



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: July 20, 2015
Jurisdiction: Benton County
Local file no.: LU-15-016
DLCD file no.: 003-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 07/16/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 35 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
 003-15
 File No.: {23724}
 Received: 7/16/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: Benton County

Local file no.: **LU-15-016**

Date of adoption: 7/7/2015

Date sent: 7/21/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 06/03/2015

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

N/A

Local contact (name and title): Linsey Godwin, Assistant Planner

Phone: 541-766-6394

E-mail: linsey.godwin@co.benton.or.us

Street address: 360 SW Avery Ave

City: Corvallis

Zip: 97333-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

None

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- | | | | |
|-------------|----|--------|--|
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Development Code Chapter 55, Exclusive Farm Use Zone, was amended to reflect mandatory changes made by State Statute between 2010 and 2014. Some changes were also made to improve formatting, grammar and clarity.

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

Adopted Ordinance # 2015-0268 recorded as Document Number 2015-533946 (Benton County Deed Records). This ordinance includes a redlined copy of Chapter 55 indicating all of the adopted amendments.

**RECORDING COVER SHEET
OTHER THAN FOR LIENS OR
CONVEYANCES, PER ORS 205.234**

*THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.*

AFTER RECORDING RETURN TO
Linsey Godwin
Benton County Community Development

IN the Matter of Amending the Benton County Development Code Chapter 55

2. **DIRECT PARTY**, *name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.*

Benton County

3. **INDIRECT PARTY**, *name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.*

BENTON COUNTY, OREGON **2015-533946**
MI-MISCR
Cnt=1 Stn=47 COUNTER2 **07/14/2015 11:00:24 AM**
This is a no fee document **NO FEE**



00304088201505339460630839

I, James V. Morales, County Clerk for Benton
County, Oregon, certify that the instrument
identified herein was recorded in the Clerk
records.

James V. Morales - County Clerk



**BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY
STATE OF OREGON**

**In the Matter of Amending the Benton)
County Development Code Chapter 55.)**

ORDINANCE No. 2015-0268

WHEREAS, the proposed amendment will clarify, correct, and/or increase consistency with other sections of Benton County Development Code and with statute and administrative rules of the State of Oregon; and

WHEREAS, the proposed amendment will improve efficiency and promote sound land use decisions; and

WHEREAS, the Benton County Planning Commission held a duly advertised public hearing on May 5, 2015, and voted to recommend that the Board of Commissioners approve the attached Development Code amendment; and

WHEREAS, the Benton County Board of Commissioners held a duly advertised public hearing on June 16, 2015, to receive testimony from the public and to consider the request; and

WHEREAS, the Benton County Board of Commissioners finds that the proposed Development Code amendment complies with the criteria of Benton County Development Code; and

WHEREAS, the Benton County Board of Commissioners has considered the staff report, the recommendation of the Benton County Planning Commission, and the record as a whole. The Board of Commissioners deliberated and approved the proposed amendment to the Development Code and conducted the First Reading of the proposed Ordinance on June 16, 2015; and

WHEREAS, the Benton County Board of Commissioners conducted the Second Reading of the proposed Ordinance on July 7, 2015.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF BENTON COUNTY ORDAINS AS FOLLOWS:

PART I: Short Title. Amendment to the Benton County Development Code Chapter 55.

PART II: Authority. The Board of County Commissioners of Benton County has authority to amend the Development Code pursuant to ORS Chapter 215 and the Benton County Charter.

PART III: The Development Code amendment proposed in Planning File No. LU-15-016 is hereby approved, based on the Findings of Fact and Conclusions of Law contained in the attached "Exhibit 1" and hereby adopted and incorporated herein.

PART IV: Benton County Development Code is hereby amended as shown in "Exhibit 2."

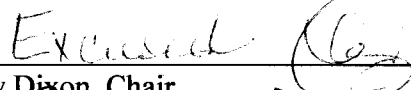
PART V: The effective date for this amendment to the Benton County Development Code will be:

First Reading: June 16, 2015

Second Reading: July 7, 2015

Effective Date: August 6, 2015

BENTON COUNTY BOARD OF COMMISSIONERS



Jay Dixon, Chair

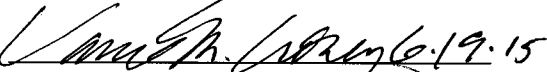


Annabelle Jaramillo, Commissioner

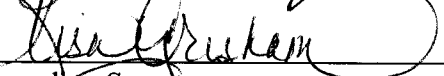


Anne Schuster, Commissioner

Approved as to Form:



Vance Cronney, County Counsel



Recording Secretary

Exhibit 1
Findings of Fact and Conclusions of Law
Amendment to Chapter 55; File # LU-15-016

A. FINDINGS APPLYING DEVELOPMENT CODE CRITERIA

Benton County Development Code Provisions for Text Amendment

BCC 53.605 On occasion, it may be appropriate to amend sections of the Comprehensive Plan or Development Code to respond to changing policies and conditions, or to clarify the text.

Findings: The proposed code amendments prompted by changes to state law are in response to “changing policies and conditions.” Other amendments are to correct or clarify text.

Conclusion: The proposed amendments meet the general criteria for consideration.

BCC 53.610(1) The Board of [County] Commissioners may initiate an amendment to this code. The Board shall direct the Planning Official to prepare a background report discussing the justification for the proposed text amendment.

Findings: The Board of Commissioners directed the Planning Official to initiate these code amendments on March 17, 2015. This staff report and the annotations within the attached code amendments constitute a background report discussing the justifications for the proposed amendments.

Conclusion: The proposed amendment was properly initiated.

BCC 53.620 The Planning Commission shall conduct a public hearing to review a proposed text amendment. Following the hearing, the Commission shall make a recommendation to the Board to approve, deny, or modify the proposed text amendment.

Findings: The Planning Commission conducted a public hearing on May 5, 2015, and forwarded a recommendation that the Board of Commissioners approve the proposed text amendment.

Conclusion: The conduct of the hearing complied with the stipulated procedure.

BCC 53.625 The Board of Commissioners shall hold a public hearing to review a proposed text amendment. The Board may accept, reject, or modify the proposed text amendment in whole or in part. Incorporation of any text amendment into the Development Code shall proceed pursuant to the Ordinance adoption provisions of the Benton County Charter.

Findings: The Board of Commissioners held a public hearing on June 16, 2015. The Board accepted the proposed text amendment in whole. The incorporation of the text amendment proceeded pursuant to the appropriate provisions of the Benton County Charter.

Conclusion: The conduct of the public hearing and ordinance adoption process has complied with the procedure stipulated here.

B. SUMMARY AND CONCLUSION

The Board of Commissioners findings and conclusions are:

The proposed amendment is consistent with the applicable provisions of the Benton County Development Code. The Planning Commission has recommended that the Board of Commissioners adopt the proposed code amendment attached. **The Board of Commissioners concludes that all criteria have been met and approves the Development Code text amendment.**

Exhibit 2
Development Code Text Amendment
Amendment to Chapter 55; File # LU-15-016

Added text is underlined.
Deleted text is ~~struck through~~.

Chapter 55
Exclusive Farm Use Zone (EFU)

55.005 Exclusive Farm Use Zone.

- (1) The Exclusive Farm Use Zone (EFU) shall preserve and protect lands for continued and future commercial agricultural production and related uses, and conserve and protect open space, wildlife habitats, and other uses associated with agriculture. Except as otherwise provided by this code, the Exclusive Farm Use Zone shall preserve and maintain areas classified for farm use free from conflicting nonfarm uses and influences.
- (2) Uses of land not compatible with the purpose of the Exclusive Farm Use Zone shall be prohibited to minimize potential hazards of damage from erosion, pollution, conflicting land uses, and further depletion of agricultural land resources. [Ord 26, Ord 90-0069]

APPLICATION OF THE ZONE

55.015 Standards for Application of the Exclusive Farm Use Zone.

- (1) The Exclusive Farm Use Zone is applied to lands classified by the U.S. Soil Conservation Service as predominantly Class I-IV soils which are not otherwise subject to an exception of the statewide planning goals. The Exclusive Farm Use Zone is also applied to other lands necessary to preserve and maintain farm use consistent with existing and future needs for agricultural production. Soil capability classifications are indicated by the nature and type of soil, size and location of the property, the suitability of the terrain, and other similar factors. The Exclusive Farm Use Zone is also applied to intervening lands in different soil classes which are suitable for farm use or needed to permit farm practices to be undertaken on adjacent or nearby agricultural lands. [Ord 26, Ord 90-0069, Ord 93-0098]
- (2) High-value farmland means land in a tract:
 - (a) Composed predominantly of soils that are classified prime, unique, Class I or Class II when irrigated or not irrigated; or
 - (b) Located east of the summit of the Coast Range, and composed predominantly of the following soils in Class III or IV or composed predominantly of a combination of the soils described above and the following soils:
 - (A) Subclassification IIIe, specifically, Bellpine, Bornstedt, Burlington, Briedwell, Carlton, Cascade, Chehalem, Cornelius Variant, Cornelius and Kinton, Helvetia, Hillsboro, Hullt, Jory, Kinton, Latourell, Laurelwood, Melbourne,

Multnomah, Nekia, Powell, Price, Quatama, Salkum, Santiam, Saum, Sawtell, Silverton, Veneta, Willakenzie, Woodburn and Yamhill:

- (B) Subclassification IIIw, specifically, Concord, Conser, Cornelius Variant, Dayton (thick surface) and Sifton (occasionally flooded);
 - (C) Subclassification IVe, specifically, Bellpine Silty Clay Loam, Carlton, Cornelius, Jory, Kinton, Latourell, Laurelwood, Powell, Quatama, Springwater, Willakenzie and Yamhill; and
 - (D) Subclassification IVw, specifically, Awbrig, Bashaw, Courtney, Dayton, Natroy, Noti and Whiteson; or
- (c) Located west of the summit of the Coast Range, and growing specified perennials as demonstrated by the most recent aerial photography of the Agricultural Stabilization and Conservation Service of the U.S. Department of Agriculture (USDA) taken prior to November 4, 1993. "Specified perennials" means perennials grown for market or research purposes including, but not limited to, nursery stock, berries, fruits, nuts, Christmas trees, or vineyards, but not including seed crops, hay, pasture or alfalfa; or
- (d) Located west of the summit of the Coast Range and used in conjunction with a dairy operation on January 1, 1993, and composed predominantly of the following soils or a combination of the soils identified in subsection (2)(a) and the following soils:
- (A) Subclassification IIIe, specifically, Astoria, Hembre, Knappa, Meda, Quillayutte and Winema;
 - (B) Subclassification IIIw, specifically, ~~Brennar~~-Brenner and Chitwood;
 - (C) Subclassification IVe, specifically, Astoria, Hembre, Meda, Nehalem, Neskowin and Winema; and
 - (D) Subclassification IVw, specifically, Coquille.

[Ord 94-0108; 2000-0157]

- (3) For purposes of approving a land use application on high-value farmland under the lot-of-record provisions of BCC 55.230.:
- (a) Soil classes, ratings or other soil designations used in or made pursuant to this section are those of the Natural Resources Conservation Service (NRCS) NRCS Internet soil survey for that class, rating or designation before November 4, 1993, except for changes made pursuant to subsection (b) of this section. {OAR 660-033-0030(7)(b)}
 - (a)(b) The county may change the soil class, soil rating or other soil designation of a specific lot or parcel may be changed if the property owner:
 - (A) Submits a statement of agreement from ~~the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture~~ NRCS that the soil class, soil rating or other soil designation should be adjusted based on new information; or
 - (B) ~~(A)~~ Submits:

- (i) ~~a~~A report from a soils scientist whose credentials are acceptable to the ~~State Oregon Department of Agriculture (ODA)~~ that the soil class, soil rating or other soil designation should be changed; and
- (ii) ~~Submits a~~A statement from the ~~State Department of Agriculture~~ODA that the Director of Agriculture or the director's designee has reviewed the report described in ~~subsection paragraph (3)(b)(A) of this section paragraph~~ and finds the analysis in the report to be soundly and scientifically based.

{OAR 660-033-0030(7)(a)}

[Ord 2000-0157; 2001-0174; 2015-0268]

- (4) ~~For the purposes of review of a land use application under Benton County Code Sections 55.230, sSoil classes, ratings or other soil designations used in or made pursuant to this section are those of the NRCS Internet soil survey in its most recent publication for that class, rating or designation before November 4, 1993 except for changes made pursuant to subsection (3) of this section.~~
- (4) For the purposes of determining whether a tract is "High-value farmland" during review of a land use application pursuant to provisions of this chapter other than BCC 55.230under Benton County Code Sections 55.105, 55.106, 55.107, 55.108, 55.109, 55.110, 55.111, 55.112, 55.115, 55.205, 55.210, 55.220, and 55.328, soil classes, ratings or other soil designations used in or made pursuant to this section are those of the NRCS Internet survey as of January 2, 2012 for that class, rating or designation in its most recent publication for that class, rating or designation. *{OAR 660-033-0030(8)}*
- (5) More detailed data on soil capability than is contained in the USDA NRCS soil maps and soil surveys may be used to define agricultural land in land use proceedings identified in subsections (a) and (b) below. However, the more detailed soils data shall be related to the NRCS land capability classification system and shall be prepared pursuant to OAR 660-033-0030(5) and -0045. After October 1, 2011, only those soils assessments certified by DLCD may be considered by ~~Benton~~the County in land use proceedings for:
 - (a) A Comprehensive Plan Map and Zoning Map amendment from Agriculture and Exclusive Farm Use (respectively) change to the designation of land planned and zoned for exclusive farm use, forest use or mixed farm-forest use to a non-resource plan designation and zone on the basis that such land is not "agricultural land"; and
 - (b) Excepting land use decisions under subsection (3) of this section, any other proposed land use decision in which more detailed data is used to demonstrate that land planned and zoned for Eexclusive Ffarm Uuse does not meet the definition of agricultural land under OAR 660-033-0020(1)(a)(A).

{OAR 660-033-0030(5)}

[Ord 2000-0157; 2001-0174; 2006-0214; 2015-0268]

55.020 Definitions. As used in this chapter:

- (1) "Accepted farming practice" means a mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to obtain a profit in money, and customarily utilized in conjunction with farm use.

~~(2) "Farm operator" means a person who operates a farm, doing the work and making the day-to-day decisions about such things as planting, harvesting, feeding and marketing.~~

~~(1)(3) "Farm or ranch operation" means all lots or parcels of land in the same ownership that are used by the farm or ranch operator for farm use as defined in ORS 215.203.~~

~~—"Farmworker housing" means housing:~~

~~— Limited to occupancy by farmworkers and their immediate families; and~~

~~— No dwelling unit of which is occupied by a relative of the owner or operator of the farmworker housing.~~

~~{ORS 215.278}~~

~~(4) "Irrigated" means watered by an artificial or controlled means, such as sprinklers, furrows, ditches, or spreader dikes. An area or tract is "irrigated" if it is currently watered, or has established rights to use water for irrigation, including such tracts that receive water for irrigation from a water or irrigation district or other provider. For the purposes of this division, an area or tract within a water or irrigation district that was once irrigated shall continue to be considered "irrigated" even if the irrigation water was removed or transferred to another tract.~~

~~(5) "Winery" means a facility that produces wine pursuant to BCC 55.150-ORS 215.452 or 215.453.~~

55.030 Date of Creation and Existence. When a lot, parcel or tract is reconfigured pursuant to applicable law after November 4, 1993, the effect of which is to qualify a lot, parcel or tract for the siting of a dwelling, the date of the reconfiguration is the date of creation or existence. Reconfigured means any change in the boundary of the lot, parcel or tract. [Ord 2006-0214]

55.050 Notice of Pending Action. Notice of all land use applications for new permanent dwellings and land divisions in the Exclusive Farm Use Zone shall be mailed to the Department of Land Conservation and Development at their Salem office at least ten (10) days prior to the date of the decision or permit issuance. The notice shall contain the information set forth in BCC 51.615. [Ord 94-0108, Ord 2006-0214]

55.075 Period of Validity of Discretionary Decisions.

(1) A discretionary decision, except for a dwelling listed in subsection (2) of this section or a land division, approving a proposed development on Exclusive Farm Use land outside an urban growth boundary is void two years from the date of final decision, if the development action is not initiated in that period.

(a) The Planning Official may grant one extension for a period of up to 12 months if the applicant makes a written request for an extension prior to the expiration of the approval period. The applicant must state the reasons that prevented the applicant from initiating or continuing development within the approval period. In order to approve the extension, t—The Planning Official must determine that the applicant was unable to initiate or continue development during the approval period for reasons for which the applicant was not responsible, in order to approve the extension. Approval of an extension is not a land use decision and is not subject to appeal as a land use decision. Additional one year extensions may be authorized where applicable criteria for the decision have not changed. [Ord 94-0108; 2001-0174]

- (2) A land use decision approving a dwelling pursuant to BCC 55.106(5)(b)(B) (replacement dwelling), 55.220 (non-farm dwelling), or 55.230 (lot-of-record dwelling); shall be void four years from the date of final decision, if the development action is not initiated in that period. An extension may granted for two additional years. "Development action" typically means the property owner has submitted a complete application for a building permit for the dwelling or manufactured dwelling placement permit for the dwelling.

[Ord 94-0108, Ord 2006-0214, Ord 2015-0268]

~~55.085 Extension of the Approval Period for Discretionary Decisions. The Planning Official may grant one extension for a period of up to 12 months if the applicant makes a written request for an extension prior to the expiration of the approval period. The applicant must state the reasons that prevented them from initiating or continuing development within the approval period. The Planning Official must determine that the applicant was unable to initiate or continue development during the approval period for reasons for which the applicant was not responsible, in order to approve the extension. Approval of an extension is not a land use decision and is not subject to appeal as a land use decision. Additional one year extensions may be authorized where applicable criteria for the decision have not changed. [Ord 94-0108; 2001-0174]~~

55.105 Permitted Uses. The following uses are allowed in the Exclusive Farm Use Zone:

- (1) Farm use. ("Farm use" is defined in BCC 51.020.)
- (2) The propagation or harvesting of a forest product.
- (3) Non-residential structures customarily provided in conjunction with farm or forest use.
- (4) Climbing and passing lanes within right-of-way existing as of July 1, 1987.
- (5) Reconstruction or modification of public roads and highways, including the placement of utility facilities overhead and in the subsurface of public roads and highways along the public right of way, but not including the addition of travel lanes, where no removal or displacement of buildings would occur, or no new parcels or lots result.
- (6) Temporary public road and highway detours that will be abandoned and restored to original condition or use at such time as they are no longer needed.
- (7) Minor improvements to existing public roads and highway related facilities such as maintenance yards, weigh stations and rest areas, within right-of-way existing as of July 1, 1987, and contiguous public owned property which supports the operation and maintenance of public roads and highways.
- (8) Creation of, restoration of, or enhancement of wetlands. [Ord 2009-0232]
- (9) Operations for the exploration for minerals as defined by ORS 517.750. Any activities or construction relating to such operations shall not be a basis for an exception under ORS 197.732(1)(a) or (b). [Ord 94-0108]
- ~~(1) Processing of farm crops into biofuel, as defined by ORS 315.141, if:
 - ~~(a) Only the crops of the landowner are being processed;~~
 - ~~(b) The biofuel from all of the crops purchased for processing into biofuel is used on the~~~~

farm of the landowner; or

~~(e) The landowner is custom processing crops from other landowners in the area into biofuel for their use or sale. [Ord 2009-0232]~~

- (10) Fire service facilities providing rural fire protection services.
- (11) Irrigation reservoirs, canals, delivery lines and those structures and accessory operational facilities, not including parks or other recreational structures and facilities, associated with a district as defined in ORS 540.505.
- (12) Onsite filming and activities accessory to onsite filming for 45 days or less. A decision of the County issuing any permits necessary for activities under this provision is not a land use decision. For purposes of this section, "on-site filming and activities accessory to on-site filming":
 - (a) Includes:
 - (A) Filming and site preparation, construction of sets, staging, makeup and support services customarily provided for on-site filming.
 - (B) Production of advertisements, documentaries, feature film, television services and other film productions that rely on the rural qualities of an exclusive farm use zone in more than an incidental way.
 - (b) Does not include:
 - (A) Facilities for marketing, editing and other such activities that are allowed only as a home occupation; or
 - (B) Construction of new structures that requires a building permit.
- (13) An outdoor mass gathering as defined in ORS 433.735 or other gathering of fewer than 3,000 persons that is not anticipated to continue for more than 120 hours in any three month period is not a land use decision as defined in ORS 197.015(10) or subject to review under this Chapter.
- (14) A firearms training facility as defined in ORS 197.770 in existence on September 9, 1995 shall be allowed to continue operating until such time as the facility is no longer used as a firearms training facility.
- (15) Implementation of a wildlife habitat conservation and management plan approved by the Oregon Department of Fish and Wildlife pursuant to ORS 308A.403 through 308A.430.
- ~~(16) A replacement dwelling to be used in conjunction with farm use if the existing dwelling has been listed in a County Register as historic property as defined in ORS 358.480. In order to meet the requirements specified in the statute, a historic dwelling must be listed on the National Register of Historic Places and the Benton County Register of Historic Resources. The existing dwelling shall cease to be used as a dwelling within three months after completion of the replacement dwelling. The landowner shall sign a covenant as required by BCC 55.405(6).~~
- (17)(16) Existing hunting preserve, as follows:

- (a) A person who owns a private hunting preserve that was licensed under ORS 497.248 on or before July 28, 2003, and that has not been submitted to the County for land use approval may continue to operate the hunting preserve without local land use approval. The hunting preserve may include one sport clay station that existed on July 28, 2003, is used during the hunting season only for shooting practice in conjunction with hunting and is subordinate to the use of the land as a hunting preserve.
- (b) A person engaged in farm or forest practices on lands devoted to farm or forest use may file a complaint with the County, alleging that the operation of the hunting preserve has adversely affected the complainant and:
 - (A) Forced a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or
 - (B) Significantly increased the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.
 - ~~(i) Forced a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or~~
 - ~~(ii) Significantly increased the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use; and~~

~~Adversely affected the complainant.~~
- (c) The County shall process a complaint filed under this section in the manner described in BCC 55.218(2) through (5).

[Ord 2001-0174, Ord 2006-0214, Ord 2009-0232, Ord 2015-0268]

55.106 Uses permitted in the Exclusive Farm Use Zone subject to review by the Planning Official pursuant to BCC 53.160. Uses in this section are permitted, provided the standards listed below are met.

- (1) Ministerial Review. The following uses are permitted subject to review for compliance with the standards listed. Such review is not a land use decision and no notice is required.
 - (a) Utility facility service lines, limited to utility lines and accessory facilities or structures that end at the point where the utility service is received by the customer and that are located on one or more of the following:
 - (A) A public right of way;
 - (B) Land immediately adjacent to a public right of way, provided the written consent of all adjacent property owners has been obtained; or
 - (C) The property to be served by the utility. [Ord 2001-0174]
 - (b) A facility for the processing of farm crops or the production of biofuel as defined in ORS 315.141. A farm on which a processing facility is located must provide at least one-quarter of the farm crops processed at the facility. A farm may also be used for an establishment for the slaughter, processing or selling of poultry or poultry products pursuant to ORS 603.038. If a building is established or used for the

processing facility or establishment, the farm operator may not devote more than 10,000 square feet of floor area to the processing facility or establishment, exclusive of the floor area designated for preparation, storage or other farm use. A processing facility or establishment must comply with all applicable siting standards but the standards may not be applied in a manner that prohibits the siting of the processing facility or establishment. The County may shall not approve any division of a lot or parcel that separates a processing facility or establishment from the farm operation on which it is located. [Ord 2001-0174, Ord 2009-0232]

~~A site for the takeoff and landing of model aircraft, including such buildings or facilities as may reasonably be necessary. Buildings and facilities associated with a site for the takeoff and landing of model aircraft shall not be more than 500 square feet in floor area or placed on a permanent foundation unless the building or facility preexisted the use approved under this section. The site shall not include an aggregate surface or hard surface area unless the surface preexisted the use approved under this section. An owner of property used for the purpose authorized in this section may charge a person operating the use on the property rent for the property. An operator may charge users of the property a fee that does not exceed the operator's cost to maintain the property, buildings, and facilities. As used in this section, "model aircraft" means a small scale version of an airplane, glider, helicopter, dirigible or balloon that is used or intended to be used for flight and controlled by radio, lines or design by a person on the ground. [Ord 2001-0174, Ord 2009-0232]~~

- (c) Operations for the exploration for and production of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the wellhead. [Ord 2001-0174]
- (d) A replacement dwelling to be used in conjunction with farm use if the existing dwelling has been listed in a County Register as historic property as defined in ORS 358.480. In order to meet the requirements specified in the statute, a historic dwelling must be listed on the National Register of Historic Places and the Benton County Register of Historic Resources. The existing dwelling shall cease to be used as a dwelling within three months after completion of the replacement dwelling. The landowner shall sign a covenant as required by BCC 55.405(6).
- (e) Dog training classes or testing trials conducted outdoors or in farm buildings that existed on January 1, 2013, when:
 - (A) The number of dogs participating in training does not exceed 10 per training class and the number of training classes to be held on-site does not exceed six per day; and
 - (B) The number of dogs participating in a testing trial does not exceed 60 and the number of testing trials to be conducted on-site does not exceed four per calendar year.

{OAR 660-033-0130(39)}

(2) **Administrative Review.** The following uses are permitted subject to review by the Planning Official pursuant to BCC 53.160.

(b)(a) **Farm Stand.** A farm stand may be approved if:

- (A) The structures are designed and used for the sale of farm crops or livestock grown on the farm operation, or grown on the farm operation and other farm operations in the local agricultural area, including the sale of retail incidental items and fee-based activity to promote the sale of farm crops or livestock sold at the farm stand if the annual sale of incidental items and fees from promotional activity do not make up more than 25 percent of the total annual sales of the farm stand; and
- (B) The farm stand does not include structures designed for occupancy as a residence or for activity other than the sale of farm crops or livestock and does not include structures for banquets, public gatherings or public entertainment.
- (C) As used in this section, "farm crops or livestock" includes both fresh and processed farm crops and livestock grown on the farm operation, or grown on the farm operation and other farm operations in the local agricultural area. As used in this subsection, "processed crops and livestock" includes jams, syrups, apple cider, animal products and other similar farm crops and livestock that have been processed and converted into another product but not prepared food items.
- (D) As used in this section, "local agricultural area" includes Oregon.

[Ord 94-0108; 2001-0174; 2006-0214]

(b) A site for the takeoff and landing of model aircraft, including such buildings or facilities as may reasonably be necessary. Buildings and facilities associated with a site for the takeoff and landing of model aircraft shall not be more than 500 square feet in floor area or placed on a permanent foundation unless the building or facility preexisted the use approved under this section. The site shall not include an aggregate surface or hard surface area unless the surface preexisted the use approved under this section. An owner of property used for the purpose authorized in this section may charge a person operating the use on the property rent for the property. An operator may charge users of the property a fee that does not exceed the operator's cost to maintain the property, buildings, and facilities. As used in this section, "model aircraft" means a small-scale version of an airplane, glider, helicopter, dirigible or balloon that is used or intended to be used for flight and controlled by radio, lines or design by a person on the ground. [Ord 2001-0174, Ord 2009-0232]

(c) Utility facilities necessary for public service, including associated transmission lines as defined in ORS 469.300 and wetland waste treatment systems, but not including commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height, and not including utility facility service lines as in BCC 55.106(1). {ORS 215.283(1)(c)}

(A) A utility facility -is necessary for public service if the facility must be sited in an exclusive farm use zone in order to provide the service. To demonstrate that a utility facility is necessary, an applicant must:

(i) Show that reasonable alternatives have been considered and that the facility must be sited in an exclusive farm use zone due to one or more of the following factors:

(1) Technical and engineering feasibility;

- (2) The proposed facility is locationally-dependent. A utility facility is locationally-dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;
- (3) Lack of available urban and nonresource lands;
- (4) Availability of existing rights-of-way;
- (5) Public health and safety; and
- (6) Other requirements of state and federal agencies.
- (B) Costs associated with any of the factors listed in subsection (i) of this section may be considered, but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities and the siting of utility facilities that are not substantially similar.
- (C) The owner of a utility facility approved under this section shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this subsection shall prevent the owner of the utility facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.
- (D) The governing body of the county or its designee shall impose clear and objective conditions on an application for utility facility siting to mitigate and minimize the impacts of the proposed facility, if any, on surrounding lands devoted to farm use in order to prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on the surrounding farmlands.
- (E) Utility facilities necessary for public service may include on-site and off-site facilities for temporary workforce housing for workers constructing a utility facility. Such facilities must be removed or converted to an allowed use under the private campground provisions of BCC 55.210 or other provisions of this code when project construction is complete. Off-site facilities allowed under this subsection require conditional use approval pursuant to BCC 55.205. Temporary workforce housing facilities not included in the initial approval may be considered through a minor amendment request. A minor amendment request shall have no effect on the original approval.
- (F) In addition to the provisions of subsections (A) to (D) of this section, the establishment or extension of a sewer system as defined by OAR 660-011-0060(1)(f) in an exclusive farm use zone shall be subject to the provisions of OAR 660-011-0060.
- (G) The provisions of subsections (A) to (D) of this section do not apply to interstate natural gas pipelines and associated facilities authorized by and subject to regulation by the Federal Energy Regulatory Commission.

(H) An associated transmission line may be approved pursuant to OAR 660-033-0130(16)(b).

[Ord 2001-0174] {OAR 660-033-130(16)}

- (d) The land application of reclaimed water, agricultural process or industrial process water or biosolids for agricultural, horticultural or silvicultural production, or for irrigation in connection with a use allowed in the EFU zone is allowed subject to the requirements of ORS 215.246, 215.247, 215.249 and 215.251 and the one of the following:
- (A) The issuance of a license, permit or other approval by the Department of Environmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055; or
- (B) In compliance with rules adopted under ORS 468B.095.
- (e) Churches A church, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship, and a cemetery in conjunction with such place of worship, subject to subsections (A) through (F) of this section.
- (A) The real property on which a place of worship is lawfully established may reasonably be used for activities customarily associated with the practices of the religious activity, including worship services, religion classes, weddings, funerals, child care and meal programs, but not including private or parochial school education for prekindergarten through grade 12 or higher education. ~~places of worship.~~
- (B) This use is not allowed on high-value farmland.
- (C) No enclosed structure with a design capacity greater than 100 people, or group of structures with a total design capacity of greater than 100 people, shall be approved in connection with a place of worship within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4.
- (D) Any enclosed structures or group of enclosed structures described in subsection (C) within a tract must be separated by at least one-half mile. For purposes of this section, "tract" means a tract as defined by ORS 215.010(2) that is in existence as of June 17, 2010.
- (E) A place of worship shall be allowed only upon determination by the Planning Official that the level of public facilities, including transportation, water supply, sewer and storm drain systems, is adequate for the proposed use, including the activities customarily associated therewith (as described in subsection (A) above). If conditions of approval restricting or limiting the proposed use are necessary to ensure adequacy of public facilities, the Planning Official shall approve the use and impose the necessary conditions rather than deny the use.
- (F) Existing, lawfully established facilities wholly within the EFU zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law, but enclosed existing structures located in the EFU zone

and within three miles of an urban growth boundary may not be expanded beyond the requirements of subsections (C) and (D).

(f) Composting operations and facilities limited to the following:

(A) Facilities that are in conjunction with, and auxiliary to, farm use on the subject tract, and that meet the performance and permitting requirements of the Department of Environmental Quality under OAR 340-093-0050 and 340-096-0060. Excess compost may be sold to neighboring farm operations in the local area and shall be limited to bulk loads of at least one unit (7.5 cubic yards) in size. Buildings and facilities used in conjunction with the composting operation shall only be those required for the operation of the subject facility. A pre-application process is required under ORS 215.401.

(B) Existing, lawfully established facilities wholly within a farm use zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law.

[Ord 2001-0174; 2006-0214]

(1) Wineries:

(a) A winery authorized under this section is a facility that produces wine with a maximum annual production of:

(A) Less than 50,000 gallons and that:

(i) Owns an on-site vineyard of at least 15 acres;

(ii) Owns a contiguous vineyard of at least 15 acres;

(iii) Has a long-term contract for the purchase of all of the grapes from at least 15 acres of a vineyard contiguous to the winery; or

(iv) Obtains grapes from any combination of subparagraph (i), (ii) or (iii) of this paragraph; or

(B) At least 50,000 gallons and no more than 100,000 gallons and that:

(i) Owns an on-site vineyard of at least 40 acres;

(ii) Owns a contiguous vineyard of at least 40 acres;

(iii) Has a long-term contract for the purchase of all of the grapes from at least 40 acres of a vineyard contiguous to the winery; or

(iv) Obtains grapes from any combination of subparagraph (i), (ii) or (iii) of this paragraph.

(b) A winery shall allow only the sale of wines produced in conjunction with the winery and items directly related to wine, the sales of which are incidental to retail sale of wine on-site. Such items include those served by a limited service restaurant as defined in ORS 624.010.

(b) (c) Prior to the issuance of a permit to establish a winery under this section, the

applicant shall show that vineyards, described in subsection (1)(a)(A) and (B) of this section, have been planted or that the contract has been executed, as applicable.

- ~~(c) (d) The Planning Official shall adopt findings for each of the standards described in paragraphs (A) and (B) of this subsection. Standards imposed on the siting of a winery shall be limited solely to each of the following for the sole purpose of limiting demonstrated conflicts with accepted farming or forest practices on adjacent lands:~~
- ~~(A) (A) Establishment of a setback, not to exceed 100 feet, from all property lines for the winery and all public gathering places; and~~
 - ~~(B) (B) Provision of direct road access, internal circulation and parking.~~
 - ~~(C) (e) The Planning Official shall also apply local criteria regarding flood plains, geologic hazards, the Willamette River Greenway, solar access, airport safety or other regulations for resource protection acknowledged to comply with any statewide goal respecting open spaces, scenic and historic areas and natural resources.~~

~~{Ord 90-0069; 2001-0174; 2006-0214}~~

~~(2) Farm Stand. A farm stand may be approved if:~~

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

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

~~(c) As used in this section, "farm crops or livestock" includes both fresh and processed farm crops and livestock grown on the farm operation, or grown on the farm operation and other farm operations in the local agricultural area. As used in this subsection, "processed crops and livestock" includes jams, syrups, apple cider, animal products and other similar farm crops and livestock that have been processed and converted into another product but not prepared food items.~~

~~(d) As used in this section, "local agricultural area" includes Oregon.~~

~~{Ord 94-0108; 2001-0174; 2006-0214}~~

~~(3) Utility facility service lines, limited to utility lines and accessory facilities or structures that end at the point where the utility service is received by the customer and that are located on one or more of the following:~~

~~(a) A public right of way;~~

~~(b) Land immediately adjacent to a public right of way, provided the written consent of all adjacent property owners has been obtained; or~~

~~(c) the property to be served by the utility. [Ord 2001-0174]~~

~~(4) Utility facilities necessary for public service, including wetland waste treatment systems but not including commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height. {ORS 215.283(1)(c)}~~

~~(a) A utility facility is necessary for public service if the facility must be sited in an exclusive farm use zone in order to provide the service. To demonstrate that a utility facility is necessary, an applicant must show that reasonable alternatives have been considered and that the facility must:~~

~~(A) Show that reasonable alternatives have been considered and that the facility must be sited in an exclusive farm use zone due to one or more of the following factors:~~

~~(iA) Technical and engineering feasibility;~~

~~(Bii) The proposed facility is locationally locationally dependent. A utility facility is locationally locationally dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;~~

~~(Ciii) Lack of available urban and nonresource lands;~~

~~(Diy) Availability of existing rights-of-way;~~

~~(Ey) Public health and safety; and~~

~~(Fvi) Other requirements of state and federal agencies.~~

~~(bB) Costs associated with any of the factors listed in subsection (a) A of this section may be considered, but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities and the siting of utility facilities that are not substantially similar. Land costs shall not be included when considering alternative locations for substantially similar utility facilities.~~

~~(eC) The owner of a utility facility approved under this section shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this section shall prevent the owner of the utility facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.~~

~~(dD) The governing body of the county or its designee shall impose clear and objective conditions on an application for utility facility siting to mitigate and minimize the impacts of the proposed facility, if any, on surrounding lands devoted to farm use in order to prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on the surrounding farmlands.~~

~~(eE) Utility facilities necessary for public service may include on-site and off-site facilities for temporary workforce housing for workers constructing a utility facility. Such facilities must be removed or converted to an allowed use under or other when project construction is complete. Off-site facilities allowed under this . Temporary workforce housing facilities not included in the~~

initial approval may be considered through a minor amendment request. A minor amendment request shall have no effect on the original approval.

~~(F) In addition to the provisions of subsections (a) to (d) (A) to (D) of this rule section, the establishment or extension of a sewer system as defined by OAR 660-011-0060(1)(f) in an exclusive farm use zone shall be subject to the provisions of OAR 660-011-0060.~~

~~(fG) The provisions of (A) to (D) subsections (a) to (d) of this section do not apply to interstate natural gas pipelines and associated facilities authorized by and subject to regulation by the Federal Energy Regulatory Commission.~~

~~(b) An associated transmission line~~

~~{Ord 2001-0174}~~

~~(5) Replacement of existing dwellings, subject to the following provisions:~~

~~(a) — (a) To be eligible:~~

~~(A) been legally established;~~

~~(A) — (B) intact exterior walls and roof structure;~~

~~(B) — (C) indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;~~

~~(C) — (D) interior wiring for interior lights;~~

~~A heating system; (b) Replacement must occur within one year of removal or destruction of the structure, and shall be through one of the following procedures:~~

~~(A) Application for a building permit or placement permit for the new dwelling, accompanied by documentation demonstrating that the existing dwelling meets criteria of subsection (a) of this section. The dwelling to be replaced shall be removed, demolished, or converted to an allowable use within three months of the completion of the replacement dwelling.~~

~~(B) Application for a deferred replacement permit, pursuant to the procedures for Administrative Review in BCC 53.160. Within three months of the approval of the deferred replacement permit, the existing dwelling shall be removed or demolished; if the existing dwelling is not removed or demolished within three months, the permit becomes void. An approved deferred placement permit allows construction of the replacement dwelling at any time during the period of validity specified in BCC 55.075(2); however, the replacement dwelling must comply with all building, plumbing and sanitation codes and other requirements relating to health and safety, and siting standards, applicable at the time of construction. The deferred replacement permit ensures the new dwelling will be approved for zoning purposes; however, the property owner must still obtain all required permits for building or placement of the new dwelling. The deferred replacement permit may not be transferred, by sale or otherwise, except by the applicant to the spouse or a child of the applicant.~~

~~(c) A replacement dwelling may be sited on any part of the same lot or parcel. A dwelling established under this section shall comply with all applicable siting standards. However,~~

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

~~When the Planning Official finds the dwelling qualifies for replacement because the dwelling meets the criteria in subsections (A) and (B) of this section, the Planning Official shall approve or deny the proposal based upon findings justifying the decision, and shall provide notice of the decision pursuant to BCC 51.610, 51.615, and 51.625.~~

~~(i) Notwithstanding subsection (f) of this section, the Planning Official shall review the criteria ministerially. Approval or denial shall be communicated in writing to the applicant(s). No notice of application nor decision pursuant to Chapter 51 is required.~~

~~(b) (d) An accessory farm dwelling authorized pursuant to OAR 660-033-0130(24)(a)(B)(iii), may be replaced only by a manufactured dwelling.~~

~~(e) The landowner shall sign a covenant as required by BCC 55.405(6).~~

[Ord 94-0108; 2001-0174; 2006-0214]

~~(6) A facility for the processing of farm crops or the production of biofuel as defined in ORS 315.141. The A farm on which the a processing facility is located must provide at least one-quarter of the farm crops processed at the facility. A farm may also be used for an establishment for the slaughter, processing or selling of poultry or poultry products pursuant to ORS 603.038. If a The building is established or used for the processing facility or establishment, the farm operator may not devote more than shall not exceed 10,000 square feet of floor area to the processing facility or establishment, exclusive of the floor area designated for preparation, storage or other farm use or devote more than 10,000 square feet to the processing activities within another building supporting farm use. A processing facility or establishment must shall comply with all applicable siting standards but the standards shall may not be applied in a manner that prohibits the siting of the processing facility or establishment. The County shall may not approve any division of a lot or parcel that separates a processing facility or establishment from the farm operation on which it is located. [Ord 2001-0174, Ord 2009-0232]~~

~~(7) A site for the takeoff and landing of model aircraft, including such buildings or facilities as may reasonably be necessary. Buildings and facilities associated with a site for the takeoff and landing of model aircraft shall not be more than 500 square feet in floor area or placed on a permanent foundation unless the building or facility preexisted the use approved under this section. The site shall not include an aggregate surface or hard surface area unless the surface preexisted the use approved under this section. An owner of property used for the purpose authorized in this section may charge a person operating the use on the property rent for the property. An operator may charge users of the property a fee that does not exceed the operator's cost to maintain the property, buildings, and facilities. As used in this section, "model aircraft"~~

means a small-scale version of an airplane, glider, helicopter, dirigible or balloon that is used or intended to be used for flight and controlled by radio, lines or design by a person on the ground. [Ord 2001-0174, Ord 2009-0232]

~~(8) Operations for the exploration for and production of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the wellhead. [Ord 2001-0174]~~

~~(9) The land application of reclaimed water, agricultural process or industrial process water or biosolids for agricultural, horticultural or silvicultural production, or for irrigation in connection with a use allowed in the EFU zone is allowed subject to:~~

~~the issuance of a license, permit or other approval by the Department of Environmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055; or~~

~~in compliance with rules adopted under ORS 468B.095, and with the requirements of ORS 215.246, 215.247, 215.249 and 215.251.~~

~~(10) Churches or other nonresidential places of worship, and cemeteries in conjunction with such places of worship. This use shall not be approved on High-Value Farmland, nor within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR Chapter 660, Division 4. Existing facilities wholly within a farm use zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law. Churches and cemeteries in conjunction with churches consistent with ORS 215.441.~~

~~(a) No enclosed structure with a design capacity greater than 100 people, or group of structures with a total design capacity of greater than 100 people, shall be approved in connection with the use within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4.~~

~~(b) Any enclosed structures or group of enclosed structures described in subsection (a) within a tract must be separated by at least one-half mile. For purposes of this section, "tract" means a tract as defined by ORS 215.010(2) that is in existence as of June 17, 2010.~~

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

~~(d) A place of worship allowed pursuant to this subject may reasonably be used for activities customarily associated with the practices of the religious activity, including worship services, religion classes, weddings, funerals, child care and meal programs, but not including private or parochial school education for prekindergarten through grade 12 or higher education.~~

~~(be) A place of worship shall be allowed only upon determination by the Planning Official that the level of public facilities, including transportation, water supply, sewer and storm drain systems, is adequate for the proposed use, including the activities customarily associated therewith (as described in subsection (a) above). If conditions of approval restricting or limiting the proposed use are necessary to ensure adequacy of public facilities, the Planning Official shall approve the use and impose the necessary conditions rather than deny the use.~~

[Ord 2001-0174; 2006-0214]

55.107 Transportation Facilities, Services and Improvements. Except for facilities, services and improvements specifically listed elsewhere in this chapter, transportation facilities, services and improvements shall be allowed, limited or prohibited as prescribed in OAR 660-012-0065. [Ord 2006-0214]

~~**55.108 Uses not permitted on High Value farmland.** (1) The following uses are not permitted to be established on a lot or parcel meeting the definition of high value farmland:~~

~~(a) Commercial Dog Kennels~~

~~(b) Destination Resorts.~~

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

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

~~(e) Churches and cemeteries in conjunction with churches.~~

~~(f) Private parks, playgrounds, hunting and fishing preserves and campgrounds.~~

~~(g) Golf courses.~~

~~(h) Composting facilities for which a permit has been granted by the Department of Environmental Quality under ORS 459.245 and OAR 340-96-020.~~

[Ord 2001-0174, Ord 2009-0232]

~~(2) Existing facilities of the uses in BCC 55.108(a)(i) may be maintained, enhanced or expanded on the same tract, subject to BCC 53.215, BCC 53.220, and BCC 55.215. An existing golf course may be expanded consistent with the requirements of BCC 55.215 and BCC 55.210(2), but shall not be expanded to contain more than 36 total holes. [Ord 94-0108; 2001-0174]~~

FARM-RELATED DWELLINGS

55.109 Farm Related Dwelling on High Value Farmland (\$80,000 Income Test).

(1) On land identified as high-value farmland pursuant to BCC 55.015(2), a one dwelling considered customarily provided in conjunction with farm use may be allowed subject to administrative review by the Planning Official, pursuant to BCC 53.160, for compliance with the following criteria: (Note: there is an alternative ownership history option available under BCC 55.114.)

(a) The subject tract is currently employed for the farm use, that produced on which the farm operator earned at least \$80,000 in gross annual income from the sale of farm products in each of the last two years or three of the last five years, or in an average of three of the last five years;

(b) In addition to the subject parcel or lot, other parcels or lots in the same ownership may be used to demonstrate the gross farm income required by subsection (a) of this section. If multiple parcels or lots are used, they shall be subject to BCC 55.113.

Parcels or lots noncontiguous to the subject tract may be used provided they are zoned for farm use and are located in Benton, Linn, Lane, Lincoln or Polk Counties;

- (c) Except as permitted for seasonal farm worker housing that has been approved pursuant to ORS 215.283(1)(p) (1999 Edition), there is no other dwelling on lands zoned Exclusive Farm Use or Multi-Purpose Agriculture owned by the farm or ranch operator or on the farm or ranch operation; and
- (d) The dwelling will be occupied by a person or persons who produced the commodities ~~which~~ that grossed the income in BCC 55.109(1)(a);
- (e) In determining the gross income required by BCC 55.109(1)(a):
 - (A) Gross income only from land zoned EFU and/or MPA, and owned by the farm or ranch operation, not leased or rented, shall be counted;
 - (B) The cost of purchased livestock shall be deducted from the total gross income; and
 - (C) Gross farm income earned from a lot or parcel ~~which~~ that has been used previously to qualify another lot or parcel for the construction or siting of a primary farm dwelling may not be used.
- (f) The subject parcel or lot is ~~legally~~ lawfully established; and [Ord 94-0108]
- (g) The landowner shall sign a covenant as required by BCC 55.405(6).

~~(2) As used in this section, "farm or ranch operation" means all lots or parcels of land in the same ownership that are used by the farm or ranch operator for farm use as defined in ORS 215.203;~~

~~(3) If a farm or ranch operation does not qualify under the criteria of this section, BCC 55.114 provides an alternative ownership history option.~~

[Ord 2001-0174; 2006-0214; 2015-0268] {OAR 660-033-0135(3)}

55.110 Farm Related Dwelling on 160 Acres or More of Non-High-Value Farmland.

- (1) One farm related dwelling may be permitted on a ~~legally established parcel or lot in the Exclusive Farm Use Zone on land not identified as non-high value pursuant to BCC 55.015(2)~~, subject to administrative review by the Planning Official, pursuant to BCC 53.160, for compliance with the following criteria:
 - (a) The parcel or lot on which the dwelling will be located is lawfully established, is at least 160 acres, and not designated as rangeland;
 - (b) The subject property is currently employed in farm use;
 - (c) The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock, at a commercial scale; and

(d) Except as provided for seasonal farm worker housing approved pursuant to ORS 215.283(1)(p) (1999 Edition), there is no other dwelling on the subject tract. [Ord 94-0108]

(e) The landowner shall sign a covenant as required by BCC 55.405(6).

[Ord 94-0108; 2001-0174; 2006-0214; 2015-0268] *{OAR 660-033-0135(1)}*

55.111 Commercial Dairy Farm Dwelling.

(1) One farm-related A-dwelling may be permitted allowed on a lawfully established parcel or lot in conjunction with a commercial dairy farm, as defined by subsection (2) of this section, subject to administrative review by the Planning Official pursuant to BCC 53.160 for compliance with the following criteria, if:

(a) The subject tract will be employed as a commercial dairy as defined by subsection (2) of this section; ~~and~~

(b) The dwelling is sited on the same lot or parcel as the buildings required by the commercial dairy; ~~and~~

(c) Except as permitted for seasonal farm worker housing approved pursuant to ORS 215.283(1)(p) (1999 Edition), there is no other dwelling on the subject tract; ~~and~~

(d) The dwelling will be occupied by a person or persons who will be principally engaged in the operation of the commercial dairy farm, such as the feeding, milking or pasturing of the dairy animals or other farm use activities necessary to the operation of the commercial dairy farm; ~~and~~

(e) The building permits, if required, have been issued for and construction has begun for the buildings and animal waste facilities required for a commercial dairy farm; ~~and~~

(f) The Oregon Department of Agriculture has approved the following:

(A) A permit for a "confined animal feeding operation" under ORS 468B.050 and 468B.200 to 468B.230; and

(B) A Producer License for the sale of dairy products under ORS 621.072.

(2) "Commercial dairy farm" is a dairy operation that owns a sufficient number of producing dairy animals capable of earning the gross annual income required by BCC 55.109(1)(a) or 55.112(1)(a), whichever is applicable, from the sale of fluid milk.

[Ord 2006-0214; 2015-0268] *{OAR 660-033-0135(7)}*

55.112 Farm Related Dwelling on Non-High-Value Farmland (\$40,000 Income Test).

(1) One farm related dwelling may be permitted on a legally established parcel or lot of land identified as non-Hhigh Vvalue farmland pursuant to BCC 55.015(2), subject to administrative review by the Planning Official pursuant to BCC 53.160 for compliance with the following criteria: (Note: there is an alternative ownership history option available under BCC 55.114.)

- (1) ~~On land not identified as high-value farmland, a dwelling may be considered customarily provided in conjunction with farm use if:~~
- (a) The subject tract is currently employed for the farm use, that produced on which, in each of the last two years or three of the last five years, or in an average of three of the last five years, the farm operator earned the lower of the following:
 - (A) At least \$40,000 in gross annual income from the sale of farm products; or
 - (B) Gross annual income of at least the midpoint of the median income range of gross annual sales for farms in the county with gross annual sales of \$10,000 or more according to the 1992 Census of Agriculture, Oregon; and
 - (b) In addition to the subject parcel or lot, other parcels or lots in the same ownership may be used to demonstrate the gross farm income required by subsection (a) of this section. If multiple parcels or lots are used, they shall be subject to BCC 55.113. Parcels or lots noncontiguous to the subject tract may be used provided they are zoned for farm use and are located in Benton, Linn, Lane, Lincoln or Polk Counties;
 - (c) Except as permitted for seasonal farm worker housing approved pursuant to ORS 215.283(1)(p) (1999 Edition), there is no other dwelling on lands zoned Exclusive Farm Use or Multi-Purpose Agriculture owned by the farm or ranch operator or on the farm or ranch operation;
 - (d) The dwelling will be occupied by a person or persons who produced the commodities that grossed the income in BCC 55.112(1)(a); and
 - (e) In determining the gross income required by BCC 55.112(1)(a):
 - (A) Only gross income from land owned, not leased or rented, shall be counted;
 - (B) The cost of purchased livestock shall be deducted from the total gross income attributed to the farm or ranch operation;
 - (C) Gross farm income earned from a lot or parcel that has been used previously to qualify another lot or parcel for the construction or siting of a primary farm dwelling may not be used. [Ord 94-0108]
 - (f) The subject parcel or lot is lawfully established; and
 - (g) The landowner shall sign a covenant as required by BCC 55.405(6).
- (2) ~~As used in this section, "farm or ranch operation" means all lots or parcels of land in the same ownership that are used by the farm or ranch operator for farm use as defined in ORS 215.203.~~

[Ord 2001-0174; 2006-0214; 2015-0268] *{OAR 660-033-0135(4) and (5)}*

55.113 Covenant for Multiple Parcels.

- (1) Prior to the issuance of a building or placement permit for a dwelling authorized by BCC 55.109, ~~or 55.112, or 55.115~~ for which one or more contiguous or ~~non-contiguous~~ non-contiguous lots or parcels of a farm or ranch operation were used to demonstrate compliance with the gross farm income requirements, the applicant shall provide evidence

that the covenants, conditions and restrictions form adopted as "Exhibit A" to this chapter has been recorded in the deed records of the county or counties where the property subject to the covenants, conditions and restrictions is located. The covenants, conditions and restrictions shall be recorded for each lot or parcel subject to the application for the primary farm dwelling and shall preclude:

- (a) All future rights to construct a dwelling except for accessory farm dwellings, relative farm assistance dwellings, temporary hardship dwellings or replacement dwellings allowed by ORS Chapter 215; and
 - (b) The use of any gross farm income earned on the lots or parcels to qualify another lot or parcel for a primary farm dwelling.
- (2) The covenants, conditions and restrictions are irrevocable, unless a statement of release is signed by an authorized representative of the county or counties where the property subject to the covenants, conditions and restrictions is located;
 - (3) Enforcement of the covenants, conditions and restrictions may be undertaken by the Oregon Department of Land Conservation and Development or by the county or counties where the property subject to the covenants, conditions and restrictions is located;
 - (4) The failure to follow the requirements of this section shall not affect the validity of the transfer of property or the legal remedies available to the buyers of property ~~which~~ that is subject to the covenants, conditions and restrictions required by this section;
 - (5) The Planning Official shall maintain a copy of the covenants, conditions and restrictions filed in the county deed records pursuant to this section and a map or other record depicting the lots and parcels subject to the covenants, conditions and restrictions filed in the county deed records pursuant to this section. The map or other record required by this subsection shall be readily available to the public in the county planning office.

[Ord 2006-0214; 2006-0214] {OAR 660-033-0135(5)}

55.114 Alternative Ownership History for Income-Test Dwellings.

- (1) A dwelling may be considered customarily provided in conjunction with farm use if:
 - (a) Within the previous two years, the applicant owned and operated a different farm or ranch operation that earned the gross farm income in each of the last five years or four of the last seven years as required by BCC 55.109(1)(a) or 55.112(1)(a), whichever is applicable;
 - (b) The subject lot or parcel on which the dwelling will be located is:
 - (A) Currently employed for the farm use that produced in each of the last two years or three of the last five years, or in an average of three of the last five years the gross farm income required by BCC 55.109(21)(a) or 55.112(1)(a), whichever is applicable; and
 - (B) At least the size of the applicable minimum lot size; ~~and~~
 - (c) Except as permitted for seasonal farm worker housing approved pursuant to ORS 215.283(1)(p) (1999 Edition), there is no other dwelling on the subject tract; and

- (d) The dwelling will be occupied by a person or persons who produced the commodities which grossed the income in subsection (a) of this section;
- (e) In determining the gross income required by subsections (1)(a) and (1)(b)(A) of this section:
 - (A) The cost of purchased livestock shall be deducted from the total gross income attributed to the tract; and
 - (B) Gross income only from land owned, not leased or rented, shall be counted.

[Ord 2006-0214; 2015-0268] {*OAR 660-033-0135(9)*}

ACCESSORY FARM DWELLINGS

55.115 Accessory Farm-Related Dwellings for Year-Round and Seasonal Farmworkers.
~~Accessory farm related dwellings are permitted in the Exclusive Farm Use Zone subject to review by the Planning Official pursuant to BCC 53.160.~~

- (1) ~~Accessory farm-related dwellings may be~~ permitted on a legally established parcel or lot, subject to administrative review by the Planning Official pursuant to BCC 53.160, if each accessory dwelling meets all the following requirements:
 - (a) The subject property and contiguous property in the same ownership are in farm use;
 - (b) The accessory dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land and whose seasonal or year-round assistance in the management of the farm use, such as planting, harvesting, marketing or caring for livestock, is or will be required by the primary farm operator;
 - (c) The accessory dwelling will be located:
 - (A) On the same lot or parcel as the dwelling of the primary farm operator; or
 - (B) On the same tract as the primary farm dwelling if the lot or parcel on which the accessory farm dwelling will be sited is consolidated with the other lots and parcels in the tract into a single parcel or lot when the dwelling is allowed; or
 - (C) On a lot or parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is limited to a manufactured dwelling with a deed restriction. The deed restriction shall be filed in the Benton County Deed Records and shall require the manufactured dwelling to be removed when the lot or parcel is conveyed to another party. The manufactured dwelling may remain if it is reapproved under these rules; or
 - (D) ~~On any lot or parcel on which the primary farm dwelling is not located,~~ when the accessory farm dwelling is limited to only attached multi-unit residential structures allowed by the applicable state building code or similar types of farmworker labor worker housing as that existing farm labor housing on the farm or ranch operations registered with the Department of Consumer and Business Services, Oregon Occupational Safety and Health Division under ORS 658.750. All accessory farm dwellings approved under this subparagraph shall be removed, demolished or converted to a nonresidential use when farmworker worker housing is no longer required. ; "Farmworker housing"

means housing limited to occupancy by farmworkers and their immediate families and no families; no dwelling unit of which is may be occupied by a relative of the owner or operator of the farmworker housing. Housing for a relative of the farm operator may be approved pursuant to BCC 55.120. "Relative" means a spouse of the owner or operator or an ancestor, lineal descendant or whole or half sibling of the owner or operator or the spouse of the owner or operator.; or

- (E) On a lot or parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is located on a lot or parcel at least the size of the applicable minimum lot size under ORS 215.780 and the lot or parcel complies with the gross farm income requirements in BCC 55.109(1)(a) or 55.112(1)(a), whichever is applicable.
- (d) There is no other dwelling on the lands designated for exclusive farm use owned by the farm operator that is vacant or currently occupied by persons not working on the subject farm or ranch and that could reasonably be used as an accessory farm dwelling;
- (e) The principal farm dwelling to which the proposed dwelling would be accessory meets one of the following:
 - (A) On land not identified as high-value farmland, the primary farm dwelling is located on a tract that is currently employed for farm use, as defined in ORS 215.203, that produced in the on which, in each of the last two years or three of the last five years, or in an average of three of the last five years, the farm operator earned the lower of the following:
 - (i) At least \$40,000 in gross annual income from the sale of farm products. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract; or
 - (ii) Gross annual income of at least the midpoint of the median income range of gross annual sales for farms in the county with gross annual sales of \$10,000 or more according to the 1992 Census of Agriculture, Oregon. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract; or
 - (B) On land identified as high-value farmland, the primary farm dwelling is located on a tract that is currently employed for farm use, as defined in ORS 215.203, that produced on which the farm operator earned at least \$80,000 in gross annual income from the sale of farm products in each of the last two years or three of the last five years, or in an average of three of the last five years. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract; or
 - (C) It is located on a commercial dairy farm as defined by BCC 55.111(2); and
 - (i) The building permits, if required, have been issued and construction has begun or been completed for the buildings and animal waste facilities required for a commercial dairy farm; and

(ii) The Oregon Department of Agriculture has approved a permit for a "confined animal feeding operation" under ORS 468B.050 and 468B.200 to 468B.230; and

(iii) A Producer License for the sale of dairy products under ORS 621.072.

(f) The landowner shall sign a covenant as required by BCC 55.405(6), and, if applicable, BCC 55.113. [Ord 2009-0232; 2015-0268]

~~(2) An accessory farm dwelling approved pursuant to subsection (1) of this section shall be sited in compliance with the following criteria. These siting criteria shall not be applied in such a way as to prevent an otherwise approved accessory farm dwelling from being sited on the property.~~

~~(a) The Planning Official shall approve a dwelling site that, to the greatest extent practicable, minimizes impacts to the following (in order of decreasing priority):~~

~~(A) Resource uses on the subject property and neighboring properties;~~

~~(B) Other legally established uses on the subject property and neighboring properties.~~

~~(b) The approved dwelling site shall comply with the building setbacks required by BCC 55.405~~

~~(c) In the event that the approved site does not, in the Planning Official's determination, adequately minimize impacts to uses on neighboring properties, the Planning Official shall impose reasonable and appropriate mitigating conditions of approval including but not limited to:~~

~~(A) Fencing, screening and landscape separations;~~

~~(B) Height of the dwelling.~~

(2) ~~(3) The governing body shall not approve a division of land that would separate the accessory farm dwelling approved pursuant to BCC 55.115 from the parcel or lot on which the dwelling of the farm operator is located, unless the dwelling meets the criteria for a principal farm related dwelling. [Ord 26, Ord 90-0069, Ord 94-0108]~~

(3) ~~(4) An accessory farm dwelling approved pursuant to this section cannot later be used to satisfy the requirements for a dwelling not provided in conjunction with farm use pursuant to BCC 55.220.~~

(4) ~~(5) For the purposes of OAR 660-033-0130(24), "accessory farm dwelling" includes all types of residential structures allowed by the applicable state building code."~~

~~[Ord 26, Ord 90-0069, Ord 94-0108], [Ord 2001-0174, Ord 2006-0214, Ord 2009-0232, Ord 2015-0268] {OAR 660-033-0130(24)}~~

55.120 Farm-Help Dwelling for a Relative of the Farm Operator. One farm-related A dwelling may be permitted on a lawfully established parcel or lot in the Exclusive Farm Use zone, subject to administrative review by the Planning Official, pursuant to BCC 53.160, for compliance with the following criteria:

- (1) The dwelling will be located on property used for farm use;
- (2) The dwelling will be located on the same lot or parcel as the dwelling of the farm operator, and occupied by a child, parent, stepparent, grandchild, grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of the farm operator or the farm operator's spouse, whose assistance in the management and farm use of the existing commercial farming operation is required by the farm operator;
- (3) The farm operator shall continue to play the predominant role in the management and farm use of the farm. For purposes of this section, a farm operator is a person who operates a farm, doing the work and making the day-to-day decisions about such things as planting, harvesting, feeding and marketing.
- (4) Notwithstanding ORS 92.010 to 92.190-192 or the minimum lot or parcel requirements of the zone, if the owner of a dwelling described in this section obtains construction financing or other financing secured by the dwelling and the secured party forecloses on the dwelling, the secured party may also foreclose on the "homesite," as defined in ORS 308A.250, and the foreclosure shall operate as a partition of the homesite to create a new parcel. Prior conditions of approval for the subject land and dwelling remain in effect. For the purpose of this section, "foreclosure" means only those foreclosures that are exempt from partition under ORS 92.010(7)(a).
- (5) The landowner shall sign a covenant as required by BCC 55.405(6).
- (6) For the purpose of BCC 55.120(4), "foreclosure" means only those foreclosures that are exempt from partition under ORS 92.010(9)(a).

[Ord 2001-0174; 2006-0214; 2015-0268] {OAR 660-033-0130(9)}

ALTERATION, RESTORATION OR REPLACEMENT OF DWELLINGS

55.140 (5) Alteration, restoration or replacement of existing dwellings, may be permitted pursuant to the provisions of this section.

- (1) The applicant shall submit an application demonstrating compliance with the provisions of this section subject to the following provisions.
- (2) The replacement dwelling permit shall be processed:
 - (a) As an Administrative Review pursuant to BCC 53.160, including notice of decision and opportunity to appeal, where the dwelling to be replaced:
 - (A) Formerly had the features described in paragraph subsection (a)(A)(4) of this section; or
 - (B) Was removed from the tax roll as described in paragraph subsection (a)(C)(6) of this section;
 - (b) Ministerially in all other cases.;
- (3) Approval shall be based upon the Planning Official finding, based on substantial evidence, that the provisions of subsections (4) through (68) of this section have been met.

(4) To be eligible, the dwelling to be altered, restored or replaced was lawfully established and has, or formerly had:

~~(A) been legally established;~~

(a) ~~(B) intact exterior walls and roof structure;~~

(b) ~~(C) indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;~~

(c) ~~(D) interior wiring for interior lights; and~~

A heating system; and

(d) A heating system.

(5) The dwelling was assessed as a dwelling for purposes of ad valorem taxation for the previous five property tax years, or, if the dwelling has existed for less than five years, from that the time the dwelling was established.

(6) Notwithstanding paragraph (2) subsection (5), the dwelling was assessed as a dwelling until such time as the value of the dwelling was eliminated, if:

(a) The value of the dwelling was eliminated as a result of:

(A) Destruction (i.e., by fire or natural hazard); or

(B) Demolition, if the dwelling is to be restored to the property (as opposed to altered or replaced); or

(b) The applicant establishes to the satisfaction of the Planning Official that the dwelling was improperly removed from the tax roll by a person other than the current owner. "Improperly removed" means that the dwelling has taxable value in its present state, or had taxable value when the dwelling was first removed from the tax roll or was destroyed by fire or natural hazard, and the county stopped assessing the dwelling even though the current or former owner did not request removal of the dwelling from the tax roll.

(7) For replacement:

(a) The dwelling to be replaced must be removed, demolished or converted to an allowable nonresidential use, subject to the following:

(A) Removal, demolition, or conversion shall occur:

(i) Within one year after the date the replacement dwelling is certified for occupancy pursuant to ORS 455.055; or

(ii) If the dwelling to be replaced is, in the discretion of the Building Official, in such a state of disrepair that the structure is unsafe for occupancy or constitutes an attractive nuisance, on or before a date set by the Building Official that is not less than 90 days after the replacement permit is issued; and

(B) If a dwelling is removed by moving it off the subject parcel to another location, the applicant must obtain approval from the permitting authority for the new location.

(b) The applicant shall submit to the Planning Official for recording in the county deed records a document, prepared by the Planning Official, signed by the property owner and notarized, stating that the dwelling to be replaced has been removed, demolished or converted.

(c) As a condition of approval, if the dwelling to be replaced is located on a portion of the lot or parcel that is not zoned for exclusive farm use, the applicant shall execute and cause to be recorded in the county deed records a deed restriction prohibiting the siting of another dwelling on that portion of the lot or parcel. The restriction imposed is irrevocable unless the Planning Official places a statement of release in the county deed records to the effect that the provisions of 2013 Oregon Laws, chapter 462, section 2 and either ORS 215.213 or 215.283 regarding replacement dwellings have changed to allow the lawful siting of another dwelling.

(d) The Planning Official shall maintain the following records:

(A) When a dwelling approved for replacement has been removed, demolished or converted, this shall be noted in the records for the subject lot or parcel; and

(B) The lots and parcels that do not qualify for the siting of a new dwelling under subsection ~~(d)~~(4) of this section, including a copy of the deed restrictions filed under ~~paragraph (D)~~subsection (7)(b) of this subsection.

~~(b) Replacement must occur within one year of removal or destruction of the structure, and shall be through one of the following procedures:~~

~~(A) Application for a building permit or placement permit for the new dwelling, accompanied by documentation demonstrating that the existing dwelling meets criteria of subsection (a) of this section. The dwelling to be replaced shall be removed, demolished, or converted to an allowable use within three months of the completion of the replacement dwelling.~~

~~(B) Application for a deferred replacement permit, pursuant to the procedures for Administrative Review in BCC 53.160. Within three months of the approval of the deferred replacement permit, the existing dwelling shall be removed or demolished; if the existing dwelling is not removed or demolished within three months, the permit becomes void. An approved deferred placement permit allows construction of the replacement dwelling at any time during the period of validity specified in BCC 55.075(2); however, the replacement dwelling must comply with all building, plumbing and sanitation codes and other requirements relating to health and safety, and siting standards, applicable at the time of construction. The deferred replacement permit ensures the new dwelling will be approved for zoning purposes; however, the property owner must still obtain all required permits for building or placement of the new dwelling. The deferred replacement permit may not be transferred, by sale or otherwise, except by the applicant to the spouse or a child of the applicant.~~

(8) A replacement dwelling must comply with applicable building codes, plumbing codes, sanitation codes and other requirements relating to health and safety and to siting at the

time of construction. However, the standards may not be applied in a manner that prohibits the siting of the replacement dwelling.

(a) The siting standards of subsection (Bb) of this subsection apply when a dwelling qualifies for replacement because the dwelling:

(A) Formerly had the features described in subsection (a4);

(B) Was removed from the tax roll as described in subsection (e6); or

(C) Had a permit that expired as described in subsection (g9)(Bb) of this section.

(b) The replacement dwelling must be sited on the same lot or parcel:

(A) Using all or part of the footprint of the replaced dwelling or near a road, ditch, river, property line, forest boundary or another natural boundary of the lot or parcel; and

(B) If possible, for the purpose of minimizing the adverse impacts on resource use of land in the area, within a concentration or cluster of structures or within 500 yards of another structure.

(c) Replacement dwellings that currently have the features described in subsection (a4) of this section and that have been on the tax roll as described in subsection (b5) are not subject to the siting restrictions of subsection (b) above.

~~(e) A replacement dwelling may be sited on any part of the same lot or parcel. A dwelling established under this section shall comply with all applicable siting standards. However, the standards shall not be applied in a manner that prohibits the siting of the dwelling. If the dwelling to be replaced is located on a portion of the lot or parcel not zoned for exclusive farm use, the applicant, as a condition of approval, shall execute and record in the deed records for the county where the property is located a deed restriction prohibiting the siting of a dwelling on that portion of the lot or parcel. The restriction imposed shall be irrevocable unless a statement of release is placed in the deed records for the county. The release shall be signed by the Planning Official or the Planning Official's designee and state that the provisions of this section regarding replacement dwellings have changed to allow the siting of another dwelling. The Planning Official or the Planning Official's designee shall maintain a record of the lots and parcels that do not qualify for the siting of a new dwelling under the provisions of this section, including a copy of the deed restrictions and release statements filed under this section;~~

(9) A replacement dwelling permit:

(a) Is not subject to the time to act limits of ORS 215.417; and

(b) If expired before January 1, 2014, shall be deemed to be valid and effective if, before January 1, 2015, the holder of the permit:

(A) Removes, demolishes or converts to an allowable nonresidential use the dwelling to be replaced; and

(A)(B) Submits to the Planning Official for recording in the county deed records a document prepared by the Planning Official, signed by the property owner and

notarized, stating that the dwelling to be replaced has been removed, demolished or converted.

~~(2)(10)(d)~~ An accessory farm dwelling authorized pursuant to BCC 55.115(1)(c)(C) ~~OAR 660-033-0130(24)(a)(B)(iii)~~, may be replaced only by a manufactured dwelling.

~~(11)~~ ~~(e)~~ The landowner shall sign a covenant as required by BCC 55.405(6).

(12) As used in BCC 55.140:

(a) "Alteration" means modification of an existing dwelling;

(b) "Restoration" means bringing back into existence a dwelling that previously existed on the property. The restored dwelling need not be the same size, configuration or location as the previous dwelling;

(c) "Replacement" means removal of an existing dwelling and establishment of a new dwelling.

(13) As of January 1, 2024, unless section 2, chapter 462, Oregon Laws 2013 is extended or made permanent, the provisions of BCC 55.140 shall be repealed and the provisions of BCC 55.106(5) as they existed prior to enactment of Ordinance 2015-0268 shall apply.

[Ord 94-0108; 2001-0174; 2006-0214; 2015-0268]

WINERIES

55.150 Wineries. A winery and associated activities may be authorized pursuant to this section; alternatively, a winery producing at least 150,000 gallons of wine, (at the winery location or elsewhere,) may be authorized pursuant to ORS 215.453.

(1) A winery may be established, subject to administrative review by the Planning Official pursuant to BCC 53.160; ~~for~~to determine compliance with the following standards and criteria:authorized under this section

(a) The winery is a facility that produces wine with a maximum annual production of:

(A) Less than 50,000 gallons and ~~the winery that:~~

(i) Owns an on-site vineyard of at least 15 acres;

(ii) Owns a ~~contiguous~~ vineyard of at least 15 acres contiguous to the winery;

(iii) Has a long-term contract for the purchase of all of the grapes from at least 15 acres of a vineyard contiguous to the winery; or

(iv) Obtains grapes from any combination of subparagraph (i), (ii) or (iii) of this paragraph; or

(B) At least 50,000 gallons and no more than 100,000 gallons and ~~the winery that:~~

(i) Owns an on-site vineyard of at least 40 acres;

- (ii) Owns a ~~contiguous~~-vineyard of at least 40 acres contiguous to the winery;
- (iii) Has a long-term contract for the purchase of all of the grapes from at least 40 acres of a vineyard contiguous to the winery;
- (iii)(iv) Owns an on-site vineyard of at least 15 acres on a tract of at least 40 acres and owns at least 40 additional acres of vineyards in Oregon that are located within 15 miles of the winery site; or
- (iv)(v) Obtains grapes from any combination of subparagraph (i), (ii), or (iii) or (iv) of this paragraph.

~~(b) A winery shall allow only the sale of wines produced in conjunction with the winery and items directly related to wine, the sales of which are incidental to retail sale of wine on-site. Such items include those served by a limited service restaurant as defined in ORS 624.010.~~

- (b) In addition to producing and distributing wine, a winery established under this section may:
 - (A) Market and sell wine produced in conjunction with the winery.
 - (B) Conduct operations that are directly related to the sale or marketing of wine produced in conjunction with the winery, including:
 - (i) Wine tastings in a tasting room or other location on the premises occupied by the winery;
 - (ii) Wine club activities;
 - (iii) Winemaker luncheons and dinners;
 - (iv) Winery and vineyard tours;
 - (v) Meetings or business activities with winery suppliers, distributors, wholesale customers and wine-industry members;
 - (vi) Winery staff activities;
 - (vii) Open house promotions of wine produced in conjunction with the winery; and
 - (viii) Similar activities conducted for the primary purpose of promoting wine produced in conjunction with the winery.
 - (C) Market and sell items directly related to the sale or promotion of wine produced in conjunction with the winery, the marketing and sale of which is incidental to on-site retail sale of wine, including food and beverages:
 - (i) Required to be made available in conjunction with the consumption of wine on the premises by the Liquor Control Act or rules adopted under the Liquor Control Act; or

- (ii) Served in conjunction with an activity authorized by paragraph subsection (B), (D) or (E) of this subsection.
- (D) Carry out agri-tourism or other commercial events on the tract occupied by the winery subject to subsection (2) of this section.
- (E) Host charitable activities for which the winery does not charge a facility rental fee.
- (c) A winery may include on-site kitchen facilities licensed by the Oregon Health Authority under ORS 624.010 to 624.121 for the preparation of food and beverages described in subsection (b)(C) of this section. Food and beverage services authorized under subsection (b)(C) of this section may not utilize menu options or meal services that cause the kitchen facilities to function as a café or other dining establishment open to the public.
- (d) The gross income of the winery from the sale of incidental items or services provided pursuant to subsection (b)(C) through (E) of this section may not exceed 25 percent of the gross income from the on-site retail sale of wine produced in conjunction with the winery. The gross income of a winery does not include income received by third parties unaffiliated with the winery. The Planning Official may, at any time, require the winery to submit a written statement that is prepared by a certified public accountant and certifies the compliance of the winery with this subsection for the previous tax year.
- (e) A winery operating under this section shall provide parking for all activities or uses of the lot, parcel or tract on which the winery is established.
- ~~(b)(f)(e)~~ Prior to the issuance of a permit to establish a winery under this section, the applicant shall show that vineyards, described in subsection (1)(a)(A) and (B) of this section, have been planted or that the contract has been executed, as applicable.
- ~~(e)(g)(d)~~ The Planning Official shall adopt findings for each of apply the standards described in paragraphs subsections (A) and (B) below of this subsection. Standards imposed on the siting of a winery shall be limited solely to each of the following for the sole purpose of limiting demonstrated conflicts with accepted farming or forest practices on adjacent lands:
 - (A) ~~(A)~~ Establishment of a setback of at least, not to exceed 100 feet, from all property lines for the winery and all public gathering places unless the Planning Official grants a variance allowing a setback of less than 100 feet; and
 - (B) ~~(B)~~ Provision of direct road access, internal circulation and parking.
- (h) ~~(e)~~ The Planning Official shall also apply:
 - (A) ~~local criteria regarding~~ The provisions of BCC Chapter 83 (Floodplain Management Overlay) flood plains, BCC 99.105 through 99.120 (Sensitive Land) geologic hazards, BCC Chapter 84 the (Willamette River Greenway), solar access, and Chapter 86 (Airport Overlay) airport safety;
 - (B) Regulations of general applicability for the public health and safety; and

- (C) ~~or~~ ~~o~~Other regulations for resource protection acknowledged to comply with any statewide goal respecting open spaces, scenic and historic areas and natural resources.

(2) Events at wineries.

- (a) A winery may, pursuant to the requirements of this section, carry out up to 18 days of agri-tourism or other commercial events annually on the tract occupied by the winery. If a winery conducts agri-tourism or other commercial events authorized pursuant to this section, the winery may not conduct agri-tourism or other commercial events or activities authorized by ORS 215.283(4).
- (b) East of the summit of the Coast Range, events require authorization as described in subsections (A) and (B) of this section, subject to criteria and conditions pursuant to subsections (C) and (D) of this section.
 - (A) Events on the first six days of the 18-day limit per calendar year require a Benton County Winery Events License. The applicant shall submit the application form, supporting documentation to demonstrate compliance with subsection (C), and application fee, and shall obtain an approved license and comply with all conditions of approval prior to the first event and maintain compliance with all conditions of approval through all events. The Planning Official shall review the application to determine necessary conditions of approval pursuant to subsection (C) of this section. Issuance or denial of a Winery Events License is a ministerial decision, not subject to notification or appeal. The Winery Events License has a term of five years, and may be renewed through submittal of a renewal application and fee prior to expiration of the five-year term.
 - (B) Events on days seven through 18 of the 18-day limit per calendar year require a Benton County Winery Events Permit. The applicant shall submit the application form, supporting documentation to demonstrate compliance with subsections (C), and application fee, and shall obtain an approved permit and comply with all conditions of approval prior to the first event and maintain compliance with all conditions of approval through all events. The Planning Official shall review the application as an Administrative Review pursuant to BCC 53.160 to determine necessary conditions of approval pursuant to subsection (C) of this section. The Winery Events Permit has a term of five years, and may be renewed through submittal of a renewal application and fee prior to expiration of the five-year term.
 - (C) Approval of a License or Permit shall be based on a determination by the Planning Official that the proposed agri-tourism or other commercial events as proposed, or through compliance with conditions of approval, will:
 - (i) Be subordinate to the production and sale of wine; and
 - (ii) Not create significant adverse impacts to uses on surrounding land.
 - (D) The Planning Official shall, as necessary to ensure compliance with subsection (C), impose conditions of approval including but not limited to:
 - (i) The number of event attendees;

- (ii) The hours of event operation;
 - (iii) Access and parking;
 - (iv) Traffic management;
 - (v) Noise management; and
 - (vi) Sanitation and solid waste.
- (3) When a bed and breakfast facility is authorized as a home occupation on the same tract as a winery established under this section and in association with the winery:
- (a) The bed and breakfast facility may prepare and serve two meals per day to the registered guests of the bed and breakfast facility; and
 - (b) The meals may be served at the bed and breakfast facility or at the winery.
- (4) As used in this section:
- (a) “Agri-tourism or other commercial events” includes outdoor concerts for which admission is charged, educational, cultural, health or lifestyle events, facility rentals, celebratory gatherings and other events at which the promotion of wine produced in conjunction with the winery is a secondary purpose of the event.
 - (b) “On-site retail sale” includes the retail sale of wine in person at the winery site, through a wine club or over the Internet or telephone.
- (5) Continuation of a use or structure lawfully established at a winery prior to June 28, 2013, may be subject to ORS 215.454.
- (6) For a winery authorized under provisions of law other than BCC 55.150 or ORS 215.453 after June 28, 2013, the gross income of the winery from any activity other than the production or sale of wine may not exceed 25 percent of the gross income from the on-site retail sale of wine produced in conjunction with the winery. The gross income of a winery does not include income received by third parties unaffiliated with the winery.

[Ord. 90-0069; 2001-0174; 2006-0214; 2015-0268] {ORS 215.452 through 215.456}

CONDITIONAL USES

55.205 Conditional Uses Reviewed by the Planning Official subject to BCC 53.215, BCC 53.220, and BCC 55.215. The following uses may be allowed in the Exclusive Farm Use Zone by conditional use permit approved by the Planning Official, ~~except as otherwise prohibited by BCC 55.108:~~

- (1) Commercial activity in conjunction with farm use, including:
 - (a) ~~†~~The processing of farm crops into biofuel not permitted under BCC 55.105(10) or BCC 55.106(1)(b)(6); or
 - (b) A winery, if the winery:
 - (A) Does not qualify for siting under BCC 55.150(1) or ORS 215.453; or

(B) Seeks to carry out uses or activities that are not authorized by BCC 55.150 or ORS 215.453.

(C) For a winery authorized pursuant to this section after June 28, 2013, the gross income of the winery from any activity other than the production or sale of wine may not exceed 25 percent of the gross income from the on-site retail sale of wine produced in conjunction with the winery. The gross income of a winery does not include income received by third parties unaffiliated with the winery.

[Ord 2001-0174; 2006-0214; 2009-0232; 2015-0268]

~~(1)~~(2) Commercial utility facility for the purpose of generation of power- for public use by sale, not including wind power generation facilities or photovoltaic solar power generation facilities. A power generation facility shall not preclude more than 12 acres of high-value farmland nor more than 20 acres of other land from use as a commercial agricultural enterprise unless an exception is taken pursuant to OAR 660, Division 4. A power generation facility may include on-site and off-site facilities for temporary workforce housing for workers constructing a power generation facility. Such facilities must be removed or converted to an allowed use under the private campground provisions of BCC 55.210 or other provisions of this code when project construction is complete. Temporary workforce housing facilities not included in the initial approval may be considered through a minor amendment request. A minor amendment request shall be subject to BCC 55.205 and shall have no effect on the original approval. Permanent features of a power generation facility shall not preclude more than 20 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4. [Ord 2001-0174]

~~(2)~~(3) Personal-use airports for airplanes and helicopter pads, including associated hangar, maintenance and service facilities. A personal-use airport as used in this section means an airstrip restricted, except for aircraft emergencies, to use by the owner, and, on an infrequent and occasional basis, by invited guests, and by commercial aviation activities in connection with agricultural operations. No aircraft may be based on a personal use airport other than those owned or controlled by the owner of the airstrip. Exceptions to the activities permitted under this definition may be granted through waiver action by the Oregon Department of Aviation in specific instances. A personal-use airport lawfully existing as of September 13, 1975, shall continue to be permitted subject to any applicable rules of the Oregon Department of Aviation. [Ord 2006-0214]

~~(3)~~(4) A facility for the primary processing of forest products, provided that such facility is found to not seriously interfere with accepted farming practices and is compatible with farm uses described in ORS 215.203(2). Such a facility may be approved for a one-year period which is renewable. These facilities are intended to be only portable or temporary in nature. The primary processing of a forest product, as used in this section, means the use of a portable chipper or stud mill or other similar methods of initial treatment of a forest product in order to enable its shipment to market. Forest products, as used in this section, means timber grown upon the tract where the primary processing facility is located. [Ord 2001-0174]

~~(4)~~(5) Transmission towers over 200 feet in height.

~~(5)~~(6) Commercial dog boarding kennels or dog training classes or testing trials that cannot be established under BCC 55.106 Commercial kennels, except on High-Value Farmland. [Ord 2001-0174]

~~(6)~~(7) Residential home or facility, as defined in ORS 197.660, in an existing dwelling. The property owner shall sign a covenant as required by BCC 55.405(6). [Ord 2001-0174]

~~(7)~~(8) The propagation, cultivation, maintenance and harvesting of aquatic species that are not under the jurisdiction of the State Fish and Wildlife Commission or insect species. Insect species shall not include any species under quarantine by the ~~State-Oregon~~ Department of Agriculture or the United States Department of Agriculture. The county shall provide notice of all applications under this section to the ~~State-Oregon~~ Department of Agriculture. Notice shall be provided in accordance with the county's land use regulations but shall be mailed at least 20 calendar days prior to any administrative decision or initial public hearing on the application. [Ord 2001-0174; 2006-0214]

~~(8)~~(9) Construction of additional passing and travel lanes requiring the acquisition of right-of-way, but not resulting in the creation of new ~~land~~ parcels or lots.

~~(9)~~(10) Reconstruction or modification of public roads and highways involving the removal or displacement of buildings, but not resulting in the creation of new ~~land~~ parcels or lots.

~~(10)~~(11) Improvement of public roads and highway related facilities, such as maintenance yards, weigh stations and rest areas, where additional property or right-of-way is required, but not resulting in the creation of new ~~land~~ parcels or lots.

~~(11)~~(12) One manufactured dwelling, recreational vehicle, or temporary residential use of an existing building in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or relative of the resident, subject to the standards of BCC 91.545 and 91.550 and the following:

(a) Within three months of the end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demolished or, in the case of an existing building, the building shall be removed, demolished or returned to an allowed nonresidential use. A temporary residence approved under this section is not eligible for replacement under BCC 55.406~~(5)~~140. Oregon Department of Environmental Quality review and removal requirements also apply. As used in this section "hardship" means a medical hardship or hardship for the care of an aged or infirm person or persons.

(b) The property owner shall sign a covenant as required by BCC 55.405(6). [Ord 2001-0174]

~~(12)~~(13) A home occupation, subject to the standards of BCC 91.205 - 91.230 and this section. A hHome occupations shall:

~~(a)~~ a Be operated substantially in the dwelling or other buildings normally associated with uses permitted in the zone in which the property is located; ~~;- A home occupation shall~~

~~(b)~~ b Be operated by a resident or employee of a resident of the property on which the business is located; ~~and shall~~

~~(c)~~ c Employ on the site no more than five full-time or part-time persons.

~~(a)~~~~(d)~~ d Not unreasonably interfere with other uses permitted in the zone in which the property is located. [Ord 2001-0174; 2006-0214]

~~(13)~~(14) _____ Room and board arrangements for a maximum of five unrelated persons in existing residences. The property owner shall sign a covenant as required by BCC 55.405(6). [Ord 2001-0174]

~~(14)~~(15) _____ Private family burial grounds, in compliance with the Standards for Private Family Burial Grounds in Chapter 91. ~~Lots shall not be offered for sale in a private family burial ground. Every private family burial ground shall:~~

~~(a) Comply with State regulations for burial on private property;~~

~~(b) Be located at least 100 feet from wells, springs, and other water sources used for drinking, fifty (50) feet from any stream, river, lake, or pond, and twenty-five (25) feet from property lines;~~

~~(c) Be documented by a Notice of Family Burial Grounds. A map shall accompany the Notice, showing the location of the burial grounds. The Notice shall indicate whether the gravesites are marked or unmarked. The Notice and map shall be recorded in the County Deed Records and the applicant shall pay the recording fees.~~

~~(16) A dwelling in conjunction with a wildlife habitat conservation and management plan authorized by ORS 215.802(1), provided the proposed dwelling:~~

~~(a) Will be situated on a lot or parcel existing on November 4, 1993, that qualifies for a farm dwelling under BCC 55.109 through 55.112 or a non-farm dwelling under BCC 55.220; and~~

~~(b) Will not be established on a lot or parcel that is predominantly composed of soils rated Class I or II, when not irrigated, or rated Prime or Unique by the Natural Resources Conservation Service or any combination of such soils;~~

~~(c) Complies with BCC 55.215; and~~

~~(d) Is the only dwelling situated on the affected lot or parcel. [Ord 2001-0174]~~

~~(15)~~(16) _____ ~~(167)~~ On-site filming and activities accessory to on-site filming that exceed 45 days on any site within a one-year period or involve erection of sets that would remain in place for longer than 45 days. In addition to other activities described in the definition of "on-site filming" in BCC 55.105-(13), these activities may include office administrative functions such as payroll and scheduling, and the use of campers, truck trailers or similar temporary facilities. Temporary facilities may be used as temporary housing for security personnel.

~~(16)~~(17) _____ ~~(178)~~ A landscaping contracting business, as defined in ORS 671.520, or a business providing landscape architecture services, as described in ORS 671.318, if the business is pursued in conjunction with the growing and marketing of nursery stock on the land that constitutes farm use.

~~(18)~~ ~~(18)~~ Public or private schools for kindergarten through grade 12, including all buildings essential to the operation of a school, primarily for residents of the rural area in which the school is located, and subject to subsections (a) through (c) of this section. This use shall not be approved on High-Value Farmland. ~~This use shall not be approved within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR Chapter 660, Division 4.~~ Public or private schools legally existing established on or before prior to January 1, 2009 may be continued, altered, restored,

replaced, or expanded subject to the provisions of BCC 53.317 and subsections (a) through (c) of this section.

- (a) No enclosed structure with a design capacity greater than 100 people, or group of structures with a total design capacity of greater than 100 people, shall be approved in connection with the use within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4.
- (b) Any enclosed structure or group of enclosed structures described in subsection (a) within a tract must be separated by at least one-half mile. For purposes of this section, "tract" means a tract as defined by ORS 215.010(2) that is in existence as of June 17, 2010.
- (c) Existing facilities wholly within the EFU zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law, but enclosed existing structures located in the EFU zone and within three miles of an urban growth boundary may not be expanded beyond the requirements of subsections (a) and (b).

[Ord 2009-0232; 2015-0268] *{OAR 660-033-0130(2) and (18)}*

(19) Parking of no more than seven log trucks, subject to applicable health and safety regulations. {ORS 215.311}

(20) A living history museum, limited to a facility designed to depict and interpret everyday life and culture of some specific historic period using authentic buildings, tools, equipment and people to simulate past activities and events.

(a) A living history museum shall be:

(A) Related to resource--based activities; and

(B) Owned and operated by a governmental agency or a local historical society. "Local historical society" means the local historical society, recognized as such by the county governing body and organized under ORS Chapter 65.

(b) A living history museum may include limited commercial activities and facilities that are directly related to the use and enjoyment of the museum and located within authentic buildings of the depicted historic period or the museum administration building, if areas other than an exclusive farm use zone cannot accommodate the museum and related activities or if the museum administration buildings and parking lot are located within one quarter mile of an urban growth boundary.

(c) No enclosed structure with a design capacity greater than 100 people, or group of structures with a total design capacity of greater than 100 people, shall be approved in connection with the use within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4.

(d) Any enclosed structures or group of enclosed structures described in subsection (ac) within a tract must be separated by at least one-half mile. For purposes of this section, "tract" means a tract as defined by ORS 215.010(2) that is in existence as of June 17, 2010.

- (e) Existing facilities wholly within the EFU zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law, but enclosed existing structures located in the EFU zone and within three miles of an urban growth boundary may not be expanded beyond the requirements of subsections (dc) and (ed).

[Ord 26, Ord 90-0069, Ord 90-0075, Ord 94-0108, Ord 99-0146, Ord 2001-0174, Ord 2006-0214, Ord 2009-0232, Ord 2015-0268]

55.210 Conditional Uses Approved by the Planning Commission, subject to BCC 53.215, BCC 53.220, and BCC 55.215. The following uses may be allowed in the Exclusive Farm Use Zone by conditional use permit approved by the Planning Commission, ~~except as otherwise prohibited by BCC 55.108:~~

~~(1) Extension of a new water line where it is found that the water system is a rural water system. [Ord 90-0069]~~

~~(1) (2) Golf courses as defined by OAR 660-033-0130(20) and subject to subsections (a) through (c) of this section, except on high value farmland. This use is not allowed on high-value farmland as defined in ORS 195.300; however, existing facilities may be continued, altered, restored, replaced, enhanced or expanded pursuant to conditional use review, subsections (a) through (c) below, OAR 660-033-0130(20), and shall not be expanded to contain more than 36 total holes. Existing and proposed golf courses shall meet the following:~~

~~(a) No enclosed structure with a design capacity greater than 100 people, or group of structures with a total design capacity of greater than 100 people, shall be approved in connection with the use within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4, or unless the structure is described in a master plan adopted under the provisions of OAR chapter 660, division 34.~~

~~(b) Any enclosed structures or group of enclosed structures described in subsection (a) within a tract must be separated by at least one-half mile. For purposes of this section, "tract" means a tract as defined by ORS 215.010(2) that is in existence as of June 17, 2010.~~

~~(c) Existing facilities wholly within the EFU zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law, but enclosed existing structures located in the EFU zone and within three miles of an urban growth boundary may not be expanded beyond the requirements of subsections (a) and (b).~~

~~For the purposes of this section, a golf course is defined as an area of land with highly maintained natural turf laid out for the game of golf with a series of nine or more holes, each including a tee, a fairway, a putting green, and often one or more natural or artificial hazards. The course shall be a nine or 18 hole regulation golf course or a combination 9 and 18 hole regulation golf course consistent with the following:~~

~~(a) A regulation 18 hole golf course is generally characterized by a site of about 120 to 150 acres of land, has a playable distance of 5,000 to 7,200 yards, and a par of 64 to 73 strokes.~~

~~(b) A regulation 9 hole golf course is generally characterized by a site of about 65 to 90 acres of land, has a playable distance of 2,500 to 3,200 yards, and a par of 32 to 36 strokes.~~

~~(c) Non-regulation golf courses are not allowed uses within these areas. "Non-regulation golf course" means a golf course or golf course-like development that does not meet the definition of golf course in this rule, including but not limited to executive golf courses, Par 3 golf courses, pitch and putt golf courses, miniature golf courses, and driving ranges.~~

~~(d) Accessory uses to golf courses shall be limited consistent with the following standards:~~

~~(A) An accessory use to a golf course is a facility or improvement that is incidental to the operation of the golf course and is either necessary for the operation and maintenance of the golf course or that provides goods and services customarily provided to golfers at a golf course. An accessory use or activity does not serve the needs of the non-golfing public. Accessory uses to a golf course may include: parking; maintenance buildings; cart storage and repair; practice range or driving range; clubhouse; restrooms, lockers, and showers; food and beverage service; pro shop; a practice or beginners course as part of an 18 hole or larger golf course. Accessory uses to a golf course do not include; sporting facilities unrelated to golfing, such as tennis courts, swimming pools, and weight rooms; wholesale or retail operations oriented to the non-golfing public; housing.~~

~~(B) Accessory uses shall be limited in size and orientation on the site to serve the needs of persons and their guests who patronize the golf course to golf. An accessory use that provides commercial services (e.g. food and beverage service, pro shop, etc.) shall be located in the clubhouse rather than in separate buildings.~~

~~(C) Accessory uses may include one or more food and beverage service facilities in addition to food and beverage service facilities located in a clubhouse. Food and beverage service facilities must be part of and incidental to the operation of the golf course and must be limited in size and orientation on the site to serve only the needs of persons who patronize the golf course and their guests. Accessory food and beverage service facilities shall not be designed for or include structures for banquets, public gatherings or public entertainment. [Ord 2001-0174; 2006-0214]~~

~~(1)(2)(3) Destination Resort which is approved consistent with the requirements of statewide planning Goal 8. This use is not permitted on high-value farmland. [Ord 2001-0174] This use is not allowed on high-value farmland; however, existing facilities wholly within a farm use zone may be continued, altered, restored, replaced, enhanced or expanded pursuant to ORS 215.130.~~

~~(2)(3)(4) Aids to navigation and aviation.~~

~~(5) Temporary asphalt and concrete batch plants as accessory uses to specific highway projects. However, no application shall be approved to allow batching and blending of mineral and aggregate into asphalt cement within two miles of a planted vineyard. Planted vineyard means one or more vineyards totaling 40 acres or more that are planted as of the date the application for batching and blending is filed.~~

~~(3)(4)(6) Operations conducted for:~~

- ~~(a) Mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas as defined by ORS 520.005 not otherwise permitted under BCC 55.105;~~
- ~~(b) Mining, crushing or stockpiling of aggregate and other mineral and other subsurface resources subject to BCC 91.910;~~
- ~~(c) Processing, as defined by ORS 517.750, of aggregate into asphalt or portland cement. However, no application shall be approved to allow batching and blending~~

of mineral and aggregate into asphalt cement within two miles of a planted vineyard. This restriction does not apply to operations for batching and blending of mineral and aggregate under a local land use approval on the effective date of this code, or subsequent renewal of an existing approval. Planted vineyard means one or more vineyards totaling 40 acres or more that are planted as of the date the application for batching and blending is filed ; and

- (d) Processing of other mineral resources and other subsurface resources. [Ord 2001-0174]

(4)(5) Private parks, private playgrounds, private fishing preserves, and private campgrounds, except on high-value farmland. This use is not allowed on high-value farmland; however, existing facilities may be continued, altered, restored, replaced, enhanced or expanded pursuant to ORS 215.130 and subsections (d) through (f) of this section.

- (a) Except on a lot or parcel contiguous to a lake or reservoir, private campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR Chapter 660, Division 4. A campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes and is established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground. A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites. Campgrounds authorized under this section shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores, or gas stations. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive 6 month period.
- (b) Campsites may be occupied by a tent, travel trailer, yurt or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites except that electrical service may be provided to yurts allowed for by subsection (c) of this rule.
- (c) Subject to the approval of the Planning Commission, a private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. Upon request of the Board of County Commissioners, the Land Conservation and Development Commission may provide by rule for an increase in the number of yurts allowed on all or a portion of the campgrounds in a county if the Commission determines that the increase will comply with the standards described in ORS 215.296(1). As used in BCC 55.210(7), "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.
- (d) No enclosed structure with a design capacity greater than 100 people, or group of structures with a total design capacity of greater than 100 people, shall be approved in connection with the use within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4.
- (e) Any enclosed structures or group of enclosed structures described in subsection (d) within a tract must be separated by at least one-half mile. For purposes of this section, "tract" means a tract as defined by ORS 215.010(2) that is in existence as of

June 17, 2010.

- (f) Existing facilities wholly within the EFU zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law, but enclosed existing structures located in the EFU zone and within three miles of an urban growth boundary may not be expanded beyond the requirements of subsections (d) and (e).

[Ord 2001-0174; 2006-0214; 2015-0268] *{OAR 660-033-0130(2), (18), (19)}*

- (6) ~~(8)~~ Public parks and public playgrounds. A public park may be established consistent with the provisions of ORS 195.120, and OAR 660-034-0035 or 660-034-0040 (whichever is applicable), and the following:-

- (a) No enclosed structure with a design capacity greater than 100 people, or group of structures with a total design capacity of greater than 100 people, shall be approved in connection with the use within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4, or unless the structure is described in a master plan adopted under the provisions of OAR chapter 660, division 34.

- (b) Any enclosed structures or group of enclosed structures described in subsection (a) within a tract must be separated by at least one-half mile. For purposes of this section, "tract" means a tract as defined by ORS 215.010(2) that is in existence as of June 17, 2010.

- (c) Existing facilities wholly within the EFU zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law, but enclosed existing structures located in the EFU zone and within three miles of an urban growth boundary may not be expanded beyond the requirements of subsections (a) and (b).

[Ord 2001-0174; 2006-0214; 2015-0268]

- ~~(5)~~(7) Hunting preserves, except on high-value farmland. Note that a private hunting preserve that existed as of July 28, 2003, may continue to operate pursuant to BCC 55.105(18) and subject to the following:

- (a) A person engaged in farm or forest practices on lands devoted to farm or forest use may file a complaint with the Board of Commissioners or the Planning Official, alleging that the operation of the hunting preserve has adversely affected the complainant and:

(A) Forced a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or

(A)(B) Significantly increased the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

- (A) ~~(i)~~ Forced a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or

~~(ii)~~ Significantly increased the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

~~(B) Adversely affected the complainant.~~

(b) The local governing body or its designee shall process a complaint filed under this section in the manner described in ORS 215.296 (4) to (7). [Ord 2006-0214, Ord 2009-0232]

~~(6)(8)(10)~~ Community centers owned by a governmental agency or a nonprofit community organization and operated primarily by and for residents of the local rural community. [Ord 2006-0214]

~~(7)(9)(11)~~ A site for the disposal of solid waste approved by the governing body of a city or county or both and for which a permit has been granted under ORS 459.245 by the Oregon Department of Environmental Quality together with equipment, facilities or buildings necessary for its operation. This use is not allowed on high-value farmland; however, existing facilities wholly within a farm use zone may be continued, altered, restored, replaced, enhanced or expanded pursuant to ORS 215.130. [Ord 94-0108; 2015-0268]

~~(8)(10)(12)~~ A mass gathering, defined as a gathering, any part of which is held in open spaces, which involves more than 3000 people and which continues or can reasonably be expected to continue for more than 120 hours in any three-month period.

(a) A mass gathering shall be allowed by the Planning Commission if:

(A) The organizer makes application for a permit to the Planning Commission.

(B) The applicant demonstrates to the Planning Commission that the applicant has complied or can comply with the requirements for an outdoor mass gathering permit of ORS 433.750.

(C) The Planning Commission shall make findings that:

(i) Any permits required by the applicable land use regulations have been granted; and

(ii) The proposed gathering is compatible with existing land uses and does not materially alter the stability of the overall land use pattern of the area.

(b) In reviewing an application for a permit to hold an outdoor mass gathering, the county may require such plans, specifications and reports as it may deem necessary for proper review and it may request and shall receive from all public officers, departments and agencies of the state and its political subdivisions such cooperation and assistance as it may deem necessary. If the county determines upon examination of the permit application that the outdoor mass gathering creates a potential for injury to persons or property, the county may require organizers to obtain an insurance policy in an amount commensurate with the risk, but not exceeding \$1 million. The policy of casualty insurance shall provide coverage against liability for death, injury or disability of any human or for damage to property arising out of the outdoor mass gathering. The county shall be named as an additional insured under the policy.

(c) In the event of failure to remove all debris or residue and repair any damage to personal or real property arising out of the outdoor mass gathering within 72 hours after its termination and to remove any temporary structures used at the outdoor mass gathering within three weeks after its termination, the Board of

Commissioner~~county governing body~~ may file suit against the organizer for financial settlement as is needed to remove debris, residue or temporary structures and to repair such damage to real or personal property of persons not attending the outdoor mass gathering. The organizer shall be wholly responsible for payment of any fines imposed under ORS 433.990-(7). [Ord 2001-0174; 2006-0214]

(11) Composting operations and facilities that are not otherwise permitted pursuant to BCC 55.106(2) may be allowed on land not defined as high-value farmland, pursuant to the following.

(a) The composting operations and facilities shall meet the performance and permitting requirements of the Department of Environmental Quality under OAR 340-093-0050 and 340-096-0060. Buildings and facilities used in conjunction with the composting operation shall only be those required for the operation of the subject facility. Onsite sales shall be limited to bulk loads of at least one unit (7.5 cubic yards) in size that are transported in one vehicle. A pre-application process is required pursuant to ORS 215.401.

(b) This use is not allowed on high-value farmland. However, existing, lawfully established facilities wholly within a farm use zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law.

~~Composting facilities for which a permit has been granted by the Department of Environmental Quality under ORS 429.245 and OAR 340-96-020. This use is not allowed on high-value farmland. Except for those composting facilities that are a "farm use" as defined in BCC 51.020, the type of operations and facilities allowed are those defined by the Environmental Quality Commission under OAR 340-096-0024(1), (2) or (3). Buildings and facilities used in conjunction with the composting operation shall only be those required for the operation of the subject facility. Onsite sales shall be limited to bulk loads of at least one unit (7.5 cubic yards) in size that are transported in one vehicle. [Ord 2001-0174; 2006-0214; 2015-0268]~~

(12) ~~(14)~~ Wind power generation facilities as commercial utility facilities for the purpose of generating power for public use by sale, pursuant to OAR 660-033-0130(37). This use is not allowed on high-value farmland. However, existing, lawfully established facilities wholly within a farm use zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law. [Ord 2015-0268]

(13) ~~(15)~~ Photovoltaic solar power generation facilities as commercial utility facilities for the purpose of generating power for public use by sale, pursuant to OAR 660-033-0130(38). This use is not allowed on high-value farmland. However, existing, lawfully established facilities wholly within a farm use zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law. [Ord 2015-0268]

55.215 Conditional Use Criteria.

- (1) A use allowed under BCC 55.205 or 55.210 may be approved only upon findings that the use meets the Conditional Use Criteria of BCC 53.215 and will not:
 - (a) Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
 - (b) Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

- (2) An applicant for a use allowed under BCC 55.205 or 55.210 may demonstrate that the standards for approval set forth in subsection (1) of this section will be satisfied through the imposition of conditions. Any conditions so imposed shall be clear and objective.
- (3) The standards set forth in subsection (1) of this section shall not apply to farm or and forest uses conducted within the following areas shall not be considered in determining whether a proposed conditional use complies with the standards set forth in subsection (1) of this section:
 - (a) Lots or parcels with a single-family residential dwelling approved under BCC 55.220 or 55.230;
 - (b) An exception area approved under ORS 197.732; or
 - (c) An acknowledged urban growth boundary.

[Ord 90-0069, Ord 94-0108, Ord 2001-0174]

55.218 Complaint Regarding Conditional Approval.

- (1) A person engaged in farm or forest practices on lands devoted to farm or forest use, but not a person residing in a single-family residential dwelling which was approved under BCC 55.220 or 55.230 or is within either an exception area approved under ORS 197.732 or an acknowledged urban growth boundary, may file a complaint with the local governing body alleging:
 - (a) That a condition imposed pursuant to BCC 55.215(2) of this section has been violated;
 - (b) That the violation has:
 - (A) Forced a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or
 - (B) Significantly increased the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
 - (c) That the complainant is adversely affected by the violation.
- (2) Upon receipt of a complaint, the Planning Official shall:
 - (a) Forward the complaint to the operator of the use;
 - (b) Review the complaint in the manner set forth in ORS 215.402 to 215.438; and
 - (c) Determine whether the allegations made pursuant to subsection (1) of this section are true.
- (3) Upon a determination that the allegations of the complaint are true, the Planning Official at a minimum shall notify the violator that a violation has occurred, direct the violator to correct the conditions that led to the violation within a specified time period and warn the violator against the commission of further violations.

- (4) If the conditions that led to a violation are not corrected within the time period specified pursuant to subsection (3) of this section, or if there is a determination pursuant to subsection (2) of this section following the receipt of a second complaint that a further violation has occurred, the County at a minimum shall assess a fine against the violator.
- (5) If the conditions that led to a violation are not corrected within 30 days after the imposition of a fine pursuant to subsection (4) of this section, or if there is a determination pursuant to subsection (2) of this section following the receipt of a third or subsequent complaint that a further violation has occurred, the Planning Official shall at a minimum order the suspension of the use until the violator corrects the conditions that led to the violation.
- (6) If a use allowed under BCC 55.205 or 55.210 is initiated without prior approval pursuant to BCC 55.215, the Planning Official at a minimum shall notify the user that prior approval is required, direct the user to apply for approval within 21 days and warn the user against the commission of further violations. If the user does not apply for approval within 21 days, the Planning Official shall order the suspension of the use until the user applies for and receives approval. If there is a determination pursuant to subsection (2) of this section following the receipt of a complaint that a further violation occurred after approval was granted, the violation shall be deemed a second violation and the County at a minimum shall assess a fine against the violator.

[Ord 2001-0174]

NON-FARM DWELLINGS

55.220 Nonfarm Dwellings: Notice, Criteria and Conditions.

- (1) A dwelling not provided in conjunction with farm use may be allowed in the Exclusive Farm Use Zone by conditional use permit approved by the Planning Commission. The decision to approve a conditional use permit for a nonfarm dwelling shall be based on findings that the proposed dwelling complies with BCC 53.215, BCC 53.220, BCC 55.215, and the following criteria:
 - (a) East of the summit of the Coast Range
 - (A) The dwelling will be sited on a lot or parcel that is predominantly composed of Class IV through Class VIII soils that would not, when irrigated, be classified as prime, unique, Class I or Class II soils.;
 - (B) ~~(C)~~ The dwelling is situated on land a tract that, as a whole, is generally unsuitable for the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the tract.; If the parcel or lot is under forest assessment, the dwelling shall be situated upon generally unsuitable land for the production of merchantable tree species recognized by the Forest Practices Rules, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the parcel or lot;
 - (C) ~~(D)~~ The dwelling will be sited on a lot or parcel created before January 1, 1993;
 - (D) The dwelling -will not materially alter the stability of the overall land use pattern of the area. In determining whether a proposed nonfarm dwelling will alter the stability of the land use pattern in the area, athe county shall consider

the cumulative impact of possible new nonfarm dwellings and parcels on other lots or parcels in the area similarly situated; ~~To address this standard, the county shall:~~

- (i) Identify a study area for the cumulative impacts analysis. The study area shall include at least 2000 acres or a smaller area not less than 1000 acres, if the smaller area is a distinct agricultural area based on topography, soil types, land use pattern, or the type of farm or ranch operations or practices that distinguish it from other, adjacent agricultural areas. Findings shall describe the study area, its boundaries, the location of the subject parcel within this area, why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the analysis required by this standard. Lands zoned for rural residential or other urban or nonresource uses shall not be included in the study area.
- (ii) Identify within the study area the broad types of farm uses (irrigated or nonirrigated crops, pasture or grazing lands), the number, location and type of existing dwellings (farm, nonfarm, hardship, etc.), and the dwelling development trends since 1993. Determine the potential number of nonfarm/lot-of-record dwellings that could be approved under subsection 55.220 and subsection 55.230 of this rule, including identification of predominant soil classifications, the parcels created prior to January 1, 1993 and the parcels larger than the minimum lot size that may be divided to create new parcels for nonfarm dwellings under ORS 215.263(4). The findings shall describe the existing land use pattern of the study area including the distribution and arrangement of existing uses and the land use pattern that could result from approval of the possible nonfarm dwellings under this subparagraph;
- (iii) Determine whether approval of the proposed nonfarm/lot-of-record dwellings together with existing nonfarm dwellings will materially alter the stability of the land use pattern in the area. The stability of the land use pattern will be materially altered if the cumulative effect of existing and potential nonfarm dwellings will make it more difficult for the existing types of farms in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland, acquire water rights or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the study area.

~~(C) The dwelling is situated on land generally unsuitable for the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the tract.; If the parcel or lot is under forest assessment, the dwelling shall be situated upon generally unsuitable land for the production of merchantable tree species recognized by the Forest Practices Rules, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the parcel or lot; and~~

~~(D) The dwelling will be sited on a lot or parcel created before January 1, 1993;~~

(E) The dwelling complies with conditions imposed pursuant to BCC 53.220.

(b) West of the summit of the Coast Range:

(A)

- (i) The dwelling is situated upon a lot or parcel, or a portion of a lot or parcel, that is generally unsuitable land for the production of farm crops and livestock or merchantable tree species, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the tract. A lot or parcel or a portion of a lot or parcel shall not be considered unsuitable solely because of size or location if it can reasonably be put to farm or forest use in conjunction with other land; and
- (ii) A lot or parcel or a portion of a lot or parcel is not "generally unsuitable" simply because it is too small to be farmed profitably by itself. If a lot or parcel or a portion of a lot or parcel can be sold, leased, rented or otherwise managed as a part of a commercial farm or ranch, then the lot or parcel or portion of the lot or parcel is not "generally unsuitable". A lot or parcel or a portion of a lot or parcel is presumed to be suitable if it is composed predominantly of Class I-IV soils. Just because a lot or parcel or a portion of a lot or parcel is unsuitable for one farm use does not mean it is not suitable for another farm use; or
- (iii) If the parcel is under forest assessment, the dwelling shall be situated upon generally unsuitable land for the production of merchantable tree species recognized by the Forest Practices Rules, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the parcel. If a lot or parcel is under forest assessment, the area is not "generally unsuitable" simply because it is too small to be managed for forest production profitably by itself. If a lot or parcel under forest assessment can be sold, leased, rented or otherwise managed as a part of a forestry operation, it is not "generally unsuitable". If a lot or parcel is under forest assessment, it is presumed suitable if it is composed predominantly of soils capable of producing 50 cubic feet of wood fiber per acre per year. If a lot or parcel is under forest assessment, to be found compatible and not seriously interfere with forest uses on surrounding land it must not force a significant change in forest practices or significantly increase the cost of those practices on the surrounding land;

(B) ~~(D)~~ The dwelling will be sited on a lot or parcel created before January 1, 1993, or will be sited on a parcel created under BCC 55.328.

(C) The dwelling will not materially alter the stability of the overall land use pattern of the area. In determining whether a proposed nonfarm dwelling will alter the stability of the land use pattern in the area, a county shall consider the cumulative impact of nonfarm dwellings on other lots or parcels in the area similarly situated by applying the standards set forth in BCC 55.220(1)(a)(B). If the application involves the creation of a new parcel for the nonfarm dwelling, a county shall consider whether creation of the parcel will lead to creation of other nonfarm parcels, to the detriment of agriculture in the area by applying the standards set forth in BCC 55.220(1)(a)(B); and

(D) ~~(C)~~ The dwelling complies with conditions imposed pursuant to BCC 53.220.

~~(D) The dwelling will be sited on a lot or parcel created before January 1, 1993, or will be sited on a parcel created under BCC 55.328.~~

[Ord 2000-0157; Ord 2001-0174; 2006-0214; 2015-0268]

- (2) Where a proposed nonfarm dwelling would be located in a significant big game habitat area as identified in the Natural Resources and Hazards Background Report, the Planning Official shall provide the Oregon Department of Fish and Wildlife an opportunity to comment on consistency with significant habitat values. The County will make findings regarding consistency. The Department of Fish and Wildlife shall be provided a minimum of ten (10) working ~~days notice~~ days' notice prior to the decision on the conditional use permit.
- (3) As a condition of final approval of a conditional use permit to establish a nonfarm dwelling, the owner of the subject parcel or lot shall disqualify the parcel or lot for valuation for farm use or forest use. The County shall not issue a building permit for the construction of a nonfarm dwelling without evidence the parcel or lot has been disqualified from farm use valuation, and any additional tax or penalty imposed by the County Assessor, as required by State law, has been paid. [Ord 26, Ord 90-0069, Ord 93-0098, Ord 94-0108, Ord 2000-0157]
- (4) If a single-family dwelling is established on a lot or parcel as set forth in BCC 55.220 or BCC 55.230, no additional permanent dwelling may later be sited on the same lot or parcel under the non-farm dwelling (BCC 55.220), ~~or lot-of-record (BCC 55.230), or dwelling in the Forest Conservation zone (BCC 60.108 through 60.109) provisions.~~ [Ord 94-0108; 2001-0174]
- (5) The property owner shall sign a covenant as required by BCC 55.405(6).
[Ord 2001-0174; 2006-0214; 2015-0268]

LOT OF RECORD DWELLINGS

55.230 Lot of Record Dwellings.

- (1) A Lot of Record Dwelling may be approved on a pre-existing lot or parcel if:
 - (a) The lot or parcel on which the dwelling will be sited was lawfully created and was acquired and owned continuously by the present owner (as defined in BCC 55.230(1)(g)~~(6)~~):
 - (A) Since prior to January 1, 1985; or
 - (B) By devise or by intestate succession from a person who acquired and had owned continuously the lot or parcel since prior to January 1, 1985;
 - (b) The tract on which the dwelling will be sited does not include a dwelling;
 - (c) If the lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993, no dwelling exists on another lot or parcel that was part of that tract.
 - (d) The proposed dwelling is not prohibited by, and will comply with, the requirements of the acknowledged comprehensive plan and land use regulations and other provisions of law;
 - (e) The lot or parcel on which the dwelling will be sited is not high-value farmland as determined using the soils designations specified in BCC 55.015(3). A lot-of-record

dwelling on high-value farmland may be approved~~except~~ as provided in BCC 55.230(98) and (109); and

(f) When the lot or parcel on which the dwelling will be sited lies within an area designated in an acknowledged comprehensive plan as habitat of big game, the siting of the dwelling is consistent with the limitations on density upon which the acknowledged comprehensive plan and land use regulations intended to protect the habitat are based. Note: The Benton County Comprehensive Plan policies for big game habitat currently do not apply to land in the Exclusive Farm Use zone.

~~(f)~~(g) For purposes of this subsection only, "owner" includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle, nephew, stepparent, stepchild, grandparent or grandchild of the owner or a business entity owned by any one or a combination of these family members.

(2) When the lot or parcel on which the dwelling will be sited is part of a tract, the remaining portions of the tract are consolidated into a single lot or parcel when the dwelling is allowed.

(3) The property owner shall sign a covenant as required by BCC 55.405(6).

(4) If a single-family dwelling is established on a lot or parcel as set forth in BCC 55.220 or BCC 55.230, no additional permanent dwelling may later be sited on the same lot or parcel under the non-farm dwelling (BCC 55.220), ~~or~~ lot-of-record (BCC 55.230), or dwelling in the Forest Conservation zone (BCC 60.108 through 60.109) provisions.

(5) A dwelling allowed under BCC 55.230 may be denied approval in any area where it is determined that approval of the dwelling would:

(a) Exceed the facilities and service capabilities of the area;

(b) Materially alter the stability of the overall land use pattern of the area; or

(c) Create conditions or circumstances that the county determines would be contrary to the purposes or intent of its acknowledged comprehensive plan or land use regulations.

~~(6) For purposes of BCC 55.230(1) only, "owner" includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle, nephew, stepparent, stepchild, grandparent or grandchild of the owner or a business entity owned by any one or a combination of these family members.~~

~~(5)~~(6) The county assessor shall be notified that the governing body intends to allow the dwelling. [Ord 94-0108]

~~(6)~~(7) A property that has been granted an approval for a single-family dwelling under the provisions of BCC 55.230 may be sold or otherwise transferred to any other person. Unless the land use decision specifies a period of validity, the land use approval remains valid for the period allowed by law.

[Ord 2001-0174; 2006-0214; 2015-0268]

LOT OF RECORD DWELLING ON HIGH-VALUE FARMLAND CLASS I AND II SOILS.

~~(7)~~(8) Notwithstanding the requirements of BCC 55.230(1)(e), a single-family dwelling may be sited on high-value farmland as determined using the soils designations specified in BCC 55.015(3) if:

- (a) It meets the other requirements of BCC 55.230 (1) through ~~(7)~~(4);
- (b) The lot or parcel is protected as high-value farmland as defined in BCC 55.015(2)(a); and
- (c) The Planning Commission, determines that:
 - (A) The lot or parcel cannot practicably be managed for farm use, by itself or in conjunction with other land, due to extraordinary circumstances inherent in the land or its physical setting that do not apply generally to other land in the vicinity. For the purposes of this section, this criterion asks whether the subject lot or parcel can be physically put to farm use without undue hardship or difficulty because of extraordinary circumstances inherent in the land or its physical setting. Neither size alone nor a parcel's limited economic potential demonstrate that a lot of parcel cannot be practicably managed for farm use. Examples of "extraordinary circumstances inherent in the land or its physical setting" include very steep slopes, deep ravines, rivers, streams, roads, railroad or utility lines or other similar natural or physical barriers that by themselves or in combination separate the subject lot or parcel from adjacent agricultural land and prevent it from being practicably managed for farm use by itself or together with adjacent or nearby farms. A lot or parcel that has been put to farm use despite the proximity of a natural barrier or since the placement of a physical barrier shall be presumed manageable for farm use.
 - (B) The dwelling will comply with the provisions of BCC 55.215.
 - (C) The dwelling will not materially alter the stability of the overall land use pattern in the area by applying the standards set forth in BCC 55.220(1)(a)(B).
- (d) The County shall provide notice of all applications for dwellings allowed under this subsection to the ~~State~~Oregon Department of Agriculture. Notice shall be provided in accordance with BCC 51.605 through 51.630, but shall be mailed at least 20 calendar days prior to the public hearing before the Planning Commission.

[Ord 2001-0174; 2015-0268]

LOT OF RECORD DWELLING ON HIGH VALUE FARMLAND CLASS III AND IV SOILS.

~~(8)~~(9)~~(10)~~ Notwithstanding the requirements of BCC 55.230(1)(e), a single-family dwelling may be sited on high-value farmland as determined using the soils designations specified in BCC 55.015(3) if:

- (a) It meets the other provisions~~requirements~~ of BCC 55.230(1) through (7)and (2);
- (b) The tract on which the dwelling will be sited is:

- (A) Identified in BCC 55.015(2)(b) or (d); ~~and~~
- (B) Not high-value farmland defined in BCC 55.015(2)(a); and
- (C) Twenty-one acres or less in size.

~~(c)~~ ~~(e)(A)~~ The tract is:

~~(D)(A)~~ ~~b~~ Bordered on at least 67 percent of its perimeter by tracts that are smaller than 21 acres, and at least two such tracts had dwellings on January 1, 1993; ~~or~~

~~(E)(B)~~ ~~(B)~~ The tract is ~~n~~Not a flaglot and is bordered on at least 25 percent of its perimeter by tracts that are smaller than 21 acres and at least four dwellings existed on January 1, 1993, within one-quarter mile of the center of the subject tract. Up to two of the four dwellings may lie within an urban growth boundary, but only if the subject tract abuts an urban growth boundary; or

~~(F)(C)~~ ~~(C)~~ The tract is ~~a~~ A flaglot and is bordered on at least 25 percent of its perimeter by tracts that are smaller than 21 acres, and at least four dwellings existed on January 1, 1993, within 1/4 mile of the center of the subject tract and on the same side of the public road that provides access to the subject tract. The County must interpret the center of the subject tract as the geographic center of the flaglot if the applicant makes a written request for that interpretation and that interpretation does not cause the center to be located outside the flaglot. Up to two of the four dwellings may lie within an urban growth boundary, but only if the subject tract abuts an urban growth boundary.;

- (i) "Flaglot" means a tract containing a narrow strip or panhandle of land providing access from the public road to the rest of the tract.
- (ii) "Geographic center of the flaglot" means the point of intersection of two perpendicular lines of which the first line crosses the midpoint of the longest side of a flaglot, at a 90-degree angle to that side, and the second line crosses the midpoint of the longest adjacent side of the flaglot.

[Ord 2001-0174; 2006-0214; 2015-0268]

CREATION OF NEW PARCELS ; PROPERTY LINE ADJUSTMENTS

55.305 General Provisions.

- (1) A property line adjustment or land partition may be permitted in the Exclusive Farm Use Zone pursuant to this code. Subdivisions and planned unit developments are not consistent with the purpose and intent of the Exclusive Farm Use Zone and are prohibited.
- (2) No new parcel shall be created from a lot or parcel containing:
 - (a) A farm help dwelling for a relative (BCC 55.120);
 - (b) A temporary medical hardship dwelling (BCC 55.205(12)),
 - (c) A non-farm dwelling (BCC 55.220) unless the land division is approved under the rules for creating a non-farm parcel (BCC 55.328); or

- (d) A farm processing facility (BCC 55.106(6)) if the land division would separate the processing facility from the farm operation.

(3) The provisions of BCC 55.310 through 55.340 do not apply to:

- (a) The creation or sale of cemetery lots, if a cemetery is within the boundaries designated for a farm use zone at the time the zone is established; or
- (b) Divisions of land resulting from lien foreclosures or divisions of land resulting from foreclosure of recorded contracts for the sale of real property.

[Ord 26, Ord 90-0069, Ord 94-0108, Ord 96-0118, Ord 2001-0174, Ord 2015-0268]

55.310 Creation of Farm Parcels in the Exclusive Farm Use Zone.

- (1) A parcel for farm use may be created ~~in the Exclusive Farm Use Zone~~, subject to approval by the Planning Official.
- (2) The size of any new or remaining parcels, unless approved for non-farm use, shall be at least the minimum parcel or lot size of 80 acres.

[Ord 26, Ord 90-0069, Ord 93-0098, Ord 94-0108, Ord 2001-0174]

55.328 Creation of a Non-Farm Parcel for Residential Use. A division of land for a dwelling or dwellings not provided in conjunction with farm use may be approved, subject to the following:

- (1) East of the summit of the Coast Range:
 - (a) The dwelling to be sited on the new parcel has been approved under the requirements for dwellings not in conjunction with farm use in BCC 55.220(1) - (5);
 - (b) Series partitions (as defined in ORS 92.305) and subdivisions for non-farm dwellings are not allowed;
 - (c) The originating farm parcel or lot is:
 - (A) Is equal to or larger than the applicable minimum lot or parcel size;
 - (B) Does not meet the timber stocking~~Is not stocked to the requirements of~~ under ORS 527.610 to 527.770;
 - (C) Is composed of at least 95% Class VI through Class VIII soils; and
 - (D) Is composed of at least 95% soils not capable of producing 50 cubic feet per acre per year of wood fiber; and
 - (e)(d) The new lot or parcel will not be smaller than 20 acres; and
 - (d)(e) A new parcel may be allowed only if the remaining farm parcel is equal to or larger than the applicable minimum lot or parcel size. [Ord 94-0108; 2001-0174; 2006-0214]

- (2) West of the summit of the Coast Range, either (a) or (b) ~~of the following~~ may be approved:

- (a) Up to two new parcels smaller than the minimum size may be created, each to contain a dwelling not provided in conjunction with farm use if:
 - (A) The nonfarm dwellings have been approved under BCC 55.220;
 - (B) The parcels for the nonfarm dwellings are divided from a lot or parcel that was lawfully created prior to July 1, 2001;
 - (C) The parcels for the nonfarm dwellings are divided from a lot or parcel that complies with the minimum parcel size;
 - (D) The remainder of the original lot or parcel that does not contain the nonfarm dwellings complies with the minimum parcel size; and
 - (E) The parcels for the nonfarm dwellings are generally unsuitable for the production of farm crops and livestock or merchantable tree species considering the terrain, adverse soil or land conditions, drainage or flooding, vegetation, location and size of the tract. A parcel may not be considered unsuitable based solely on size or location if the parcel can reasonably be put to farm or forest use in conjunction with other land.

- (b) A lot or parcel may be divided into two parcels, each to contain one dwelling not provided in conjunction with farm use if:
 - (A) The nonfarm dwellings have been approved under BCC 55.220(1)(b);
 - (B) The parcels for the nonfarm dwellings are divided from a lot or parcel that was lawfully created prior to July 1, 2001;
 - (C) The parcels for the nonfarm dwellings are divided from a lot or parcel that is equal to or smaller than the minimum size established under ORS 215.780 but equal to or larger than 40 acres;
 - (D) The parcels for the nonfarm dwellings are:
 - (i) Not capable of producing more than at least 50 cubic feet per acre per year of wood fiber; and
 - (ii) Composed of at least 90 percent Class VI through VIII soils;
 - (E) The parcels for the nonfarm dwellings do not have established water rights for irrigation; and
 - (F) The parcels for the nonfarm dwellings are generally unsuitable for the production of farm crops and livestock or merchantable tree species considering the terrain, adverse soil or land conditions, drainage or flooding, vegetation, location and size of the tract. A parcel may not be considered unsuitable based solely on size or location if the parcel can reasonably be put to farm or forest use in conjunction with other land.

[Ord 94-0108; 2001-0174; 2006-0214]

55.330 Creation of a Parcel for Nonfarm Non-residential Use.

- (1) A nonfarm parcel for non-farm uses, except dwellings, listed in ORS 215.283(1)(s) and 215.283(2) may be created in the Exclusive Farm Use Zone, subject to approval by the Planning Official. The parcel shall be the minimum size necessary for the nonfarm use-. If the nonfarm use is not existing, a permit for the nonfarm use shall be approved pursuant to BCC 55.215 prior to creation of the nonfarm parcel. [Ord 26, Ord 90-0069, Ord 94-0108]
- (2) In addition to the uses listed in (1) above, a non-farm parcel may be created for a church, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship, or for open space purposes, subject to the following:
 - (a) A parcel smaller than minimum parcel size may be created for the purpose of establishing a church, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship, including cemeteries in conjunction with the church, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship, if:
 - (A) The church, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship, has been approved under ORS 215.283 (1);
 - (B) The newly created lot or parcel is not larger than five acres; and
 - (C) The remaining lot or parcel, not including the church, synagogue, temple, mosque, chapel, meeting house or other nonresidential place of worship, meets the minimum lot or parcel size described in BCC 55.310(2) either by itself or after it is consolidated with another lot or parcel.
 - (b) A parcel may be created for the purpose of allowing a provider of public parks or open space, or a not-for-profit land conservation organization, to purchase, subject to the following:
 - (A) A parcel created by the land division that contains a dwelling shall be large enough to support continued residential use of the parcel.
 - (B) A parcel created pursuant to this subsection that does not contain a dwelling:
 - (i) Is not eligible for siting a dwelling, except as may be authorized under ORS 195.120;
 - (ii) May not be considered in approving or denying an application for siting any other dwelling;
 - (iii) May not be considered in approving a redesignation or rezoning of forestlands except for a redesignation or rezoning to allow a public park, open space or other natural resource use; and
 - (iv) May not be smaller than 25 acres unless the purpose of the land division is:
 - (1) To facilitate the creation of a wildlife or pedestrian corridor or the implementation of a wildlife habitat protection plan; or

(2) To allow a transaction in which at least one party is a public park or open space provider, or a not-for-profit land conservation organization, that has cumulative ownership of at least 2,000 acres of open space or park property.

(C) The owner of any parcel involved in the land division and not containing a dwelling shall sign and record in the deed records for the County an irrevocable deed restriction prohibiting the owner and the owner's successors in interest from pursuing a cause of action or claim of relief alleging an injury from farming or forest practices for which no claim or action is allowed under ORS 30.936 or 30.937.

[Ord 2001-0174; 2015-0268] *{ORS 215.263(9)}*

55.335 Creation of a Parcel for an Existing Dwelling. A parcel may be created for an existing dwelling to be used:

- (1) As a residential home as described in ORS 197.660 (2) only if the dwelling has been approved under ORS 215.213 (3) or 215.284 (1), (2), (3) or (4); or
- (2) For historic property that meets the requirements of ORS 215.283 (1)(L). [Ord 2001-0174]

55.340 No final approval of a division of land for nonfarm use under this section shall be given unless additional taxes imposed upon the change in use have been paid. [Ord 94-0108; 2001-0174]

SITING STANDARDS

55.405 Siting Standards and Requirements. All structures allowed in the Exclusive Farm Use Zone shall be sited in compliance with BCC Chapter 99 and the following additional standards:

- (1) A dwelling shall be placed at least thirty (30) feet from a property line and at least forty-five (45) feet from the edge of a roadway. Architectural features shall not project more than two (2) feet into a required setback.
- (2) Non-residential structures shall be placed at least twenty (20) feet from any property line, except that no setback is required for a structure of 120 square feet or less. A side or rear setback for a non-residential structure may be reduced to three (3) feet if the structure:
 - (a) Is detached from other buildings by five (5) feet or more;
 - (b) Does not exceed a height of twenty (20) feet; and
 - (c) Does not exceed an area of 500 square feet.
- (3) A structure which is not a water dependent use shall be placed at least fifty (50) feet from the ordinary high water line of a river or major stream. In the case of a creek or minor stream, a structure which is not a water dependent use shall be placed at least twenty-five (25) feet from the ordinary high water line. [Ord 94-0108]
- (4) A dwelling located within 200 feet of a forested area shall be provided with a spark arrestor on each chimney and a fire-retardant roof. [Ord 26, Ord 90-0069]
- (5) A minimum thirty (30) foot fire break shall be maintained. [Ord 94-0108]

- (6) Approval of any dwelling in the EFU zone shall include a condition of approval requiring the landowner for the dwelling to sign and record in the deed records for the county a document binding the landowner and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937. [Ord 2001-0174]
- (7) A dwelling that was approved as a nonfarm dwelling pursuant to BCC 55.220 or predecessor code provision shall be sited at least 300 feet from property zoned for resource use, or shall conform to this standard to the greatest extent possible. This requirement shall not be applied to setbacks adjacent to an ~~improved~~ public road, including unconstructed right-of-way, except when required by an approved conditional use permit. [Ord 2001-0174; 2015-0268]

Exhibit A

Declaration of Covenants, Conditions and Restrictions Form

Whereas, the undersigned _____ hereinafter referred to as Declarant, is owner in fee simple of the property described in Exhibit A attached hereto and incorporated by reference herein and

Whereas, the Declarant desires to declare their intention to create certain covenants, conditions and restrictions in order to effectuate and comply with the requirements of Oregon Administrative Rule (OAR 660, Division 033).

Declarant hereby declares that all of the property described on Exhibit A shall be held, sold, and conveyed subject to the following covenants, conditions and restrictions:

It is not lawful to use the property described in this instrument for the construction or siting of a dwelling except for accessory farm dwellings; relative farm assistance dwellings; temporary hardship dwellings or replacement dwellings allowed by ORS Chapter 215 or to use any gross farm income earned on this lot or parcel to qualify another lot or parcel for the construction or siting of a primary farm dwelling.

These covenants, conditions and restrictions can be removed only and at such time as the property described herein is no longer protected under the statewide planning goals for agricultural and forest lands or the legislature otherwise provides by statute that these covenants, conditions and restrictions may be removed and the authorized representative of the county or counties in which the property subject to these covenants, conditions and restrictions are located executes and records a release of the covenants, conditions and restrictions created by this instrument.

In witness whereof, the undersigned, being Declarant herein, has heretofore set their hand this _____ day of _____, _____.

State of)
County)

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by _____.

Notary Public for Oregon
My Commission expires: _____