

Senate Bill 548

Sponsored by Senator GEORGE (Presession filed.)

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 **as introduced**.

Prohibits use of income test to determine whether primary or accessory dwelling customarily provided in conjunction with farm use is outright permitted use in exclusive farm use zone.

A BILL FOR AN ACT

1
2 Relating to exclusive farm use zones; creating new provisions; and amending ORS 215.213 and
3 215.283.

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

5 **SECTION 1.** ORS 215.213 is amended to read:

6 215.213. (1) In counties that have adopted marginal lands provisions under ORS 197.247 (1991
7 Edition), the following uses may be established in any area zoned for exclusive farm use:

8 (a) Churches and cemeteries in conjunction with churches.

9 (b) The propagation or harvesting of a forest product.

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

14 (d) A dwelling on real property used for farm use if the dwelling is occupied by a relative of the
15 farm operator or the farm operator's spouse, which means a child, parent, stepparent, grandchild,
16 grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either, if the farm
17 operator does or will require the assistance of the relative in the management of the farm use and
18 the dwelling is located on the same lot or parcel as the dwelling of the farm operator.
19 Notwithstanding ORS 92.010 to 92.192 or the minimum lot or parcel size requirements under ORS
20 215.780, if the owner of a dwelling described in this paragraph obtains construction financing or
21 other financing secured by the dwelling and the secured party forecloses on the dwelling, the se-
22 cured party may also foreclose on the homesite, as defined in ORS 308A.250, and the foreclosure
23 shall operate as a partition of the homesite to create a new parcel.

24 (e) Nonresidential buildings customarily provided in conjunction with farm use.

25 (f) Primary or accessory dwellings customarily provided in conjunction with farm use. For a
26 primary dwelling, the dwelling must be on a lot or parcel that is managed as part of a farm opera-
27 tion and is not smaller than the minimum lot size in a farm zone with a minimum lot size acknowl-
28 edged under ORS 197.251. **The determination of whether a primary or accessory dwelling is**
29 **authorized under this paragraph may not be based on the income produced from farm use**
30 **on the lot or parcel upon which the dwelling will be sited.**

31 (g) Operations for the exploration for and production of geothermal resources as defined by ORS

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.

1 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of
 2 compressors, separators and other customary production equipment for an individual well adjacent
 3 to the wellhead. Any activities or construction relating to such operations shall not be a basis for
 4 an exception under ORS 197.732 (2)(a) or (b).

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

8 (i) One manufactured dwelling or recreational vehicle, or the temporary residential use of an
 9 existing building, in conjunction with an existing dwelling as a temporary use for the term of a
 10 hardship suffered by the existing resident or a relative of the resident. Within three months of the
 11 end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demol-
 12 ished or, in the case of an existing building, the building shall be removed, demolished or returned
 13 to an allowed nonresidential use. The governing body or its designee shall provide for periodic re-
 14 view of the hardship claimed under this paragraph. A temporary residence approved under this
 15 paragraph is not eligible for replacement under paragraph (q) of this subsection.

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

17 (k) Reconstruction or modification of public roads and highways, including the placement of
 18 utility facilities overhead and in the subsurface of public roads and highways along the public right
 19 of way, but not including the addition of travel lanes, where no removal or displacement of buildings
 20 would occur, or no new land parcels result.

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

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

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

29 (o) Creation, restoration or enhancement of wetlands.

30 (p) A winery, as described in ORS 215.452.

31 (q) Alteration, restoration or replacement of a lawfully established dwelling that:

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

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

35 (C) Has interior wiring for interior lights;

36 (D) Has a heating system; and

37 (E) In the case of replacement:

38 (i) Is removed, demolished or converted to an allowable nonresidential use within three months
 39 of the completion of the replacement dwelling. A replacement dwelling may be sited on any part of
 40 the same lot or parcel. A dwelling established under this paragraph shall comply with all applicable
 41 siting standards. However, the standards shall not be applied in a manner that prohibits the siting
 42 of the dwelling. If the dwelling to be replaced is located on a portion of the lot or parcel not zoned
 43 for exclusive farm use, the applicant, as a condition of approval, shall execute and record in the
 44 deed records for the county where the property is located a deed restriction prohibiting the siting
 45 of a dwelling on that portion of the lot or parcel. The restriction imposed shall be irrevocable unless

1 a statement of release is placed in the deed records for the county. The release shall be signed by
2 the county or its designee and state that the provisions of this paragraph regarding replacement
3 dwellings have changed to allow the siting of another dwelling. The county planning director or the
4 director's designee shall maintain a record of the lots and parcels that do not qualify for the siting
5 of a new dwelling under the provisions of this paragraph, including a copy of the deed restrictions
6 and release statements filed under this paragraph; and

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

15 (r) Farm stands if:

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

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

25 (s) An armed forces reserve center, if the center is within one-half mile of a community college.
26 For purposes of this paragraph, "armed forces reserve center" includes an armory or National
27 Guard support facility.

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

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

- 1 (v) Fire service facilities providing rural fire protection services.
- 2 (w) Irrigation canals, delivery lines and those structures and accessory operational facilities
3 associated with a district as defined in ORS 540.505.
- 4 (x) Utility facility service lines. Utility facility service lines are utility lines and accessory fa-
5 cilities or structures that end at the point where the utility service is received by the customer and
6 that are located on one or more of the following:
- 7 (A) A public right of way;
- 8 (B) Land immediately adjacent to a public right of way, provided the written consent of all ad-
9 jacent property owners has been obtained; or
- 10 (C) The property to be served by the utility.
- 11 (y) Subject to the issuance of a license, permit or other approval by the Department of Envi-
12 ronmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with
13 rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251, the land application
14 of reclaimed water, agricultural or industrial process water or biosolids for agricultural,
15 horticultural or silvicultural production, or for irrigation in connection with a use allowed in an
16 exclusive farm use zone under this chapter.
- 17 (2) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition),
18 the following uses may be established in any area zoned for exclusive farm use subject to ORS
19 215.296:
- 20 (a) A primary dwelling in conjunction with farm use or the propagation or harvesting of a forest
21 product on a lot or parcel that is managed as part of a farm operation or woodlot if the farm op-
22 eration or woodlot:
- 23 (A) Consists of 20 or more acres; and
- 24 (B) Is not smaller than the average farm or woodlot in the county producing at least \$2,500 in
25 annual gross income from the crops, livestock or forest products to be raised on the farm operation
26 or woodlot.
- 27 (b) A primary dwelling in conjunction with farm use or the propagation or harvesting of a forest
28 product on a lot or parcel that is managed as part of a farm operation or woodlot smaller than re-
29 quired under paragraph (a) of this subsection, if the lot or parcel:
- 30 (A) Has produced at least \$20,000 in annual gross farm income in two consecutive calendar
31 years out of the three calendar years before the year in which the application for the dwelling was
32 made or is planted in perennials capable of producing upon harvest an average of at least \$20,000
33 in annual gross farm income; or
- 34 (B) Is a woodlot capable of producing an average over the growth cycle of \$20,000 in gross an-
35 nual income.
- 36 (c) Commercial activities that are in conjunction with farm use, including the processing of farm
37 crops into biofuel not permitted under ORS 215.203 (2)(b)(L) or subsection (1)(u) of this section.
- 38 (d) Operations conducted for:
- 39 (A) Mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas
40 as defined by ORS 520.005, not otherwise permitted under subsection (1)(g) of this section;
- 41 (B) Mining, crushing or stockpiling of aggregate and other mineral and other subsurface re-
42 sources subject to ORS 215.298;
- 43 (C) Processing, as defined by ORS 517.750, of aggregate into asphalt or portland cement; and
- 44 (D) Processing of other mineral resources and other subsurface resources.
- 45 (e) Community centers owned by a governmental agency or a nonprofit community organization

1 and operated primarily by and for residents of the local rural community, hunting and fishing pre-
2 serves, public and private parks, playgrounds and campgrounds. Subject to the approval of the
3 county governing body or its designee, a private campground may provide yurts for overnight
4 camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include
5 a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation.
6 Upon request of a county governing body, the Land Conservation and Development Commission may
7 provide by rule for an increase in the number of yurts allowed on all or a portion of the
8 campgrounds in a county if the commission determines that the increase will comply with the stan-
9 dards described in ORS 215.296 (1). A public park or campground may be established as provided
10 under ORS 195.120. As used in this paragraph, "yurt" means a round, domed shelter of cloth or
11 canvas on a collapsible frame with no plumbing, sewage disposal hookup or internal cooking appli-
12 ance.

13 (f) Golf courses on land determined not to be high-value farmland as defined in ORS 195.300.

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

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

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

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

35 (k) Dog kennels.

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

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

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

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

1 (p) 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 (q) 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 (r) 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 (s) 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 (t) Room and board arrangements for a maximum of five unrelated persons in existing resi-
11 dences.

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

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

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

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

25 (w) An aerial fireworks display business that has been in continuous operation at its current
26 location within an exclusive farm use zone since December 31, 1986, and possesses a wholesaler's
27 permit to sell or provide fireworks.

28 (x) A landscape contracting business, as defined in ORS 671.520, or a business providing land-
29 scape architecture services, as described in ORS 671.318, if the business is pursued in conjunction
30 with the growing and marketing of nursery stock on the land that constitutes farm use.

31 (y) Public or private schools for kindergarten through grade 12, including all buildings essential
32 to the operation of a school, primarily for residents of the rural area in which the school is located.

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

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

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

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

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

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

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

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

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

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

19 (b) Persons who have requested notice of such applications and who have paid a reasonable fee
20 imposed by the county to cover the cost of such notice.

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

30 (7) Subsection (4) of this section applies to a lot or parcel lawfully created between January 1,
31 1948, and July 1, 1983. For the purposes of this section:

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

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

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

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

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

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

45 (10) Roads, highways and other transportation facilities and improvements not allowed under

1 subsections (1) and (2) of this section may be established, subject to the approval of the governing
2 body or its designee, in areas zoned for exclusive farm use subject to:

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

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

7 **SECTION 2.** ORS 215.283 is amended to read:

8 215.283. (1) The following uses may be established in any area zoned for exclusive farm use:

9 (a) Churches and cemeteries in conjunction with churches.

10 (b) The propagation or harvesting of a forest product.

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

15 (d) A dwelling on real property used for farm use if the dwelling is occupied by a relative of the
16 farm operator or the farm operator's spouse, which means a child, parent, stepparent, grandchild,
17 grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either, if the farm
18 operator does or will require the assistance of the relative in the management of the farm use and
19 the dwelling is located on the same lot or parcel as the dwelling of the farm operator.
20 Notwithstanding ORS 92.010 to 92.192 or the minimum lot or parcel size requirements under ORS
21 215.780, if the owner of a dwelling described in this paragraph obtains construction financing or
22 other financing secured by the dwelling and the secured party forecloses on the dwelling, the se-
23 cured party may also foreclose on the homesite, as defined in ORS 308A.250, and the foreclosure
24 shall operate as a partition of the homesite to create a new parcel.

25 (e) Primary or accessory dwellings and other buildings customarily provided in conjunction with
26 farm use. **The determination of whether a primary or accessory dwelling is authorized under
27 this paragraph may not be based on the income produced from farm use on the lot or parcel
28 upon which the dwelling will be sited.**

29 (f) Operations for the exploration for and production of geothermal resources as defined by ORS
30 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of
31 compressors, separators and other customary production equipment for an individual well adjacent
32 to the wellhead. Any activities or construction relating to such operations shall not be a basis for
33 an exception under ORS 197.732 (2)(a) or (b).

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

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

38 (i) Reconstruction or modification of public roads and highways, including the placement of
39 utility facilities overhead and in the subsurface of public roads and highways along the public right
40 of way, but not including the addition of travel lanes, where no removal or displacement of buildings
41 would occur, or no new land parcels result.

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

44 (k) Minor betterment of existing public road and highway related facilities such as maintenance
45 yards, weigh stations and rest areas, within right of way existing as of July 1, 1987, and contiguous

1 public-owned property utilized to support the operation and maintenance of public roads and high-
2 ways.

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

5 (m) Creation, restoration or enhancement of wetlands.

6 (n) A winery, as described in ORS 215.452.

7 (o) Farm stands if:

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

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

17 (p) 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 (q) A site for the takeoff and landing of model aircraft, including such buildings or facilities as
2 may reasonably be necessary. Buildings or facilities shall not be more than 500 square feet in floor
3 area or placed on a permanent foundation unless the building or facility preexisted the use approved
4 under this paragraph. The site shall not include an aggregate surface or hard surface area unless
5 the surface preexisted the use approved under this paragraph. An owner of property used for the
6 purpose authorized in this paragraph may charge a person operating the use on the property rent
7 for the property. An operator may charge users of the property a fee that does not exceed the
8 operator's cost to maintain the property, buildings and facilities. As used in this paragraph, "model
9 aircraft" means a small-scale version of an airplane, glider, helicopter, dirigible or balloon that is
10 used or intended to be used for flight and is controlled by radio, lines or design by a person on the
11 ground.

12 (r) A facility for the processing of farm crops, or the production of biofuel as defined in ORS
13 315.141, that is located on a farm operation that provides at least one-quarter of the farm crops
14 processed at the facility. The building established for the processing facility shall not exceed 10,000
15 square feet of floor area exclusive of the floor area designated for preparation, storage or other farm
16 use or devote more than 10,000 square feet to the processing activities within another building
17 supporting farm uses. A processing facility shall comply with all applicable siting standards but the
18 standards shall not be applied in a manner that prohibits the siting of the processing facility.

19 (s) Fire service facilities providing rural fire protection services.

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

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

25 (A) A public right of way;

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

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

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

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

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

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

42 (b) Operations conducted for:

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

45 (B) Mining, crushing or stockpiling of aggregate and other mineral and other subsurface re-

1 sources subject to ORS 215.298;

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

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

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

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

16 (e) Community centers owned by a governmental agency or a nonprofit community organization
17 and operated primarily by and for residents of the local rural community. A community center au-
18 thorized under this paragraph may provide services to veterans, including but not limited to emer-
19 gency and transitional shelter, preparation and service of meals, vocational and educational
20 counseling and referral to local, state or federal agencies providing medical, mental health, disability
21 income replacement and substance abuse services, only in a facility that is in existence on January
22 1, 2006. The services may not include direct delivery of medical, mental health, disability income
23 replacement or substance abuse services.

24 (f) Golf courses on land determined not to be high-value farmland, as defined in ORS 195.300.

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

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

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

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

44 (k) A site for the disposal of solid waste approved by the governing body of a city or county or
45 both and for which a permit has been granted under ORS 459.245 by the Department of Environ-

1 mental Quality together with equipment, facilities or buildings necessary for its operation.

2 (L) One manufactured dwelling or recreational vehicle, or the temporary residential use of an
3 existing building, in conjunction with an existing dwelling as a temporary use for the term of a
4 hardship suffered by the existing resident or a relative of the resident. Within three months of the
5 end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demol-
6 ished or, in the case of an existing building, the building shall be removed, demolished or returned
7 to an allowed nonresidential use. The governing body or its designee shall provide for periodic re-
8 view of the hardship claimed under this paragraph. A temporary residence approved under this
9 paragraph is not eligible for replacement under subsection (1)(p) of this section.

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

11 (n) Dog kennels.

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

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

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

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

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

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

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

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

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

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

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

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

1 (y) An aerial fireworks display business that has been in continuous operation at its current
2 location within an exclusive farm use zone since December 31, 1986, and possesses a wholesaler's
3 permit to sell or provide fireworks.

4 (z) A landscape contracting business, as defined in ORS 671.520, or a business providing land-
5 scape architecture services, as described in ORS 671.318, if the business is pursued in conjunction
6 with the growing and marketing of nursery stock on the land that constitutes farm use.

7 (aa) Public or private schools for kindergarten through grade 12, including all buildings essential
8 to the operation of a school, primarily for residents of the rural area in which the school is located.

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

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

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

16 **SECTION 3. The amendments to ORS 215.213 and 215.283 by sections 1 and 2 of this 2011**
17 **Act apply to a primary or accessory dwelling for which a development application is sub-**
18 **mitted on or after the effective date of this 2011 Act.**

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