



# Meland Property

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## 52.59-Acre Farm/Timber Property – Zoning Summary

This property is zoned **Farm/Timber (FT)** under Marion County Code Chapter 17.139, which is designed to preserve agricultural and forest uses. Below is a summary of **permitted uses** (allowed outright), **conditional uses** (allowed with county approval), and **key limitations** — to help you envision the possibilities for this rural homestead.



### Why Farm/Timber Zoning is Appealing

Farm/Timber (FT) zoning offers a rare and attractive balance for rural buyers. **Unlike more restrictive Exclusive Farm Use (EFU) zoning**, FT zoning is designed for mixed land use—allowing both agricultural and forest operations without requiring large-scale commercial production. This makes it ideal for small farms, homesteads, lifestyle acreage, or those seeking privacy, recreation, and stewardship opportunities. FT zoning also allows greater flexibility for permitted uses (like private recreation, timber harvest, conservation projects, and farm buildings) and offers more pathways to conditional uses such as agritourism, home-based businesses, and even destination resorts — making it a practical and inspiring choice for buyers who want both utility and freedom on their land.



### Permitted Uses

*(Allowed outright in FT zone — no special permit required)*

- **Residential Replacement or Restoration:** If there is an existing legal home on the property, you may alter, renovate, or replace that dwelling. Rebuilding is allowed outright as long as county standards are followed (e.g. filing a replacement notice and completing the new home within the timeline set by code).
- **Farming & Homesteading:** Crop cultivation, orchards, vineyards, livestock grazing, and similar agricultural activities are allowed by right. All standard farm practices (plowing, harvesting, fencing, etc.) are permitted.
- **Farm Buildings (Non-Residence):** You can build and use barns, equipment sheds, greenhouses, silos, and other agricultural outbuildings without special approval (residences are handled separately).
- **Forest Use & Timber Management:** Forest operations such as tree planting, harvesting, road construction, and timber management are fully permitted.

- **Private Recreation:** Freedom to enjoy the land for personal use—whether hunting, fishing, hiking, camping, building trails, riding ATVs, or simply exploring nature. Ideal for outdoor enthusiasts, homesteaders, or families seeking a private retreat.
- **Wildlife Habitat & Conservation Projects:** Activities that conserve soil, water, air, and wildlife habitat are both encouraged and allowed. You can pursue stream restoration, erosion control, wetland enhancement, tree planting, and habitat creation—preserving the land's natural resources while enjoying its ecological beauty.
- **Rural Utilities & Access:** The installation and maintenance of typical rural utilities—electric, gas, telephone, well and septic systems—are allowed. Driveways and private roads for access are also permitted.
- **Mineral & Aggregate Exploration:** You may explore for gravel, rock, or other subsurface resources without a permit, as long as no extraction or processing takes place. A conditional use permit is required for mining operations.

## **Conditional Uses**

*(Allowed with a Conditional Use Permit — requires county approval and compliance with criteria)*

With county approval, these additional uses are possible:

- **Host Agri-Tourism & Events:** Examples include harvest festivals, pumpkin patches, farm-to-table dinners, tours, or workshops showcasing farm or timber operations. These events are limited in size and frequency but offer meaningful public engagement.
- **Operate Home-Based Businesses or B&Bs:** Run a farm stand, woodworking shop, or B&B (up to five guest rooms) from your home or accessory structure. Must remain secondary to farm/forest use. Farm stays or agritourism lodging are also possible.
- **Add a Second Dwelling for Family:** A temporary second dwelling—such as a mobile home or RV—for medical hardship is permitted with a conditional use permit. It must be removed when no longer needed.
- **Pursue Farm-Related Commerce:** With county approval, you may process crops into jam, cider, lumber, or biofuel; operate a nursery or farmstand; or establish a winery (using at least 25% of grapes grown on-site). Water bottling may also be allowed with a permit.
- **Provide Public Recreational Uses:** Campgrounds, RV parks, hiking/horse trails (fee-based), youth camps, or picnic areas may be approved. A “living history” site or destination resort/golf course may also qualify as conditional uses.
- **Run a Kennel or Aquaculture:** Dog kennels (operated by a resident) or fish farming/aquatic species not overseen by state wildlife authorities may be permitted.
- **Extract Natural Resources:** Gravel mining, oil/gas extraction, or geothermal development may be allowed with approval, subject to impact review.
- **Build Power Generation or Airstrip Projects:** Solar, wind, telecom towers, and even personal-use airstrips or helipads may be conditionally allowed (subject to acreage and use limitations).

## Zoning Limitations

*(Important restrictions and requirements in the FT zone to keep in mind)*

- **Single Dwelling Limit:** Only one permanent home allowed per lot; additional homes restricted to special exceptions.
- **No Subdivisions:** The 52.59-acre parcel cannot be split; FT zoning minimum parcel size is 80 acres.
- **Farm & Forest Priority:** Uses must support or not interfere with agriculture or forestry. Impacts like excessive traffic or noise are discouraged.
- **Conditional Uses Require Approval:** Permits are required and subject to review. Approval is not guaranteed.
- **Special Development Standards Apply:** Homes must be sited to avoid farmland loss, meet fire safety rules, and comply with Oregon's Right-to-Farm laws.
- **No Unlisted Uses:** Uses not specifically allowed (e.g., unrelated commercial or industrial) are prohibited. FT zoning protects land for resource use and rural character.

## References & Resources

- Marion County Land Use Code Chapter 17.139:  
[www.codepublishing.com/OR/MarionCounty/html/MarionCounty17/MarionCounty17139.html](http://www.codepublishing.com/OR/MarionCounty/html/MarionCounty17/MarionCounty17139.html)
- Oregon DLCD:  
[www.oregon.gov/lcd](http://www.oregon.gov/lcd)
- Marion County Planning Division: (503) 588-5038 • [planning@co.marion.or.us](mailto:planning@co.marion.or.us)

**Disclaimer:** *This summary is provided for general informational purposes only and does not constitute legal or zoning advice. All land use decisions are subject to Marion County review and approval. Buyers are encouraged to consult directly with the Marion County Planning Division to verify permitted and conditional uses specific to this property.*