of existing public road and highway related facilities, such as maintenance
10 yards, weigh stations and rest areas, within right of way existing as of July 1, 1987, and contiguous
11 public-owned property utilized to support the operation and maintenance of public roads and high-
12 ways.

13 (q) A replacement dwelling to be used in conjunction with farm use if the existing dwelling has
14 been listed in a county inventory as historic property as defined in ORS 358.480.

15 (r) Creation of, restoration of or enhancement of wetlands.

16 (s) A winery, as described in ORS 215.452.

17 (t) Alteration, restoration or replacement of a lawfully established dwelling that:

18 (A) Has intact exterior walls and roof structure;

19 (B) Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to
20 a sanitary waste disposal system;

21 (C) Has interior wiring for interior lights;

22 (D) Has a heating system; and

23 (E) In the case of replacement:

24 (i) Is removed, demolished or converted to an allowable nonresidential use within three months
25 of the completion of the replacement dwelling. A replacement dwelling may be sited on any part of
26 the same lot or parcel. A dwelling established under this paragraph shall comply with all applicable
27 siting standards. However, the standards shall not be applied in a manner that prohibits the siting
28 of the dwelling. If the dwelling to be replaced is located on a portion of the lot or parcel not zoned
29 for exclusive farm use, the applicant, as a condition of approval, shall execute and record in the
30 deed records for the county where the property is located a deed restriction prohibiting the siting
31 of a dwelling on that portion of the lot or parcel. The restriction imposed shall be irrevocable unless
32 a statement of release is placed in the deed records for the county. The release shall be signed by
33 the county or its designee and state that the provisions of this paragraph regarding replacement
34 dwellings have changed to allow the siting of another dwelling. The county planning director or the
35 director's designee shall maintain a record of the lots and parcels that do not qualify for the siting
36 of a new dwelling under the provisions of this paragraph, including a copy of the deed restrictions
37 and release statements filed under this paragraph; and

38 (ii) For which the applicant has requested a deferred replacement permit, is removed or demol-
39 ished within three months after the deferred replacement permit is issued. A deferred replacement
40 permit allows construction of the replacement dwelling at any time. If, however, the established
41 dwelling is not removed or demolished within three months after the deferred replacement permit
42 is issued, the permit becomes void. The replacement dwelling must comply with applicable building
43 codes, plumbing codes, sanitation codes and other requirements relating to health and safety or to
44 siting at the time of construction. A deferred replacement permit may not be transferred, by sale
45 or otherwise, except by the applicant to the spouse or a child of the applicant.

1 (u) Farm stands if:

2 (A) The structures are designed and used for the sale of farm crops or livestock grown on the
3 farm operation, or grown on the farm operation and other farm operations in the local agricultural
4 area, including the sale of retail incidental items and fee-based activity to promote the sale of farm
5 crops or livestock sold at the farm stand if the annual sale of incidental items and fees from pro-
6 motional activity do not make up more than 25 percent of the total annual sales of the farm stand;
7 and

8 (B) The farm stand does not include structures designed for occupancy as a residence or for
9 activity other than the sale of farm crops or livestock and does not include structures for banquets,
10 public gatherings or public entertainment.

11 (v) An armed forces reserve center, if the center is within one-half mile of a community college.
12 For purposes of this paragraph, “armed forces reserve center” includes an armory or National
13 Guard support facility.

14 (w) A site for the takeoff and landing of model aircraft, including such buildings or facilities as
15 may reasonably be necessary. Buildings or facilities shall not be more than 500 square feet in floor
16 area or placed on a permanent foundation unless the building or facility preexisted the use approved
17 under this paragraph. The site shall not include an aggregate surface or hard surface area unless
18 the surface preexisted the use approved under this paragraph. As used in this paragraph, “model
19 aircraft” means a small-scale version of an airplane, glider, helicopter, dirigible or balloon that is
20 used or intended to be used for flight and is controlled by radio, lines or design by a person on the
21 ground.

22 (x) A facility for the processing of farm crops, or the production of biofuel as defined in ORS
23 315.141, that is located on a farm operation that provides at least one-quarter of the farm crops
24 processed at the facility. The building established for the processing facility shall not exceed 10,000
25 square feet of floor area exclusive of the floor area designated for preparation, storage or other farm
26 use or devote more than 10,000 square feet to the processing activities within another building
27 supporting farm uses. A processing facility shall comply with all applicable siting standards but the
28 standards shall not be applied in a manner that prohibits the siting of the processing facility.

29 (y) Fire service facilities providing rural fire protection services.

30 (z) Irrigation canals, delivery lines and those structures and accessory operational facilities as-
31 sociated with a district as defined in ORS 540.505.

32 (aa) Utility facility service lines. Utility facility service lines are utility lines and accessory fa-
33 cilities or structures that end at the point where the utility service is received by the customer and
34 that are located on one or more of the following:

35 (A) A public right of way;

36 (B) Land immediately adjacent to a public right of way, provided the written consent of all ad-
37 jacent property owners has been obtained; or

38 (C) The property to be served by the utility.

39 (bb) Subject to the issuance of a license, permit or other approval by the Department of Envi-
40 ronmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with
41 rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251, the land application
42 of reclaimed water, agricultural or industrial process water or biosolids for agricultural,
43 horticultural or silvicultural production, or for irrigation in connection with a use allowed in an
44 exclusive farm use zone under this chapter.

45 (2) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition),

1 the following uses may be established in any area zoned for exclusive farm use subject to ORS
2 215.296:

3 (a) A primary dwelling in conjunction with farm use or the propagation or harvesting of a forest
4 product on a lot or parcel that is managed as part of a farm operation or woodlot if the farm op-
5 eration or woodlot:

6 (A) Consists of 20 or more acres; and

7 (B) Is not smaller than the average farm or woodlot in the county producing at least \$2,500 in
8 annual gross income from the crops, livestock or forest products to be raised on the farm operation
9 or woodlot.

10 (b) A primary dwelling in conjunction with farm use or the propagation or harvesting of a forest
11 product on a lot or parcel that is managed as part of a farm operation or woodlot smaller than re-
12 quired under paragraph (a) of this subsection, if the lot or parcel:

13 (A) Has produced at least \$20,000 in annual gross farm income in two consecutive calendar
14 years out of the three calendar years before the year in which the application for the dwelling was
15 made or is planted in perennials capable of producing upon harvest an average of at least \$20,000
16 in annual gross farm income; or

17 (B) Is a woodlot capable of producing an average over the growth cycle of \$20,000 in gross an-
18 nual income.

19 (c) Commercial activities that are in conjunction with farm use, including the processing of farm
20 crops into biofuel not permitted under ORS 215.203 (2)(b)(L) or subsection (1)(x) of this section.

21 (d) Operations conducted for:

22 (A) Mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas
23 as defined by ORS 520.005, not otherwise permitted under subsection (1)(h) of this section;

24 (B) Mining, crushing or stockpiling of aggregate and other mineral and other subsurface re-
25 sources subject to ORS 215.298;

26 (C) Processing, as defined by ORS 517.750, of aggregate into asphalt or portland cement; and

27 (D) Processing of other mineral resources and other subsurface resources.

28 (e) Community centers owned by a governmental agency or a nonprofit community organization
29 and operated primarily by and for residents of the local rural community, hunting and fishing pre-
30 serves, public and private parks, playgrounds and campgrounds. Subject to the approval of the
31 county governing body or its designee, a private campground may provide yurts for overnight
32 camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include
33 a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation.
34 Upon request of a county governing body, the Land Conservation and Development Commission may
35 provide by rule for an increase in the number of yurts allowed on all or a portion of the
36 campgrounds in a county if the commission determines that the increase will comply with the stan-
37 dards described in ORS 215.296 (1). A public park or campground may be established as provided
38 under ORS 195.120. As used in this paragraph, "yurt" means a round, domed shelter of cloth or
39 canvas on a collapsible frame with no plumbing, sewage disposal hookup or internal cooking appli-
40 ance.

41 (f) Golf courses.

42 (g) Commercial utility facilities for the purpose of generating power for public use by sale.

43 (h) Personal-use airports for airplanes and helicopter pads, including associated hangar, main-
44 tenance and service facilities. A personal-use airport as used in this section means an airstrip re-
45 stricted, except for aircraft emergencies, to use by the owner, and, on an infrequent and occasional

1 basis, by invited guests, and by commercial aviation activities in connection with agricultural op-
2 erations. No aircraft may be based on a personal-use airport other than those owned or controlled
3 by the owner of the airstrip. Exceptions to the activities permitted under this definition may be
4 granted through waiver action by the Oregon Department of Aviation in specific instances. A
5 personal-use airport lawfully existing as of September 13, 1975, shall continue to be permitted sub-
6 ject to any applicable rules of the Oregon Department of Aviation.

7 (i) A facility for the primary processing of forest products, provided that such facility is found
8 to not seriously interfere with accepted farming practices and is compatible with farm uses de-
9 scribed in ORS 215.203 (2). Such a facility may be approved for a one-year period which is
10 renewable. These facilities are intended to be only portable or temporary in nature. The primary
11 processing of a forest product, as used in this section, means the use of a portable chipper or stud
12 mill or other similar methods of initial treatment of a forest product in order to enable its shipment
13 to market. Forest products, as used in this section, means timber grown upon a parcel of land or
14 contiguous land where the primary processing facility is located.

15 (j) A site for the disposal of solid waste approved by the governing body of a city or county or
16 both and for which a permit has been granted under ORS 459.245 by the Department of Environ-
17 mental Quality together with equipment, facilities or buildings necessary for its operation.

18 (k) Dog kennels not described in subsection (1)(L) of this section.

19 (L) Residential homes as defined in ORS 197.660, in existing dwellings.

20 (m) The propagation, cultivation, maintenance and harvesting of aquatic species that are not
21 under the jurisdiction of the State Fish and Wildlife Commission or insect species. Insect species
22 shall not include any species under quarantine by the State Department of Agriculture or the United
23 States Department of Agriculture. The county shall provide notice of all applications under this
24 paragraph to the State Department of Agriculture. Notice shall be provided in accordance with the
25 county's land use regulations but shall be mailed at least 20 calendar days prior to any administra-
26 tive decision or initial public hearing on the application.

27 (n) Home occupations as provided in ORS 215.448.

28 (o) Transmission towers over 200 feet in height.

29 (p) Construction of additional passing and travel lanes requiring the acquisition of right of way
30 but not resulting in the creation of new land parcels.

31 (q) Reconstruction or modification of public roads and highways involving the removal or dis-
32 placement of buildings but not resulting in the creation of new land parcels.

33 (r) Improvement of public road and highway related facilities such as maintenance yards, weigh
34 stations and rest areas, where additional property or right of way is required but not resulting in
35 the creation of new land parcels.

36 (s) A destination resort that is approved consistent with the requirements of any statewide
37 planning goal relating to the siting of a destination resort.

38 (t) Room and board arrangements for a maximum of five unrelated persons in existing resi-
39 dences.

40 (u) A living history museum related to resource based activities owned and operated by a gov-
41 ernmental agency or a local historical society, together with limited commercial activities and fa-
42 cilities that are directly related to the use and enjoyment of the museum and located within
43 authentic buildings of the depicted historic period or the museum administration building, if areas
44 other than an exclusive farm use zone cannot accommodate the museum and related activities or if
45 the museum administration buildings and parking lot are located within one quarter mile of the

1 metropolitan urban growth boundary. As used in this paragraph:

2 (A) "Living history museum" means a facility designed to depict and interpret everyday life and
3 culture of some specific historic period using authentic buildings, tools, equipment and people to
4 simulate past activities and events; and

5 (B) "Local historical society" means the local historical society, recognized as such by the
6 county governing body and organized under ORS chapter 65.

7 (v) Operations for the extraction and bottling of water.

8 *[(w) An aerial fireworks display business that has been in continuous operation at its current lo-*
9 *cation within an exclusive farm use zone since December 31, 1986, and possesses a wholesaler's permit*
10 *to sell or provide fireworks.]*

11 *[(x)]* (w) A landscape contracting business, as defined in ORS 671.520, or a business providing
12 landscape architecture services, as described in ORS 671.318, if the business is pursued in conjunc-
13 tion with the growing and marketing of nursery stock on the land that constitutes farm use.

14 (3) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition),
15 a single-family residential dwelling not provided in conjunction with farm use may be established
16 on a lot or parcel with soils predominantly in capability classes IV through VIII as determined by
17 the Agricultural Capability Classification System in use by the United States Department of Agri-
18 culture Soil Conservation Service on October 15, 1983. A proposed dwelling is subject to approval
19 of the governing body or its designee in any area zoned for exclusive farm use upon written findings
20 showing all of the following:

21 (a) The dwelling or activities associated with the dwelling will not force a significant change in
22 or significantly increase the cost of accepted farming practices on nearby lands devoted to farm use.

23 (b) The dwelling is situated upon generally unsuitable land for the production of farm crops and
24 livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, location
25 and size of the tract. A lot or parcel shall not be considered unsuitable solely because of its size
26 or location if it can reasonably be put to farm use in conjunction with other land.

27 (c) Complies with such other conditions as the governing body or its designee considers neces-
28 sary.

29 (4) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition),
30 one single-family dwelling, not provided in conjunction with farm use, may be established in any
31 area zoned for exclusive farm use on a lot or parcel described in subsection (7) of this section that
32 is not larger than three acres upon written findings showing:

33 (a) The dwelling or activities associated with the dwelling will not force a significant change in
34 or significantly increase the cost of accepted farming practices on nearby lands devoted to farm use;

35 (b) If the lot or parcel is located within the Willamette River Greenway, a floodplain or a
36 geological hazard area, the dwelling complies with conditions imposed by local ordinances relating
37 specifically to the Willamette River Greenway, floodplains or geological hazard areas, whichever is
38 applicable; and

39 (c) The dwelling complies with other conditions considered necessary by the governing body or
40 its designee.

41 (5) Upon receipt of an application for a permit under subsection (4) of this section, the governing
42 body shall notify:

43 (a) Owners of land that is within 250 feet of the lot or parcel on which the dwelling will be es-
44 tablished; and

45 (b) Persons who have requested notice of such applications and who have paid a reasonable fee

1 imposed by the county to cover the cost of such notice.

2 (6) The notice required in subsection (5) of this section shall specify that persons have 15 days
3 following the date of postmark of the notice to file a written objection on the grounds only that the
4 dwelling or activities associated with it would force a significant change in or significantly increase
5 the cost of accepted farming practices on nearby lands devoted to farm use. If no objection is re-
6 ceived, the governing body or its designee shall approve or disapprove the application. If an ob-
7 jection is received, the governing body shall set the matter for hearing in the manner prescribed in
8 ORS 215.402 to 215.438. The governing body may charge the reasonable costs of the notice required
9 by subsection (5)(a) of this section to the applicant for the permit requested under subsection (4) of
10 this section.

11 (7) Subsection (4) of this section applies to a lot or parcel lawfully created between January 1,
12 1948, and July 1, 1983. For the purposes of this section:

13 (a) Only one lot or parcel exists if:

14 (A) A lot or parcel described in this section is contiguous to one or more lots or parcels de-
15 scribed in this section; and

16 (B) On July 1, 1983, greater than possessory interests are held in those contiguous lots, parcels
17 or lots and parcels by the same person, spouses or a single partnership or business entity, separately
18 or in tenancy in common.

19 (b) "Contiguous" means lots, parcels or lots and parcels that have a common boundary, including
20 but not limited to, lots, parcels or lots and parcels separated only by a public road.

21 (8) A person who sells or otherwise transfers real property in an exclusive farm use zone may
22 retain a life estate in a dwelling on that property and in a tract of land under and around the
23 dwelling.

24 (9) No final approval of a nonfarm use under this section shall be given unless any additional
25 taxes imposed upon the change in use have been paid.

26 (10) Roads, highways and other transportation facilities and improvements not allowed under
27 subsections (1) and (2) of this section may be established, subject to the approval of the governing
28 body or its designee, in areas zoned for exclusive farm use subject to:

29 (a) Adoption of an exception to the goal related to agricultural lands and to any other applicable
30 goal with which the facility or improvement does not comply; or

31 (b) ORS 215.296 for those uses identified by rule of the Land Conservation and Development
32 Commission as provided in section 3, chapter 529, Oregon Laws 1993.

33 **SECTION 3.** ORS 215.283 is amended to read:

34 215.283. (1) The following uses may be established in any area zoned for exclusive farm use:

35 (a) Public or private schools, including all buildings essential to the operation of a school.

36 (b) Churches and cemeteries in conjunction with churches.

37 (c) The propagation or harvesting of a forest product.

38 (d) Utility facilities necessary for public service, including wetland waste treatment systems but
39 not including commercial facilities for the purpose of generating electrical power for public use by
40 sale or transmission towers over 200 feet in height. A utility facility necessary for public service
41 may be established as provided in ORS 215.275.

42 (e) A dwelling on real property used for farm use if the dwelling is occupied by a relative of the
43 farm operator or the farm operator's spouse, which means a child, parent, stepparent, grandchild,
44 grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either, if the farm
45 operator does or will require the assistance of the relative in the management of the farm use and

1 the dwelling is located on the same lot or parcel as the dwelling of the farm operator.
2 Notwithstanding ORS 92.010 to 92.190 or the minimum lot or parcel size requirements under ORS
3 215.780, if the owner of a dwelling described in this paragraph obtains construction financing or
4 other financing secured by the dwelling and the secured party forecloses on the dwelling, the se-
5 cured party may also foreclose on the homesite, as defined in ORS 308A.250, and the foreclosure
6 shall operate as a partition of the homesite to create a new parcel.

7 (f) Primary or accessory dwellings and other buildings customarily provided in conjunction with
8 farm use.

9 (g) Operations for the exploration for and production of geothermal resources as defined by ORS
10 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of
11 compressors, separators and other customary production equipment for an individual well adjacent
12 to the wellhead. Any activities or construction relating to such operations shall not be a basis for
13 an exception under ORS 197.732 (2)(a) or (b).

14 (h) Operations for the exploration for minerals as defined by ORS 517.750. Any activities or
15 construction relating to such operations shall not be a basis for an exception under ORS 197.732
16 (2)(a) or (b).

17 (i) A site for the disposal of solid waste that has been ordered to be established by the Envi-
18 ronmental Quality Commission under ORS 459.049, together with equipment, facilities or buildings
19 necessary for its operation.

20 (j) The breeding, kenneling and training of greyhounds for racing.

21 (k) Climbing and passing lanes within the right of way existing as of July 1, 1987.

22 (L) Reconstruction or modification of public roads and highways, including the placement of
23 utility facilities overhead and in the subsurface of public roads and highways along the public right
24 of way, but not including the addition of travel lanes, where no removal or displacement of buildings
25 would occur, or no new land parcels result.

26 (m) Temporary public road and highway detours that will be abandoned and restored to original
27 condition or use at such time as no longer needed.

28 (n) Minor betterment of existing public road and highway related facilities such as maintenance
29 yards, weigh stations and rest areas, within right of way existing as of July 1, 1987, and contiguous
30 public-owned property utilized to support the operation and maintenance of public roads and high-
31 ways.

32 (o) A replacement dwelling to be used in conjunction with farm use if the existing dwelling has
33 been listed in a county inventory as historic property as defined in ORS 358.480.

34 (p) Creation of, restoration of or enhancement of wetlands.

35 (q) A winery, as described in ORS 215.452.

36 (r) Farm stands if:

37 (A) The structures are designed and used for the sale of farm crops or livestock grown on the
38 farm operation, or grown on the farm operation and other farm operations in the local agricultural
39 area, including the sale of retail incidental items and fee-based activity to promote the sale of farm
40 crops or livestock sold at the farm stand if the annual sale of incidental items and fees from pro-
41 motional activity do not make up more than 25 percent of the total annual sales of the farm stand;
42 and

43 (B) The farm stand does not include structures designed for occupancy as a residence or for
44 activity other than the sale of farm crops or livestock and does not include structures for banquets,
45 public gatherings or public entertainment.

1 (s) Alteration, restoration or replacement of a lawfully established dwelling that:

2 (A) Has intact exterior walls and roof structure;

3 (B) Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to
4 a sanitary waste disposal system;

5 (C) Has interior wiring for interior lights;

6 (D) Has a heating system; and

7 (E) In the case of replacement:

8 (i) Is removed, demolished or converted to an allowable nonresidential use within three months
9 of the completion of the replacement dwelling. A replacement dwelling may be sited on any part of
10 the same lot or parcel. A dwelling established under this paragraph shall comply with all applicable
11 siting standards. However, the standards shall not be applied in a manner that prohibits the siting
12 of the dwelling. If the dwelling to be replaced is located on a portion of the lot or parcel not zoned
13 for exclusive farm use, the applicant, as a condition of approval, shall execute and record in the
14 deed records for the county where the property is located a deed restriction prohibiting the siting
15 of a dwelling on that portion of the lot or parcel. The restriction imposed shall be irrevocable unless
16 a statement of release is placed in the deed records for the county. The release shall be signed by
17 the county or its designee and state that the provisions of this paragraph regarding replacement
18 dwellings have changed to allow the siting of another dwelling. The county planning director or the
19 director's designee shall maintain a record of the lots and parcels that do not qualify for the siting
20 of a new dwelling under the provisions of this paragraph, including a copy of the deed restrictions
21 and release statements filed under this paragraph; and

22 (ii) For which the applicant has requested a deferred replacement permit, is removed or demol-
23 ished within three months after the deferred replacement permit is issued. A deferred replacement
24 permit allows construction of the replacement dwelling at any time. If, however, the established
25 dwelling is not removed or demolished within three months after the deferred replacement permit
26 is issued, the permit becomes void. The replacement dwelling must comply with applicable building
27 codes, plumbing codes, sanitation codes and other requirements relating to health and safety or to
28 siting at the time of construction. A deferred replacement permit may not be transferred, by sale
29 or otherwise, except by the applicant to the spouse or a child of the applicant.

30 (t) A site for the takeoff and landing of model aircraft, including such buildings or facilities as
31 may reasonably be necessary. Buildings or facilities shall not be more than 500 square feet in floor
32 area or placed on a permanent foundation unless the building or facility preexisted the use approved
33 under this paragraph. The site shall not include an aggregate surface or hard surface area unless
34 the surface preexisted the use approved under this paragraph. As used in this paragraph, "model
35 aircraft" means a small-scale version of an airplane, glider, helicopter, dirigible or balloon that is
36 used or intended to be used for flight and is controlled by radio, lines or design by a person on the
37 ground.

38 (u) A facility for the processing of farm crops, or the production of biofuel as defined in ORS
39 315.141, that is located on a farm operation that provides at least one-quarter of the farm crops
40 processed at the facility. The building established for the processing facility shall not exceed 10,000
41 square feet of floor area exclusive of the floor area designated for preparation, storage or other farm
42 use or devote more than 10,000 square feet to the processing activities within another building
43 supporting farm uses. A processing facility shall comply with all applicable siting standards but the
44 standards shall not be applied in a manner that prohibits the siting of the processing facility.

45 (v) Fire service facilities providing rural fire protection services.

1 (w) Irrigation canals, delivery lines and those structures and accessory operational facilities
2 associated with a district as defined in ORS 540.505.

3 (x) Utility facility service lines. Utility facility service lines are utility lines and accessory fa-
4 cilities or structures that end at the point where the utility service is received by the customer and
5 that are located on one or more of the following:

6 (A) A public right of way;

7 (B) Land immediately adjacent to a public right of way, provided the written consent of all ad-
8 jacent property owners has been obtained; or

9 (C) The property to be served by the utility.

10 (y) Subject to the issuance of a license, permit or other approval by the Department of Envi-
11 ronmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with
12 rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251, the land application
13 of reclaimed water, agricultural or industrial process water or biosolids for agricultural,
14 horticultural or silvicultural production, or for irrigation in connection with a use allowed in an
15 exclusive farm use zone under this chapter.

16 (z) A county law enforcement facility that lawfully existed on August 20, 2002, and is used to
17 provide rural law enforcement services primarily in rural areas, including parole and post-prison
18 supervision, but not including a correctional facility as defined under ORS 162.135.

19 (2) The following nonfarm uses may be established, subject to the approval of the governing body
20 or its designee in any area zoned for exclusive farm use subject to ORS 215.296:

21 (a) Commercial activities that are in conjunction with farm use, including the processing of farm
22 crops into biofuel not permitted under ORS 215.203 (2)(b)(L) or subsection (1)(u) of this section.

23 (b) Operations conducted for:

24 (A) Mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas
25 as defined by ORS 520.005 not otherwise permitted under subsection (1)(g) of this section;

26 (B) Mining, crushing or stockpiling of aggregate and other mineral and other subsurface re-
27 sources subject to ORS 215.298;

28 (C) Processing, as defined by ORS 517.750, of aggregate into asphalt or portland cement; and

29 (D) Processing of other mineral resources and other subsurface resources.

30 (c) Private parks, playgrounds, hunting and fishing preserves and campgrounds. Subject to the
31 approval of the county governing body or its designee, a private campground may provide yurts for
32 overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller,
33 may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent
34 foundation. Upon request of a county governing body, the Land Conservation and Development
35 Commission may provide by rule for an increase in the number of yurts allowed on all or a portion
36 of the campgrounds in a county if the commission determines that the increase will comply with the
37 standards described in ORS 215.296 (1). As used in this paragraph, "yurt" means a round, domed
38 shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hookup or
39 internal cooking appliance.

40 (d) Parks and playgrounds. A public park may be established consistent with the provisions of
41 ORS 195.120.

42 (e) Community centers owned by a governmental agency or a nonprofit community organization
43 and operated primarily by and for residents of the local rural community. A community center au-
44 thorized under this paragraph may provide services to veterans, including but not limited to emer-
45 gency and transitional shelter, preparation and service of meals, vocational and educational

1 counseling and referral to local, state or federal agencies providing medical, mental health, disability
2 income replacement and substance abuse services, only in a facility that is in existence on January
3 1, 2006. The services may not include direct delivery of medical, mental health, disability income
4 replacement or substance abuse services.

5 (f) Golf courses.

6 (g) Commercial utility facilities for the purpose of generating power for public use by sale.

7 (h) Personal-use airports for airplanes and helicopter pads, including associated hangar, main-
8 tenance and service facilities. A personal-use airport, as used in this section, means an airstrip re-
9 stricted, except for aircraft emergencies, to use by the owner, and, on an infrequent and occasional
10 basis, by invited guests, and by commercial aviation activities in connection with agricultural op-
11 erations. No aircraft may be based on a personal-use airport other than those owned or controlled
12 by the owner of the airstrip. Exceptions to the activities permitted under this definition may be
13 granted through waiver action by the Oregon Department of Aviation in specific instances. A
14 personal-use airport lawfully existing as of September 13, 1975, shall continue to be permitted sub-
15 ject to any applicable rules of the Oregon Department of Aviation.

16 (i) Home occupations as provided in ORS 215.448.

17 (j) A facility for the primary processing of forest products, provided that such facility is found
18 to not seriously interfere with accepted farming practices and is compatible with farm uses de-
19 scribed in ORS 215.203 (2). Such a facility may be approved for a one-year period which is
20 renewable. These facilities are intended to be only portable or temporary in nature. The primary
21 processing of a forest product, as used in this section, means the use of a portable chipper or stud
22 mill or other similar methods of initial treatment of a forest product in order to enable its shipment
23 to market. Forest products, as used in this section, means timber grown upon a parcel of land or
24 contiguous land where the primary processing facility is located.

25 (k) A site for the disposal of solid waste approved by the governing body of a city or county or
26 both and for which a permit has been granted under ORS 459.245 by the Department of Environ-
27 mental Quality together with equipment, facilities or buildings necessary for its operation.

28 (L) One manufactured dwelling or recreational vehicle, or the temporary residential use of an
29 existing building, in conjunction with an existing dwelling as a temporary use for the term of a
30 hardship suffered by the existing resident or a relative of the resident. Within three months of the
31 end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demol-
32 ished or, in the case of an existing building, the building shall be removed, demolished or returned
33 to an allowed nonresidential use. The governing body or its designee shall provide for periodic re-
34 view of the hardship claimed under this paragraph. A temporary residence approved under this
35 paragraph is not eligible for replacement under subsection (1)(s) of this section.

36 (m) Transmission towers over 200 feet in height.

37 (n) Dog kennels not described in subsection (1)(j) of this section.

38 (o) Residential homes as defined in ORS 197.660, in existing dwellings.

39 (p) The propagation, cultivation, maintenance and harvesting of aquatic species that are not
40 under the jurisdiction of the State Fish and Wildlife Commission or insect species. Insect species
41 shall not include any species under quarantine by the State Department of Agriculture or the United
42 States Department of Agriculture. The county shall provide notice of all applications under this
43 paragraph to the State Department of Agriculture. Notice shall be provided in accordance with the
44 county's land use regulations but shall be mailed at least 20 calendar days prior to any administra-
45 tive decision or initial public hearing on the application.

1 (q) Construction of additional passing and travel lanes requiring the acquisition of right of way
2 but not resulting in the creation of new land parcels.

3 (r) Reconstruction or modification of public roads and highways involving the removal or dis-
4 placement of buildings but not resulting in the creation of new land parcels.

5 (s) Improvement of public road and highway related facilities, such as maintenance yards, weigh
6 stations and rest areas, where additional property or right of way is required but not resulting in
7 the creation of new land parcels.

8 (t) A destination resort that is approved consistent with the requirements of any statewide
9 planning goal relating to the siting of a destination resort.

10 (u) Room and board arrangements for a maximum of five unrelated persons in existing resi-
11 dences.

12 (v) Operations for the extraction and bottling of water.

13 (w) Expansion of existing county fairgrounds and activities directly relating to county
14 fairgrounds governed by county fair boards established pursuant to ORS 565.210.

15 (x) A living history museum related to resource based activities owned and operated by a gov-
16 ernmental agency or a local historical society, together with limited commercial activities and fa-
17 cilities that are directly related to the use and enjoyment of the museum and located within
18 authentic buildings of the depicted historic period or the museum administration building, if areas
19 other than an exclusive farm use zone cannot accommodate the museum and related activities or if
20 the museum administration buildings and parking lot are located within one quarter mile of an ur-
21 ban growth boundary. As used in this paragraph:

22 (A) "Living history museum" means a facility designed to depict and interpret everyday life and
23 culture of some specific historic period using authentic buildings, tools, equipment and people to
24 simulate past activities and events; and

25 (B) "Local historical society" means the local historical society recognized by the county gov-
26 erning body and organized under ORS chapter 65.

27 *[(y) An aerial fireworks display business that has been in continuous operation at its current lo-
28 cation within an exclusive farm use zone since December 31, 1986, and possesses a wholesaler's permit
29 to sell or provide fireworks.]*

30 *[(z)]* (y) A landscape contracting business, as defined in ORS 671.520, or a business providing
31 landscape architecture services, as described in ORS 671.318, if the business is pursued in conjunc-
32 tion with the growing and marketing of nursery stock on the land that constitutes farm use.

33 (3) Roads, highways and other transportation facilities and improvements not allowed under
34 subsections (1) and (2) of this section may be established, subject to the approval of the governing
35 body or its designee, in areas zoned for exclusive farm use subject to:

36 (a) Adoption of an exception to the goal related to agricultural lands and to any other applicable
37 goal with which the facility or improvement does not comply; or

38 (b) ORS 215.296 for those uses identified by rule of the Land Conservation and Development
39 Commission as provided in section 3, chapter 529, Oregon Laws 1993.

40 **SECTION 4. ORS 215.297 is repealed.**

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