

# Senate Bill 1048

Sponsored by Senator GELSER

## 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**.

Allows counties to approve livestock and livestock-affiliated exercise, therapy and counseling on lands zoned for exclusive farm use. Takes effect on 91st day following adjournment sine die.

## A BILL FOR AN ACT

1  
2 Relating to use of livestock on lands zoned for exclusive farm use; amending ORS 215.213 and  
3 215.283; and prescribing an effective date.

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

5 **SECTION 1.** ORS 215.213, as amended by section 1, chapter 119, Oregon Laws 2018, is amended  
6 to read:

7 215.213. (1) In counties that have adopted marginal lands provisions under ORS 197.247 (1991  
8 Edition), 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:

15 (A) ORS 215.275; or

16 (B) If the utility facility is an associated transmission line, as defined in ORS 215.274 and  
17 469.300.

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

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

29 (f) Subject to ORS 215.279, primary or accessory dwellings customarily provided in conjunction  
30 with farm use. For a primary dwelling, the dwelling must be on a lot or parcel that is managed as  
31 part of a farm operation and is not smaller than the minimum lot size in a farm zone with a minimum

**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 lot size acknowledged under ORS 197.251.

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

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

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

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

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

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

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

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

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

32 (p) A winery, as described in ORS 215.452 or 215.453.

33 (q) Subject to section 2, chapter 462, Oregon Laws 2013, alteration, restoration or replacement  
34 of a lawfully established dwelling.

35 (r) Farm stands if:

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

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

45 (s) An armed forces reserve center, if the center is within one-half mile of a community college.

1 For purposes of this paragraph, “armed forces reserve center” includes an armory or National  
2 Guard support facility.

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

14 (u) A facility for the processing of farm crops or for the production of biofuel, as defined in ORS  
15 315.141, if the facility is located on a farm operation that provides at least one-quarter of the farm  
16 crops processed at the facility, or an establishment for the slaughter, processing or selling of poultry  
17 or poultry products pursuant to ORS 603.038. If a building is established or used for the processing  
18 facility or establishment, the farm operator may not devote more than 10,000 square feet of floor  
19 area to the processing facility or establishment, exclusive of the floor area designated for prepara-  
20 tion, storage or other farm use. A processing facility or establishment must comply with all appli-  
21 cable siting standards but the standards may not be applied in a manner that prohibits the siting  
22 of the processing facility or establishment.

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

24 (w) Irrigation reservoirs, canals, delivery lines and those structures and accessory operational  
25 facilities, not including parks or other recreational structures and facilities, associated with a dis-  
26 trict as defined in ORS 540.505.

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

30 (A) A public right of way;

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

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

34 (y) Subject to the issuance of a license, permit or other approval by the Department of Envi-  
35 ronmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with  
36 rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251, the land application  
37 of reclaimed water, agricultural or industrial process water or biosolids, or the onsite treatment of  
38 septage prior to the land application of biosolids, for agricultural, horticultural or silvicultural pro-  
39 duction, or for irrigation in connection with a use allowed in an exclusive farm use zone under this  
40 chapter. For the purposes of this paragraph, onsite treatment of septage prior to the land application  
41 of biosolids is limited to treatment using treatment facilities that are portable, temporary and  
42 transportable by truck trailer, as defined in ORS 801.580, during a period of time within which land  
43 application of biosolids is authorized under the license, permit or other approval.

44 (z) Dog training classes or testing trials, which may be conducted outdoors or in preexisting  
45 farm buildings, when:

1 (A) The number of dogs participating in training does not exceed 10 dogs per training class and  
2 the number of training classes to be held on-site does not exceed six per day; and

3 (B) The number of dogs participating in a testing trial does not exceed 60 and the number of  
4 testing trials to be conducted on-site is limited to four or fewer trials per calendar year.

5 (aa) A cider business, as described in ORS 215.451.

6 (2) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition),  
7 the following uses may be established in any area zoned for exclusive farm use subject to ORS  
8 215.296:

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

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

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

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

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

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

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

27 (d) Operations conducted for:

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

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

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

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

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

1    ance.

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

3       (g) Commercial utility facilities for the purpose of generating power for public use by sale. If the  
4    area zoned for exclusive farm use is high-value farmland, a photovoltaic solar power generation fa-  
5    cility may be established as a commercial utility facility as provided in ORS 215.447.

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

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

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

26       (k)(A) Commercial dog boarding kennels; or

27       (B) Dog training classes or testing trials that cannot be established under subsection (1)(z) of  
28   this section.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26 (z) [*Equine*] **Livestock** and [*equine-affiliated*] **livestock-affiliated exercise**, therapeutic and  
27 counseling activities, provided:

28 (A) The activities are conducted in existing buildings that were lawfully constructed on the  
29 property before January 1, 2019, or in new buildings that are accessory, incidental and subordinate  
30 to the farm use on the tract; and

31 (B) All individuals conducting therapeutic or counseling activities are acting within the proper  
32 scope of any licenses required by the state.

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 (11) The following agri-tourism and other commercial events or activities that are related to and  
8 supportive of agriculture may be established in any area zoned for exclusive farm use:

9 (a) A county may authorize a single agri-tourism or other commercial event or activity on a  
10 tract in a calendar year by an authorization that is personal to the applicant and is not transferred  
11 by, or transferable with, a conveyance of the tract, if the agri-tourism or other commercial event  
12 or activity meets any local standards that apply and:

13 (A) The agri-tourism or other commercial event or activity is incidental and subordinate to ex-  
14 isting farm use on the tract;

15 (B) The duration of the agri-tourism or other commercial event or activity does not exceed 72  
16 consecutive hours;

17 (C) The maximum attendance at the agri-tourism or other commercial event or activity does not  
18 exceed 500 people;

19 (D) The maximum number of motor vehicles parked at the site of the agri-tourism or other  
20 commercial event or activity does not exceed 250 vehicles;

21 (E) The agri-tourism or other commercial event or activity complies with ORS 215.296;

22 (F) The agri-tourism or other commercial event or activity occurs outdoors, in temporary  
23 structures, or in existing permitted structures, subject to health and fire and life safety require-  
24 ments; and

25 (G) The agri-tourism or other commercial event or activity complies with conditions established  
26 for:

27 (i) Planned hours of operation;

28 (ii) Access, egress and parking;

29 (iii) A traffic management plan that identifies the projected number of vehicles and any antic-  
30 ipated use of public roads; and

31 (iv) Sanitation and solid waste.

32 (b) In the alternative to paragraphs (a) and (c) of this subsection, a county may authorize,  
33 through an expedited, single-event license, a single agri-tourism or other commercial event or ac-  
34 tivity on a tract in a calendar year by an expedited, single-event license that is personal to the ap-  
35 plicant and is not transferred by, or transferable with, a conveyance of the tract. A decision  
36 concerning an expedited, single-event license is not a land use decision, as defined in ORS 197.015.  
37 To approve an expedited, single-event license, the governing body of a county or its designee must  
38 determine that the proposed agri-tourism or other commercial event or activity meets any local  
39 standards that apply, and the agri-tourism or other commercial event or activity:

40 (A) Must be incidental and subordinate to existing farm use on the tract;

41 (B) May not begin before 6 a.m. or end after 10 p.m.;

42 (C) May not involve more than 100 attendees or 50 vehicles;

43 (D) May not include the artificial amplification of music or voices before 8 a.m. or after 8 p.m.;

44 (E) May not require or involve the construction or use of a new permanent structure in con-  
45 nection with the agri-tourism or other commercial event or activity;



1 (F) Must be located on a tract of at least 10 acres unless the owners or residents of adjoining  
 2 properties consent, in writing, to the location; and

3 (G) Must comply with applicable health and fire and life safety requirements.

4 (c) In the alternative to paragraphs (a) and (b) of this subsection, a county may authorize up to  
 5 six agri-tourism or other commercial events or activities on a tract in a calendar year by a limited  
 6 use permit that is personal to the applicant and is not transferred by, or transferable with, a  
 7 conveyance of the tract. The agri-tourism or other commercial events or activities must meet any  
 8 local standards that apply, and the agri-tourism or other commercial events or activities:

9 (A) Must be incidental and subordinate to existing farm use on the tract;

10 (B) May not, individually, exceed a duration of 72 consecutive hours;

11 (C) May not require that a new permanent structure be built, used or occupied in connection  
 12 with the agri-tourism or other commercial events or activities;

13 (D) Must comply with ORS 215.296;

14 (E) May not, in combination with other agri-tourism or other commercial events or activities  
 15 authorized in the area, materially alter the stability of the land use pattern in the area; and

16 (F) Must comply with conditions established for:

17 (i) The types of agri-tourism or other commercial events or activities that are authorized during  
 18 each calendar year, including the number and duration of the agri-tourism or other commercial  
 19 events and activities, the anticipated daily attendance and the hours of operation;

20 (ii) The location of existing structures and the location of proposed temporary structures to be  
 21 used in connection with the agri-tourism or other commercial events or activities;

22 (iii) The location of access and egress and parking facilities to be used in connection with the  
 23 agri-tourism or other commercial events or activities;

24 (iv) Traffic management, including the projected number of vehicles and any anticipated use of  
 25 public roads; and

26 (v) Sanitation and solid waste.

27 (d) In addition to paragraphs (a) to (c) of this subsection, a county may authorize agri-tourism  
 28 or other commercial events or activities that occur more frequently or for a longer period or that  
 29 do not otherwise comply with paragraphs (a) to (c) of this subsection if the agri-tourism or other  
 30 commercial events or activities comply with any local standards that apply and the agri-tourism or  
 31 other commercial events or activities:

32 (A) Are incidental and subordinate to existing commercial farm use of the tract and are neces-  
 33 sary to support the commercial farm uses or the commercial agricultural enterprises in the area;

34 (B) Comply with the requirements of paragraph (c)(C), (D), (E) and (F) of this subsection;

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

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

38 (12) A holder of a permit authorized by a county under subsection (11)(d) of this section must  
 39 request review of the permit at four-year intervals. Upon receipt of a request for review, the county  
 40 shall:

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

43 (b) Limit its review to events and activities authorized by the permit, conformance with condi-  
 44 tions of approval required by the permit and the standards established by subsection (11)(d) of this  
 45 section.

1 (13) For the purposes of subsection (11) of this section:

2 (a) A county may authorize the use of temporary structures established in connection with the  
3 agri-tourism or other commercial events or activities authorized under subsection (11) of this sec-  
4 tion. However, the temporary structures must be removed at the end of the agri-tourism or other  
5 event or activity. The county may not approve an alteration to the land in connection with an  
6 agri-tourism or other commercial event or activity authorized under subsection (11) of this section,  
7 including, but not limited to, grading, filling or paving.

8 (b) The county may issue the limited use permits authorized by subsection (11)(c) of this section  
9 for two calendar years. When considering an application for renewal, the county shall ensure com-  
10 pliance with the provisions of subsection (11)(c) of this section, any local standards that apply and  
11 conditions that apply to the permit or to the agri-tourism or other commercial events or activities  
12 authorized by the permit.

13 (c) The authorizations provided by subsection (11) of this section are in addition to other au-  
14 thorizations that may be provided by law, except that “outdoor mass gathering” and “other gather-  
15 ing,” as those terms are used in ORS 197.015 (10)(d), do not include agri-tourism or other commercial  
16 events and activities.

17 **SECTION 2.** ORS 215.213, as amended by section 7, chapter 462, Oregon Laws 2013, section 2,  
18 chapter 148, Oregon Laws 2017, section 4, chapter 253, Oregon Laws 2017, section 4, chapter 504,  
19 Oregon Laws 2017, and section 2, chapter 119, Oregon Laws 2018, is amended to read:

20 215.213. (1) In counties that have adopted marginal lands provisions under ORS 197.247 (1991  
21 Edition), the following uses may be established in any area zoned for exclusive farm use:

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

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

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

28 (A) ORS 215.275; or

29 (B) If the utility facility is an associated transmission line, as defined in ORS 215.274 and  
30 469.300.

31 (d) A dwelling on real property used for farm use if the dwelling is occupied by a relative of the  
32 farm operator or the farm operator’s spouse, which means a child, parent, stepparent, grandchild,  
33 grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either, if the farm  
34 operator does or will require the assistance of the relative in the management of the farm use and  
35 the dwelling is located on the same lot or parcel as the dwelling of the farm operator.  
36 Notwithstanding ORS 92.010 to 92.192 or the minimum lot or parcel size requirements under ORS  
37 215.780, if the owner of a dwelling described in this paragraph obtains construction financing or  
38 other financing secured by the dwelling and the secured party forecloses on the dwelling, the se-  
39 cured party may also foreclose on the homesite, as defined in ORS 308A.250, and the foreclosure  
40 shall operate as a partition of the homesite to create a new parcel.

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

42 (f) Subject to ORS 215.279, primary or accessory dwellings customarily provided in conjunction  
43 with farm use. For a primary dwelling, the dwelling must be on a lot or parcel that is managed as  
44 part of a farm operation and is not smaller than the minimum lot size in a farm zone with a minimum  
45 lot size acknowledged under ORS 197.251.

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

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

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

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

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

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

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

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

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

31 (p) A winery, as described in ORS 215.452 or 215.453.

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

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

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

36 (C) Has interior wiring for interior lights;

37 (D) Has a heating system; and

38 (E) In the case of replacement:

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

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

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

16 (r) Farm stands if:

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

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

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

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

40 (u) A facility for the processing of farm crops or for the production of biofuel, as defined in ORS  
41 315.141, if the facility is located on a farm operation that provides at least one-quarter of the farm  
42 crops processed at the facility, or an establishment for the slaughter, processing or selling of poultry  
43 or poultry products pursuant to ORS 603.038. If a building is established or used for the processing  
44 facility or establishment, the farm operator may not devote more than 10,000 square feet of floor  
45 area to the processing facility or establishment, exclusive of the floor area designated for prepara-

1 tion, storage or other farm use. A processing facility or establishment must comply with all appli-  
 2 cable siting standards but the standards may not be applied in a manner that prohibits the siting  
 3 of the processing facility or establishment.

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

5 (w) Irrigation reservoirs, canals, delivery lines and those structures and accessory operational  
 6 facilities, not including parks or other recreational structures and facilities, associated with a dis-  
 7 trict as defined in ORS 540.505.

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

11 (A) A public right of way;

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

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

15 (y) Subject to the issuance of a license, permit or other approval by the Department of Envi-  
 16 ronmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with  
 17 rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251, the land application  
 18 of reclaimed water, agricultural or industrial process water or biosolids, or the onsite treatment of  
 19 septage prior to the land application of biosolids, for agricultural, horticultural or silvicultural pro-  
 20 duction, or for irrigation in connection with a use allowed in an exclusive farm use zone under this  
 21 chapter. For the purposes of this paragraph, onsite treatment of septage prior to the land application  
 22 of biosolids is limited to treatment using treatment facilities that are portable, temporary and  
 23 transportable by truck trailer, as defined in ORS 801.580, during a period of time within which land  
 24 application of biosolids is authorized under the license, permit or other approval.

25 (z) Dog training classes or testing trials, which may be conducted outdoors or in preexisting  
 26 farm buildings, when:

27 (A) The number of dogs participating in training does not exceed 10 dogs per training class and  
 28 the number of training classes to be held on-site does not exceed six per day; and

29 (B) The number of dogs participating in a testing trial does not exceed 60 and the number of  
 30 testing trials to be conducted on-site is limited to four or fewer trials per calendar year.

31 (aa) A cider business, as described in ORS 215.451.

32 (2) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition),  
 33 the following uses may be established in any area zoned for exclusive farm use subject to ORS  
 34 215.296:

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

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

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

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

45 (A) Has produced at least \$20,000 in annual gross farm income in two consecutive calendar

1 years out of the three calendar years before the year in which the application for the dwelling was  
2 made or is planted in perennials capable of producing upon harvest an average of at least \$20,000  
3 in annual gross farm income; or

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

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

8 (d) Operations conducted for:

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

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

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

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

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

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

29 (g) Commercial utility facilities for the purpose of generating power for public use by sale. If the  
30 area zoned for exclusive farm use is high-value farmland, a photovoltaic solar power generation fa-  
31 cility may be established as a commercial utility facility as provided in ORS 215.447.

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

41 (i) A facility for the primary processing of forest products, provided that such facility is found  
42 to not seriously interfere with accepted farming practices and is compatible with farm uses de-  
43 scribed in ORS 215.203 (2). Such a facility may be approved for a one-year period which is  
44 renewable. These facilities are intended to be only portable or temporary in nature. The primary  
45 processing of a forest product, as used in this section, means the use of a portable chipper or stud

1 mill or other similar methods of initial treatment of a forest product in order to enable its shipment  
2 to market. Forest products, as used in this section, means timber grown upon a parcel of land or  
3 contiguous land where the primary processing facility is located.

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

7 (k)(A) Commercial dog boarding kennels; or

8 (B) Dog training classes or testing trials that cannot be established under subsection (1)(z) of  
9 this section.

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

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

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

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

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

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

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

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

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

44 (w) An aerial fireworks display business that has been in continuous operation at its current  
45 location within an exclusive farm use zone since December 31, 1986, and possesses a wholesaler's

1 permit to sell or provide fireworks.

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

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

7 (z) [*Equine*] **Livestock** and [*equine-affiliated*] **livestock-affiliated exercise**, therapeutic and  
8 counseling activities, provided:

9 (A) The activities are conducted in existing buildings that were lawfully constructed on the  
10 property before January 1, 2019, or in new buildings that are accessory, incidental and subordinate  
11 to the farm use on the tract; and

12 (B) All individuals conducting therapeutic or counseling activities are acting within the proper  
13 scope of any licenses required by the state.

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 (11) The following agri-tourism and other commercial events or activities that are related to and  
34 supportive of agriculture may be established in any area zoned for exclusive farm use:

35 (a) A county may authorize a single agri-tourism or other commercial event or activity on a  
36 tract in a calendar year by an authorization that is personal to the applicant and is not transferred  
37 by, or transferable with, a conveyance of the tract, if the agri-tourism or other commercial event  
38 or activity meets any local standards that apply and:

39 (A) The agri-tourism or other commercial event or activity is incidental and subordinate to ex-  
40 isting farm use on the tract;

41 (B) The duration of the agri-tourism or other commercial event or activity does not exceed 72  
42 consecutive hours;

43 (C) The maximum attendance at the agri-tourism or other commercial event or activity does not  
44 exceed 500 people;

45 (D) The maximum number of motor vehicles parked at the site of the agri-tourism or other

1 commercial event or activity does not exceed 250 vehicles;

2 (E) The agri-tourism or other commercial event or activity complies with ORS 215.296;

3 (F) The agri-tourism or other commercial event or activity occurs outdoors, in temporary  
4 structures, or in existing permitted structures, subject to health and fire and life safety require-  
5 ments; and

6 (G) The agri-tourism or other commercial event or activity complies with conditions established  
7 for:

8 (i) Planned hours of operation;

9 (ii) Access, egress and parking;

10 (iii) A traffic management plan that identifies the projected number of vehicles and any antic-  
11 ipated use of public roads; and

12 (iv) Sanitation and solid waste.

13 (b) In the alternative to paragraphs (a) and (c) of this subsection, a county may authorize,  
14 through an expedited, single-event license, a single agri-tourism or other commercial event or ac-  
15 tivity on a tract in a calendar year by an expedited, single-event license that is personal to the ap-  
16 plicant and is not transferred by, or transferable with, a conveyance of the tract. A decision  
17 concerning an expedited, single-event license is not a land use decision, as defined in ORS 197.015.  
18 To approve an expedited, single-event license, the governing body of a county or its designee must  
19 determine that the proposed agri-tourism or other commercial event or activity meets any local  
20 standards that apply, and the agri-tourism or other commercial event or activity:

21 (A) Must be incidental and subordinate to existing farm use on the tract;

22 (B) May not begin before 6 a.m. or end after 10 p.m.;

23 (C) May not involve more than 100 attendees or 50 vehicles;

24 (D) May not include the artificial amplification of music or voices before 8 a.m. or after 8 p.m.;

25 (E) May not require or involve the construction or use of a new permanent structure in con-  
26 nection with the agri-tourism or other commercial event or activity;

27 (F) Must be located on a tract of at least 10 acres unless the owners or residents of adjoining  
28 properties consent, in writing, to the location; and

29 (G) Must comply with applicable health and fire and life safety requirements.

30 (c) In the alternative to paragraphs (a) and (b) of this subsection, a county may authorize up to  
31 six agri-tourism or other commercial events or activities on a tract in a calendar year by a limited  
32 use permit that is personal to the applicant and is not transferred by, or transferable with, a  
33 conveyance of the tract. The agri-tourism or other commercial events or activities must meet any  
34 local standards that apply, and the agri-tourism or other commercial events or activities:

35 (A) Must be incidental and subordinate to existing farm use on the tract;

36 (B) May not, individually, exceed a duration of 72 consecutive hours;

37 (C) May not require that a new permanent structure be built, used or occupied in connection  
38 with the agri-tourism or other commercial events or activities;

39 (D) Must comply with ORS 215.296;

40 (E) May not, in combination with other agri-tourism or other commercial events or activities  
41 authorized in the area, materially alter the stability of the land use pattern in the area; and

42 (F) Must comply with conditions established for:

43 (i) The types of agri-tourism or other commercial events or activities that are authorized during  
44 each calendar year, including the number and duration of the agri-tourism or other commercial  
45 events and activities, the anticipated daily attendance and the hours of operation;

1 (ii) The location of existing structures and the location of proposed temporary structures to be  
 2 used in connection with the agri-tourism or other commercial events or activities;

3 (iii) The location of access and egress and parking facilities to be used in connection with the  
 4 agri-tourism or other commercial events or activities;

5 (iv) Traffic management, including the projected number of vehicles and any anticipated use of  
 6 public roads; and

7 (v) Sanitation and solid waste.

8 (d) In addition to paragraphs (a) to (c) of this subsection, a county may authorize agri-tourism  
 9 or other commercial events or activities that occur more frequently or for a longer period or that  
 10 do not otherwise comply with paragraphs (a) to (c) of this subsection if the agri-tourism or other  
 11 commercial events or activities comply with any local standards that apply and the agri-tourism or  
 12 other commercial events or activities:

13 (A) Are incidental and subordinate to existing commercial farm use of the tract and are neces-  
 14 sary to support the commercial farm uses or the commercial agricultural enterprises in the area;

15 (B) Comply with the requirements of paragraph (c)(C), (D), (E) and (F) of this subsection;

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

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

19 (12) A holder of a permit authorized by a county under subsection (11)(d) of this section must  
 20 request review of the permit at four-year intervals. Upon receipt of a request for review, the county  
 21 shall:

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

24 (b) Limit its review to events and activities authorized by the permit, conformance with condi-  
 25 tions of approval required by the permit and the standards established by subsection (11)(d) of this  
 26 section.

27 (13) For the purposes of subsection (11) of this section:

28 (a) A county may authorize the use of temporary structures established in connection with the  
 29 agri-tourism or other commercial events or activities authorized under subsection (11) of this sec-  
 30 tion. However, the temporary structures must be removed at the end of the agri-tourism or other  
 31 event or activity. The county may not approve an alteration to the land in connection with an  
 32 agri-tourism or other commercial event or activity authorized under subsection (11) of this section,  
 33 including, but not limited to, grading, filling or paving.

34 (b) The county may issue the limited use permits authorized by subsection (11)(c) of this section  
 35 for two calendar years. When considering an application for renewal, the county shall ensure com-  
 36 pliance with the provisions of subsection (11)(c) of this section, any local standards that apply and  
 37 conditions that apply to the permit or to the agri-tourism or other commercial events or activities  
 38 authorized by the permit.

39 (c) The authorizations provided by subsection (11) of this section are in addition to other au-  
 40 thorizations that may be provided by law, except that “outdoor mass gathering” and “other gather-  
 41 ing,” as those terms are used in ORS 197.015 (10)(d), do not include agri-tourism or other commercial  
 42 events and activities.

43 **SECTION 3.** ORS 215.283, as amended by section 3, chapter 119, Oregon Laws 2018, is amended  
 44 to read:

45 215.283. (1) The following uses may be established in any area zoned for exclusive farm use:

- 1 (a) Churches and cemeteries in conjunction with churches.
- 2 (b) The propagation or harvesting of a forest product.
- 3 (c) Utility facilities necessary for public service, including wetland waste treatment systems but  
4 not including commercial facilities for the purpose of generating electrical power for public use by  
5 sale or transmission towers over 200 feet in height. A utility facility necessary for public service  
6 may be established as provided in:
- 7 (A) ORS 215.275; or
- 8 (B) If the utility facility is an associated transmission line, as defined in ORS 215.274 and  
9 469.300.
- 10 (d) 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 92.192 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 (e) Subject to ORS 215.279, primary or accessory dwellings and other buildings customarily  
21 provided in conjunction with farm use.
- 22 (f) Operations for the exploration for and production of geothermal resources as defined by ORS  
23 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of  
24 compressors, separators and other customary production equipment for an individual well adjacent  
25 to the wellhead. Any activities or construction relating to such operations shall not be a basis for  
26 an exception under ORS 197.732 (2)(a) or (b).
- 27 (g) Operations for the exploration for minerals as defined by ORS 517.750. Any activities or  
28 construction relating to such operations shall not be a basis for an exception under ORS 197.732  
29 (2)(a) or (b).
- 30 (h) Climbing and passing lanes within the right of way existing as of July 1, 1987.
- 31 (i) Reconstruction or modification of public roads and highways, including the placement of  
32 utility facilities overhead and in the subsurface of public roads and highways along the public right  
33 of way, but not including the addition of travel lanes, where no removal or displacement of buildings  
34 would occur, or no new land parcels result.
- 35 (j) Temporary public road and highway detours that will be abandoned and restored to original  
36 condition or use at such time as no longer needed.
- 37 (k) Minor betterment of existing public road and highway related facilities such as maintenance  
38 yards, weigh stations and rest areas, within right of way existing as of July 1, 1987, and contiguous  
39 public-owned property utilized to support the operation and maintenance of public roads and high-  
40 ways.
- 41 (L) A replacement dwelling to be used in conjunction with farm use if the existing dwelling has  
42 been listed in a county inventory as historic property as defined in ORS 358.480.
- 43 (m) Creation, restoration or enhancement of wetlands.
- 44 (n) A winery, as described in ORS 215.452 or 215.453.
- 45 (o) Farm stands if:

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

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

10 (p) Subject to section 2, chapter 462, Oregon Laws 2013, alteration, restoration or replacement  
11 of a lawfully established dwelling.

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

23 (r) A facility for the processing of farm crops or for the production of biofuel, as defined in ORS  
24 315.141, if the facility is located on a farm operation that provides at least one-quarter of the farm  
25 crops processed at the facility, or an establishment for the slaughter, processing or selling of poultry  
26 or poultry products pursuant to ORS 603.038. If a building is established or used for the processing  
27 facility or establishment, the farm operator may not devote more than 10,000 square feet of floor  
28 area to the processing facility or establishment, exclusive of the floor area designated for prepara-  
29 tion, storage or other farm use. A processing facility or establishment must comply with all appli-  
30 cable siting standards but the standards may not be applied in a manner that prohibits the siting  
31 of the processing facility or establishment.

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

33 (t) Irrigation reservoirs, canals, delivery lines and those structures and accessory operational  
34 facilities, not including parks or other recreational structures and facilities, associated with a dis-  
35 trict as defined in ORS 540.505.

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

39 (A) A public right of way;

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

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

43 (v) Subject to the issuance of a license, permit or other approval by the Department of Envi-  
44 ronmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with  
45 rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251, the land application

1 of reclaimed water, agricultural or industrial process water or biosolids, or the onsite treatment of  
2 septage prior to the land application of biosolids, for agricultural, horticultural or silvicultural pro-  
3 duction, or for irrigation in connection with a use allowed in an exclusive farm use zone under this  
4 chapter. For the purposes of this paragraph, onsite treatment of septage prior to the land application  
5 of biosolids is limited to treatment using treatment facilities that are portable, temporary and  
6 transportable by truck trailer, as defined in ORS 801.580, during a period of time within which land  
7 application of biosolids is authorized under the license, permit or other approval.

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

11 (x) Dog training classes or testing trials, which may be conducted outdoors or in preexisting  
12 farm buildings, when:

13 (A) The number of dogs participating in training does not exceed 10 dogs per training class and  
14 the number of training classes to be held on-site does not exceed six per day; and

15 (B) The number of dogs participating in a testing trial does not exceed 60 and the number of  
16 testing trials to be conducted on-site is limited to four or fewer trials per calendar year.

17 (y) A cider business, as described in ORS 215.451.

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

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

22 (b) Operations conducted for:

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

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

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

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

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

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

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

1 income replacement and substance abuse services, only in a facility that is in existence on January  
2 1, 2006. The services may not include direct delivery of medical, mental health, disability income  
3 replacement or substance abuse services.

4 (f) Golf courses on land:

5 (A) Determined not to be high-value farmland, as defined in ORS 195.300 (10); or

6 (B) Determined to be high-value farmland described in ORS 195.300 (10)(c) if the land:

7 (i) Is not otherwise described in ORS 195.300 (10);

8 (ii) Is surrounded on all sides by an approved golf course; and

9 (iii) Is west of U.S. Highway 101.

10 (g) Commercial utility facilities for the purpose of generating power for public use by sale. If the  
11 area zoned for exclusive farm use is high-value farmland, a photovoltaic solar power generation fa-  
12 cility may be established as a commercial utility facility as provided in ORS 215.447.

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

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

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

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

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

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

43 (n)(A) Commercial dog boarding kennels; or

44 (B) Dog training classes or testing trials that cannot be established under subsection (1)(x) of  
45 this section.

- 1 (o) Residential homes as defined in ORS 197.660, in existing dwellings.
- 2 (p) The propagation, cultivation, maintenance and harvesting of aquatic species that are not  
3 under the jurisdiction of the State Fish and Wildlife Commission or insect species. Insect species  
4 shall not include any species under quarantine by the State Department of Agriculture or the United  
5 States Department of Agriculture. The county shall provide notice of all applications under this  
6 paragraph to the State Department of Agriculture. Notice shall be provided in accordance with the  
7 county's land use regulations but shall be mailed at least 20 calendar days prior to any administra-  
8 tive decision or initial public hearing on the application.
- 9 (q) Construction of additional passing and travel lanes requiring the acquisition of right of way  
10 but not resulting in the creation of new land parcels.
- 11 (r) Reconstruction or modification of public roads and highways involving the removal or dis-  
12 placement of buildings but not resulting in the creation of new land parcels.
- 13 (s) Improvement of public road and highway related facilities, such as maintenance yards, weigh  
14 stations and rest areas, where additional property or right of way is required but not resulting in  
15 the creation of new land parcels.
- 16 (t) A destination resort that is approved consistent with the requirements of any statewide  
17 planning goal relating to the siting of a destination resort.
- 18 (u) Room and board arrangements for a maximum of five unrelated persons in existing resi-  
19 dences.
- 20 (v) Operations for the extraction and bottling of water.
- 21 (w) Expansion of existing county fairgrounds and activities directly relating to county  
22 fairgrounds governed by county fair boards established pursuant to ORS 565.210.
- 23 (x) A living history museum related to resource based activities owned and operated by a gov-  
24 ernmental agency or a local historical society, together with limited commercial activities and fa-  
25 cilities that are directly related to the use and enjoyment of the museum and located within  
26 authentic buildings of the depicted historic period or the museum administration building, if areas  
27 other than an exclusive farm use zone cannot accommodate the museum and related activities or if  
28 the museum administration buildings and parking lot are located within one quarter mile of an ur-  
29 ban growth boundary. As used in this paragraph:
- 30 (A) "Living history museum" means a facility designed to depict and interpret everyday life and  
31 culture of some specific historic period using authentic buildings, tools, equipment and people to  
32 simulate past activities and events; and
- 33 (B) "Local historical society" means the local historical society recognized by the county gov-  
34 erning body and organized under ORS chapter 65.
- 35 (y) An aerial fireworks display business that has been in continuous operation at its current  
36 location within an exclusive farm use zone since December 31, 1986, and possesses a wholesaler's  
37 permit to sell or provide fireworks.
- 38 (z) A landscape contracting business, as defined in ORS 671.520, or a business providing land-  
39 scape architecture services, as described in ORS 671.318, if the business is pursued in conjunction  
40 with the growing and marketing of nursery stock on the land that constitutes farm use.
- 41 (aa) Public or private schools for kindergarten through grade 12, including all buildings essential  
42 to the operation of a school, primarily for residents of the rural area in which the school is located.
- 43 (bb) [*Equine*] **Livestock** and [*equine-affiliated*] **livestock-affiliated exercise**, therapeutic and  
44 counseling activities, provided:
- 45 (A) The activities are conducted in existing buildings that were lawfully constructed on the



1 property before January 1, 2019, or in new buildings that are accessory, incidental and subordinate  
2 to the farm use on the tract; and

3 (B) All individuals conducting therapeutic or counseling activities are acting within the proper  
4 scope of any licenses required by the state.

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

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

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

12 (4) The following agri-tourism and other commercial events or activities that are related to and  
13 supportive of agriculture may be established in any area zoned for exclusive farm use:

14 (a) A county may authorize a single agri-tourism or other commercial event or activity on a  
15 tract in a calendar year by an authorization that is personal to the applicant and is not transferred  
16 by, or transferable with, a conveyance of the tract, if the agri-tourism or other commercial event  
17 or activity meets any local standards that apply and:

18 (A) The agri-tourism or other commercial event or activity is incidental and subordinate to ex-  
19 isting farm use on the tract;

20 (B) The duration of the agri-tourism or other commercial event or activity does not exceed 72  
21 consecutive hours;

22 (C) The maximum attendance at the agri-tourism or other commercial event or activity does not  
23 exceed 500 people;

24 (D) The maximum number of motor vehicles parked at the site of the agri-tourism or other  
25 commercial event or activity does not exceed 250 vehicles;

26 (E) The agri-tourism or other commercial event or activity complies with ORS 215.296;

27 (F) The agri-tourism or other commercial event or activity occurs outdoors, in temporary  
28 structures, or in existing permitted structures, subject to health and fire and life safety require-  
29 ments; and

30 (G) The agri-tourism or other commercial event or activity complies with conditions established  
31 for:

32 (i) Planned hours of operation;

33 (ii) Access, egress and parking;

34 (iii) A traffic management plan that identifies the projected number of vehicles and any antic-  
35 ipated use of public roads; and

36 (iv) Sanitation and solid waste.

37 (b) In the alternative to paragraphs (a) and (c) of this subsection, a county may authorize,  
38 through an expedited, single-event license, a single agri-tourism or other commercial event or ac-  
39 tivity on a tract in a calendar year by an expedited, single-event license that is personal to the ap-  
40 plicant and is not transferred by, or transferable with, a conveyance of the tract. A decision  
41 concerning an expedited, single-event license is not a land use decision, as defined in ORS 197.015.  
42 To approve an expedited, single-event license, the governing body of a county or its designee must  
43 determine that the proposed agri-tourism or other commercial event or activity meets any local  
44 standards that apply, and the agri-tourism or other commercial event or activity:

45 (A) Must be incidental and subordinate to existing farm use on the tract;

- 1 (B) May not begin before 6 a.m. or end after 10 p.m.;
- 2 (C) May not involve more than 100 attendees or 50 vehicles;
- 3 (D) May not include the artificial amplification of music or voices before 8 a.m. or after 8 p.m.;
- 4 (E) May not require or involve the construction or use of a new permanent structure in con-
- 5 nection with the agri-tourism or other commercial event or activity;
- 6 (F) Must be located on a tract of at least 10 acres unless the owners or residents of adjoining
- 7 properties consent, in writing, to the location; and
- 8 (G) Must comply with applicable health and fire and life safety requirements.
- 9 (c) In the alternative to paragraphs (a) and (b) of this subsection, a county may authorize up to
- 10 six agri-tourism or other commercial events or activities on a tract in a calendar year by a limited
- 11 use permit that is personal to the applicant and is not transferred by, or transferable with, a
- 12 conveyance of the tract. The agri-tourism or other commercial events or activities must meet any
- 13 local standards that apply, and the agri-tourism or other commercial events or activities:
- 14 (A) Must be incidental and subordinate to existing farm use on the tract;
- 15 (B) May not, individually, exceed a duration of 72 consecutive hours;
- 16 (C) May not require that a new permanent structure be built, used or occupied in connection
- 17 with the agri-tourism or other commercial events or activities;
- 18 (D) Must comply with ORS 215.296;
- 19 (E) May not, in combination with other agri-tourism or other commercial events or activities
- 20 authorized in the area, materially alter the stability of the land use pattern in the area; and
- 21 (F) Must comply with conditions established for:
  - 22 (i) The types of agri-tourism or other commercial events or activities that are authorized during
  - 23 each calendar year, including the number and duration of the agri-tourism or other commercial
  - 24 events and activities, the anticipated daily attendance and the hours of operation;
  - 25 (ii) The location of existing structures and the location of proposed temporary structures to be
  - 26 used in connection with the agri-tourism or other commercial events or activities;
  - 27 (iii) The location of access and egress and parking facilities to be used in connection with the
  - 28 agri-tourism or other commercial events or activities;
  - 29 (iv) Traffic management, including the projected number of vehicles and any anticipated use of
  - 30 public roads; and
  - 31 (v) Sanitation and solid waste.
- 32 (d) In addition to paragraphs (a) to (c) of this subsection, a county may authorize agri-tourism
- 33 or other commercial events or activities that occur more frequently or for a longer period or that
- 34 do not otherwise comply with paragraphs (a) to (c) of this subsection if the agri-tourism or other
- 35 commercial events or activities comply with any local standards that apply and the agri-tourism or
- 36 other commercial events or activities:
  - 37 (A) Are incidental and subordinate to existing commercial farm use of the tract and are neces-
  - 38 sary to support the commercial farm uses or the commercial agricultural enterprises in the area;
  - 39 (B) Comply with the requirements of paragraph (c)(C), (D), (E) and (F) of this subsection;
  - 40 (C) Occur on a lot or parcel that complies with the acknowledged minimum lot or parcel size;
  - 41 and
  - 42 (D) Do not exceed 18 events or activities in a calendar year.
- 43 (5) A holder of a permit authorized by a county under subsection (4)(d) of this section must re-
- 44 quest review of the permit at four-year intervals. Upon receipt of a request for review, the county
- 45 shall:

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

3 (b) Limit its review to events and activities authorized by the permit, conformance with condi-  
 4 tions of approval required by the permit and the standards established by subsection (4)(d) of this  
 5 section.

6 (6) For the purposes of subsection (4) of this section:

7 (a) A county may authorize the use of temporary structures established in connection with the  
 8 agri-tourism or other commercial events or activities authorized under subsection (4) of this section.  
 9 However, the temporary structures must be removed at the end of the agri-tourism or other event  
 10 or activity. The county may not approve an alteration to the land in connection with an agri-tourism  
 11 or other commercial event or activity authorized under subsection (4) of this section, including, but  
 12 not limited to, grading, filling or paving.

13 (b) The county may issue the limited use permits authorized by subsection (4)(c) of this section  
 14 for two calendar years. When considering an application for renewal, the county shall ensure com-  
 15 pliance with the provisions of subsection (4)(c) of this section, any local standards that apply and  
 16 conditions that apply to the permit or to the agri-tourism or other commercial events or activities  
 17 authorized by the permit.

18 (c) The authorizations provided by subsection (4) of this section are in addition to other au-  
 19 thorizations that may be provided by law, except that “outdoor mass gathering” and “other gather-  
 20 ing,” as those terms are used in ORS 197.015 (10)(d), do not include agri-tourism or other commercial  
 21 events and activities.

22 **SECTION 4.** ORS 215.283, as amended by section 8, chapter 462, Oregon Laws 2013, section 4,  
 23 chapter 148, Oregon Laws 2017, section 6, chapter 253, Oregon Laws 2017, section 2, chapter 393,  
 24 Oregon Laws 2017, section 6, chapter 504, Oregon Laws 2017, and section 4, chapter 119, Oregon  
 25 Laws 2018, is amended to read:

26 215.283. (1) The following uses may be established in any area zoned for exclusive farm use:

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

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

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

33 (A) ORS 215.275; or

34 (B) If the utility facility is an associated transmission line, as defined in ORS 215.274 and  
 35 469.300.

36 (d) A dwelling on real property used for farm use if the dwelling is occupied by a relative of the  
 37 farm operator or the farm operator’s spouse, which means a child, parent, stepparent, grandchild,  
 38 grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either, if the farm  
 39 operator does or will require the assistance of the relative in the management of the farm use and  
 40 the dwelling is located on the same lot or parcel as the dwelling of the farm operator.  
 41 Notwithstanding ORS 92.010 to 92.192 or the minimum lot or parcel size requirements under ORS  
 42 215.780, if the owner of a dwelling described in this paragraph obtains construction financing or  
 43 other financing secured by the dwelling and the secured party forecloses on the dwelling, the se-  
 44 cured party may also foreclose on the homesite, as defined in ORS 308A.250, and the foreclosure  
 45 shall operate as a partition of the homesite to create a new parcel.

1 (e) Subject to ORS 215.279, primary or accessory dwellings and other buildings customarily  
2 provided in conjunction with farm use.

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

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

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

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

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

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

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

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

25 (n) A winery, as described in ORS 215.452 or 215.453.

26 (o) Farm stands if:

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

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

36 (p) Alteration, restoration or replacement of a lawfully established dwelling that:

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

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

40 (C) Has interior wiring for interior lights;

41 (D) Has a heating system; and

42 (E) In the case of replacement:

43 (i) Is removed, demolished or converted to an allowable nonresidential use within three months  
44 of the completion of the replacement dwelling. A replacement dwelling may be sited on any part of  
45 the same lot or parcel. A dwelling established under this paragraph shall comply with all applicable

1 siting standards. However, the standards shall not be applied in a manner that prohibits the siting  
2 of the dwelling. If the dwelling to be replaced is located on a portion of the lot or parcel not zoned  
3 for exclusive farm use, the applicant, as a condition of approval, shall execute and record in the  
4 deed records for the county where the property is located a deed restriction prohibiting the siting  
5 of a dwelling on that portion of the lot or parcel. The restriction imposed shall be irrevocable unless  
6 a statement of release is placed in the deed records for the county. The release shall be signed by  
7 the county or its designee and state that the provisions of this paragraph regarding replacement  
8 dwellings have changed to allow the siting of another dwelling. The county planning director or the  
9 director's designee shall maintain a record of the lots and parcels that do not qualify for the siting  
10 of a new dwelling under the provisions of this paragraph, including a copy of the deed restrictions  
11 and release statements filed under this paragraph; and

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

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

31 (r) A facility for the processing of farm crops or for the production of biofuel, as defined in ORS  
32 315.141, if the facility is located on a farm operation that provides at least one-quarter of the farm  
33 crops processed at the facility, or an establishment for the slaughter, processing or selling of poultry  
34 or poultry products pursuant to ORS 603.038. If a building is established or used for the processing  
35 facility or establishment, the farm operator may not devote more than 10,000 square feet of floor  
36 area to the processing facility or establishment, exclusive of the floor area designated for prepara-  
37 tion, storage or other farm use. A processing facility or establishment must comply with all appli-  
38 cable siting standards but the standards may not be applied in a manner that prohibits the siting  
39 of the processing facility or establishment.

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

41 (t) Irrigation reservoirs, canals, delivery lines and those structures and accessory operational  
42 facilities, not including parks or other recreational structures and facilities, associated with a dis-  
43 trict as defined in ORS 540.505.

44 (u) Utility facility service lines. Utility facility service lines are utility lines and accessory fa-  
45 cilities or structures that end at the point where the utility service is received by the customer and

1 that are located on one or more of the following:

2 (A) A public right of way;

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

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

6 (v) Subject to the issuance of a license, permit or other approval by the Department of Envi-  
7 ronmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with  
8 rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251, the land application  
9 of reclaimed water, agricultural or industrial process water or biosolids, or the onsite treatment of  
10 septage prior to the land application of biosolids, for agricultural, horticultural or silvicultural pro-  
11 duction, or for irrigation in connection with a use allowed in an exclusive farm use zone under this  
12 chapter. For the purposes of this paragraph, onsite treatment of septage prior to the land application  
13 of biosolids is limited to treatment using treatment facilities that are portable, temporary and  
14 transportable by truck trailer, as defined in ORS 801.580, during a period of time within which land  
15 application of biosolids is authorized under the license, permit or other approval.

16 (w) 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 (x) Dog training classes or testing trials, which may be conducted outdoors or in preexisting  
20 farm buildings, when:

21 (A) The number of dogs participating in training does not exceed 10 dogs per training class and  
22 the number of training classes to be held on-site does not exceed six per day; and

23 (B) The number of dogs participating in a testing trial does not exceed 60 and the number of  
24 testing trials to be conducted on-site is limited to four or fewer trials per calendar year.

25 (y) A cider business, as described in ORS 215.451.

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

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

30 (b) Operations conducted for:

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

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

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

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

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

1 internal cooking appliance.

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

4 (e) Community centers owned by a governmental agency or a nonprofit community organization  
5 and operated primarily by and for residents of the local rural community. A community center au-  
6 thorized under this paragraph may provide services to veterans, including but not limited to emer-  
7 gency and transitional shelter, preparation and service of meals, vocational and educational  
8 counseling and referral to local, state or federal agencies providing medical, mental health, disability  
9 income replacement and substance abuse services, only in a facility that is in existence on January  
10 1, 2006. The services may not include direct delivery of medical, mental health, disability income  
11 replacement or substance abuse services.

12 (f) Golf courses on land:

13 (A) Determined not to be high-value farmland, as defined in ORS 195.300 (10); or

14 (B) Determined to be high-value farmland described in ORS 195.300 (10)(c) if the land:

15 (i) Is not otherwise described in ORS 195.300 (10);

16 (ii) Is surrounded on all sides by an approved golf course; and

17 (iii) Is west of U.S. Highway 101.

18 (g) Commercial utility facilities for the purpose of generating power for public use by sale. If the  
19 area zoned for exclusive farm use is high-value farmland, a photovoltaic solar power generation fa-  
20 cility may be established as a commercial utility facility as provided in ORS 215.447.

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

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

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

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

42 (L) One manufactured dwelling or recreational vehicle, or the temporary residential use of an  
43 existing building, in conjunction with an existing dwelling as a temporary use for the term of a  
44 hardship suffered by the existing resident or a relative of the resident. Within three months of the  
45 end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demol-

1 ished or, in the case of an existing building, the building shall be removed, demolished or returned  
2 to an allowed nonresidential use. The governing body or its designee shall provide for periodic re-  
3 view of the hardship claimed under this paragraph. A temporary residence approved under this  
4 paragraph is not eligible for replacement under subsection (1)(p) of this section.

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

6 (n)(A) Commercial dog boarding kennels; or

7 (B) Dog training classes or testing trials that cannot be established under subsection (1)(x) of  
8 this section.

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

6 (bb) *[Equine]* **Livestock** and *[equine-affiliated]* **livestock-affiliated exercise**, therapeutic and  
7 counseling activities, provided:

8 (A) The activities are conducted in existing buildings that were lawfully constructed on the  
9 property before January 1, 2019, or in new buildings that are accessory, incidental and subordinate  
10 to the farm use on the tract; and

11 (B) All individuals conducting therapeutic or counseling activities are acting within the proper  
12 scope of any licenses required by the state.

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

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

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

20 (4) The following agri-tourism and other commercial events or activities that are related to and  
21 supportive of agriculture may be established in any area zoned for exclusive farm use:

22 (a) A county may authorize a single agri-tourism or other commercial event or activity on a  
23 tract in a calendar year by an authorization that is personal to the applicant and is not transferred  
24 by, or transferable with, a conveyance of the tract, if the agri-tourism or other commercial event  
25 or activity meets any local standards that apply and:

26 (A) The agri-tourism or other commercial event or activity is incidental and subordinate to ex-  
27 isting farm use on the tract;

28 (B) The duration of the agri-tourism or other commercial event or activity does not exceed 72  
29 consecutive hours;

30 (C) The maximum attendance at the agri-tourism or other commercial event or activity does not  
31 exceed 500 people;

32 (D) The maximum number of motor vehicles parked at the site of the agri-tourism or other  
33 commercial event or activity does not exceed 250 vehicles;

34 (E) The agri-tourism or other commercial event or activity complies with ORS 215.296;

35 (F) The agri-tourism or other commercial event or activity occurs outdoors, in temporary  
36 structures, or in existing permitted structures, subject to health and fire and life safety require-  
37 ments; and

38 (G) The agri-tourism or other commercial event or activity complies with conditions established  
39 for:

40 (i) Planned hours of operation;

41 (ii) Access, egress and parking;

42 (iii) A traffic management plan that identifies the projected number of vehicles and any antic-  
43 ipated use of public roads; and

44 (iv) Sanitation and solid waste.

45 (b) In the alternative to paragraphs (a) and (c) of this subsection, a county may authorize,

1 through an expedited, single-event license, a single agri-tourism or other commercial event or ac-  
 2 tivity on a tract in a calendar year by an expedited, single-event license that is personal to the ap-  
 3 plicant and is not transferred by, or transferable with, a conveyance of the tract. A decision  
 4 concerning an expedited, single-event license is not a land use decision, as defined in ORS 197.015.  
 5 To approve an expedited, single-event license, the governing body of a county or its designee must  
 6 determine that the proposed agri-tourism or other commercial event or activity meets any local  
 7 standards that apply, and the agri-tourism or other commercial event or activity:

8 (A) Must be incidental and subordinate to existing farm use on the tract;

9 (B) May not begin before 6 a.m. or end after 10 p.m.;

10 (C) May not involve more than 100 attendees or 50 vehicles;

11 (D) May not include the artificial amplification of music or voices before 8 a.m. or after 8 p.m.;

12 (E) May not require or involve the construction or use of a new permanent structure in con-  
 13 nection with the agri-tourism or other commercial event or activity;

14 (F) Must be located on a tract of at least 10 acres unless the owners or residents of adjoining  
 15 properties consent, in writing, to the location; and

16 (G) Must comply with applicable health and fire and life safety requirements.

17 (c) In the alternative to paragraphs (a) and (b) of this subsection, a county may authorize up to  
 18 six agri-tourism or other commercial events or activities on a tract in a calendar year by a limited  
 19 use permit that is personal to the applicant and is not transferred by, or transferable with, a  
 20 conveyance of the tract. The agri-tourism or other commercial events or activities must meet any  
 21 local standards that apply, and the agri-tourism or other commercial events or activities:

22 (A) Must be incidental and subordinate to existing farm use on the tract;

23 (B) May not, individually, exceed a duration of 72 consecutive hours;

24 (C) May not require that a new permanent structure be built, used or occupied in connection  
 25 with the agri-tourism or other commercial events or activities;

26 (D) Must comply with ORS 215.296;

27 (E) May not, in combination with other agri-tourism or other commercial events or activities  
 28 authorized in the area, materially alter the stability of the land use pattern in the area; and

29 (F) Must comply with conditions established for:

30 (i) The types of agri-tourism or other commercial events or activities that are authorized during  
 31 each calendar year, including the number and duration of the agri-tourism or other commercial  
 32 events and activities, the anticipated daily attendance and the hours of operation;

33 (ii) The location of existing structures and the location of proposed temporary structures to be  
 34 used in connection with the agri-tourism or other commercial events or activities;

35 (iii) The location of access and egress and parking facilities to be used in connection with the  
 36 agri-tourism or other commercial events or activities;

37 (iv) Traffic management, including the projected number of vehicles and any anticipated use of  
 38 public roads; and

39 (v) Sanitation and solid waste.

40 (d) In addition to paragraphs (a) to (c) of this subsection, a county may authorize agri-tourism  
 41 or other commercial events or activities that occur more frequently or for a longer period or that  
 42 do not otherwise comply with paragraphs (a) to (c) of this subsection if the agri-tourism or other  
 43 commercial events or activities comply with any local standards that apply and the agri-tourism or  
 44 other commercial events or activities:

45 (A) Are incidental and subordinate to existing commercial farm use of the tract and are neces-

1 sary to support the commercial farm uses or the commercial agricultural enterprises in the area;

2 (B) Comply with the requirements of paragraph (c)(C), (D), (E) and (F) of this subsection;

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

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

6 (5) A holder of a permit authorized by a county under subsection (4)(d) of this section must re-  
7 quest review of the permit at four-year intervals. Upon receipt of a request for review, the county  
8 shall:

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

11 (b) Limit its review to events and activities authorized by the permit, conformance with condi-  
12 tions of approval required by the permit and the standards established by subsection (4)(d) of this  
13 section.

14 (6) For the purposes of subsection (4) of this section:

15 (a) A county may authorize the use of temporary structures established in connection with the  
16 agri-tourism or other commercial events or activities authorized under subsection (4) of this section.  
17 However, the temporary structures must be removed at the end of the agri-tourism or other event  
18 or activity. The county may not approve an alteration to the land in connection with an agri-tourism  
19 or other commercial event or activity authorized under subsection (4) of this section, including, but  
20 not limited to, grading, filling or paving.

21 (b) The county may issue the limited use permits authorized by subsection (4)(c) of this section  
22 for two calendar years. When considering an application for renewal, the county shall ensure com-  
23 pliance with the provisions of subsection (4)(c) of this section, any local standards that apply and  
24 conditions that apply to the permit or to the agri-tourism or other commercial events or activities  
25 authorized by the permit.

26 (c) The authorizations provided by subsection (4) of this section are in addition to other au-  
27 thorizations that may be provided by law, except that “outdoor mass gathering” and “other gather-  
28 ing,” as those terms are used in ORS 197.015 (10)(d), do not include agri-tourism or other commercial  
29 events and activities.

30 **SECTION 5. This 2019 Act takes effect on the 91st day after the date on which the 2019**  
31 **regular session of the Eightieth Legislative Assembly adjourns sine die.**

32