

Agritourism and Alternative Land Uses -- Beyond the Customary “Farm Use”

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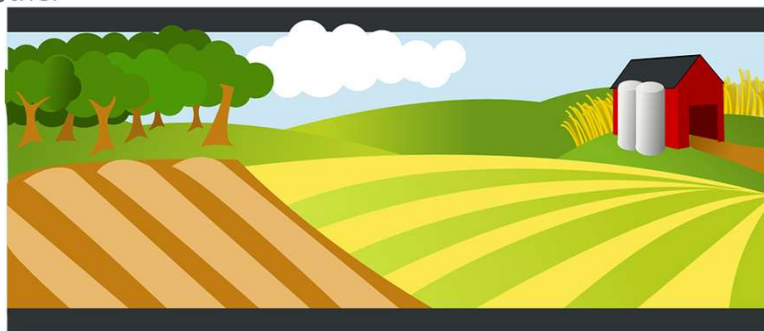
Portland, Oregon

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Zoning of Agricultural Land

- Exclusive Farm Use (EFU)
- Farm/Forest (F/F)
- Other
- Agricultural/Farm Residential
- Rural Residential



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EFU Zone: Category 1 Uses

- Category 1 uses (uses allowed outright or subject to standards)
 - Utility facility necessary for public service subject to ORS 215.275/.274;
 - Creation, restoration or enhancement of wetlands;
 - Winery subject to ORS 215.452/.453
 - Farm stands; and
 - Cidery subject to ORS 215.451.



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EFU Zone: Category 2 Uses

- Category 2 uses (subject to CUP criteria in ORS 215.296)
 - Private parks, playgrounds, and campgrounds;
 - Private hunting and fishing preserves;
 - Golf courses;
 - Commercial utility facilities for the purpose of generating power;
 - Personal-use airports;
 - Home occupations;
 - Room and board arrangements (max 5 unrelated people);
 - Agri-tourism or other commercial activities; and
 - Commercial activities in conjunction with farm use (CA/FU).

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“Non-Traditional” Uses

- Farm stands
- Harvest festivals
- Music and arts festivals
- Farm to table dinners
- Agri-tourism experiences and overnight stays
- Goat yoga
- Weddings and venue rentals
- Food carts and agri-tourism events
- Yoga and wellness retreats
- Corporate retreats
- Renewable energy development
- Estuarine restoration/rangeland restoration



Increasing demand for access to Oregon's agricultural and natural resources in the rural environment.

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Permitting Pathways and Regulatory Hurdles

- Type I or II reviews (e.g., land use decision) for Category 1 uses
- Type II or III reviews (e.g. conditional use permit) for Category 2 uses
- Outdoor mass gathering permit
- Energy Facility Siting Council
- Land use approval
- Liquor licensing
- Health licensing
- Fire safety (ODF)
- Water supply (OWRD & local health dept.)
- Transportation
- Timing of approvals

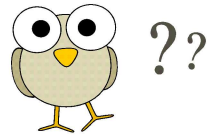


And sometimes, the proposed use does not fit within a permissible use category.

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Questions for Consideration/Discussion Later On ...

- Agri-tourism or other commercial activities – more or less?
- Geotourism – opportunities on forest zone land?
- Is rural economic development limited by land use laws?
- Conservation as new revenue stream for landowners?
- State versus local control for looser regulations?



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Legal Resources

- Oregon Statewide Planning Goals 1-19
<http://www.oregon.gov/LCD/Pages/goals.aspx>
- ORS chapter 215
- ORS 215.213 and 215.283, ORS 215.296, ORS 215.452
- OAR division 33
- OAR 660-033-0120, OAR 660-033-0130
- Land Conservation and Development Commission
<https://www.oregon.gov/LCD/pages/lcdc.aspx>
https://www.oregon.gov/LCD/pages/introductory_guide_to_land_use_planning.aspx

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