Farm Store Code Update: Regulatory Concepts Discussion

Land Use Planning Team • 10.05.2026

Presentation Topics

Photo: Clackamas County, A. Howard

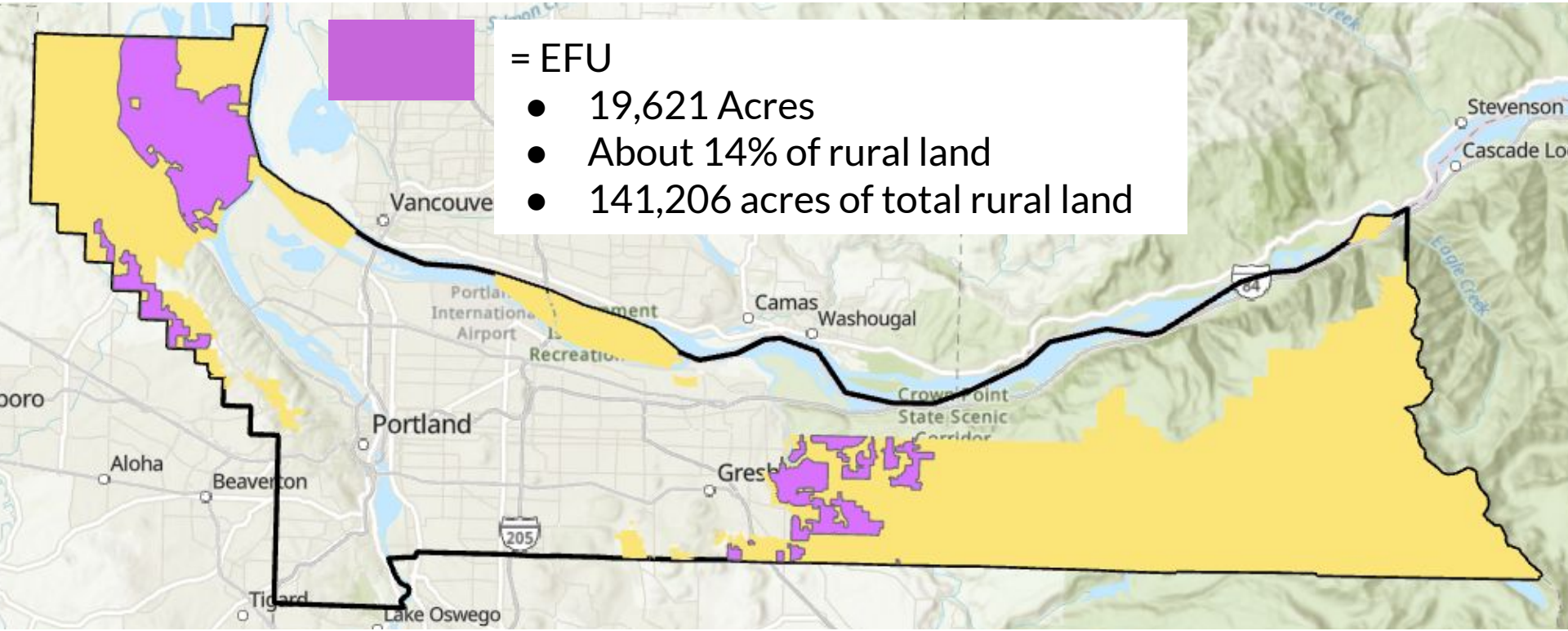
1. Farm Store Bill (HB 4153) Summary
2. Regulatory Concepts for Limited Local Standards
3. Discussion
4. Zoning Code Approach
5. Process & Timeline

Farm Store Bill HB 4153 Summary

Main Objectives

- Create a new, standards-based approach for retail farm product sales in EFU
- Clarify Local Agricultural Area definition
- Remove most “receipts-based” / income regulations and replace with area requirements
- Set a maximum size for permanent structures
- Affirmatively allow agritourism activities as part of a Farm Store use
- Limits local regulations to:
  - Hours of operation
  - Noise
  - Parking
  - Traffic
  - Waste

HB 4153: Farm Stores MUST be permitted on EFU land



No Farm Store Needed - Selling farm products is a “farm use” under ORS 215.203

EXAMPLES OF FARM USES

- Selling Your Own Produce & Products
- U-Pick Operations
- Wholesale Staging
- Livestock Sales
- Nursery Stock Sales
- Bulk Crop Sales

HB 4153: Farm Store Sales & Activities

Yes: Up to 10,000 sq. ft. of permanently enclosed structures

Yes: Farm products produced by the farm that operates the store

Yes: Farm products or processed farm products from the Local Agricultural Area

Yes: Sale of other retail products (25% of permanent enclosed floor area or less)

Yes: Kitchens, and the sale of beverages and prepared food items that are cooked or otherwise made ready for immediate consumption

Yes: Agri-tourism activities, temporary structures and mobile vending units (food carts) for events

No: cafes/restaurants, drive-throughs; lodging, dwellings or weddings

HB 4153: Farm Store Site Size Standards

Tract Size	Farmed Area Requirement	Earnings Requirement
80 acres or more	45 acres	None
40 to 79 acres	25 acres	None
20 to 39 acres	15 acres	None
Less than 20 acres	10 acres ***or*** *meets earnings requirement* >>>	$10k Gross Farm Income over preceding 2 years

HB 4153: Agri-tourism activity at Farm Stores

Definition in HB 4153:

An activity that is conducted by a farm operation to promote the farm operation, visitors to a farm store and the sale of farm store products to the public and that may also generate commercial, entertainment or educational value.

Photo: Clackamas County, A. Howard

HB 4153: Agri-tourism activity examples

Examples in HB 4153:

- Farm tours
- Educational exhibits or classes
- Crop mazes
- Play structures
- Farm-to-table meals
- Animal petting and feeding exhibits
- Hay or tractor rides
- Other seasonal or holiday events

NO: Cafes/restaurants, lodging, dwellings, or weddings

Photo: Clackamas County, A. Howard

U-Pick is allowed outright.

Photo: Clackamas County, A. Howard

Regulatory Concepts for Local Standards

1. Hours of operation and noise
2. Parking
3. Traffic management, access and egress
4. Sanitation and solid waste

A county may not apply siting standards in a manner that prohibits the siting and operation of a farm store under this section.

Section 2.(2)(7)(b)

Regulatory Concepts: Considerations for Hours of Operation & Noise Management

Type 1: Lower Impacts

A. Daytime operations only - Examples for discussion:
   - 9:00 am to 6:00 pm
   - 10:00 am to 7:00 pm
   - Or…

B. No amplified noise or pneumatic devices

C. Consider: All events and agri-tourism activities must occur within a permanent and enclosed Farm Store building

Type 3: Variable Impacts

A. Evening operations allowed

B. Consider: Setting a limited days with extended operations until 10:00 pm: could be weekends or a set number per year

C. Amplified noise and use of pneumatic devices limited to 9:00 am to 8:00 pm

D. All amplification equipment must be 100-ft from a property line

E. All operations must cease by 10:00 pm; all customers off-site no later than 10:00 pm.

Regulatory Concepts: Considerations for Parking Management

1. Permanent parking could be based on size of enclosed buildings (1 space/400 sf of public floor area).
2. Event parking could provided at the same ratio as agritourism at wineries: 1 space per 2.5 attendees at 300 sf per space.
3. Consider establishing a maximum number of parking spaces on a site, as well as a maximum coverage area.
4. Timed entry could be required if parking demand exceeds capacity. Need to work on implementation approach.
5. Set limits on paving and graveling parking areas.
6. All parking must be on-site; require on-site turn around and queuing.
7. No back-up onto roads or ROW allowed. On-site turn-around and queue lanes to support.

Regulatory Concepts: Considerations for Traffic Management

1. All applicants must complete a Transportation Compatibility Assessment prior to Land Use submittal

2. Driveways must meet Transportation standards for safety and sight distance and materials

3. Transportation Impact Study may be required, depending on the initial Transportation Compatibility Assessment.

Regulatory Concepts: Considerations for Sanitation & Solid Waste

1. Consider: All waste management must be 100-feet or more from property lines
2. Consider: All on-site waste collection areas must be screened
3. Consider: All public waste facilities must be covered
4. Consider: Requirement for applicant to scale events not to exceed waste capacity based on observed and reported conditions
5. Required: Sanitarian approval; compliance with DEQ required
6. Required: County Health standards related to food service must be met
7. Required: Building code may require restrooms

Zoning Code Approach

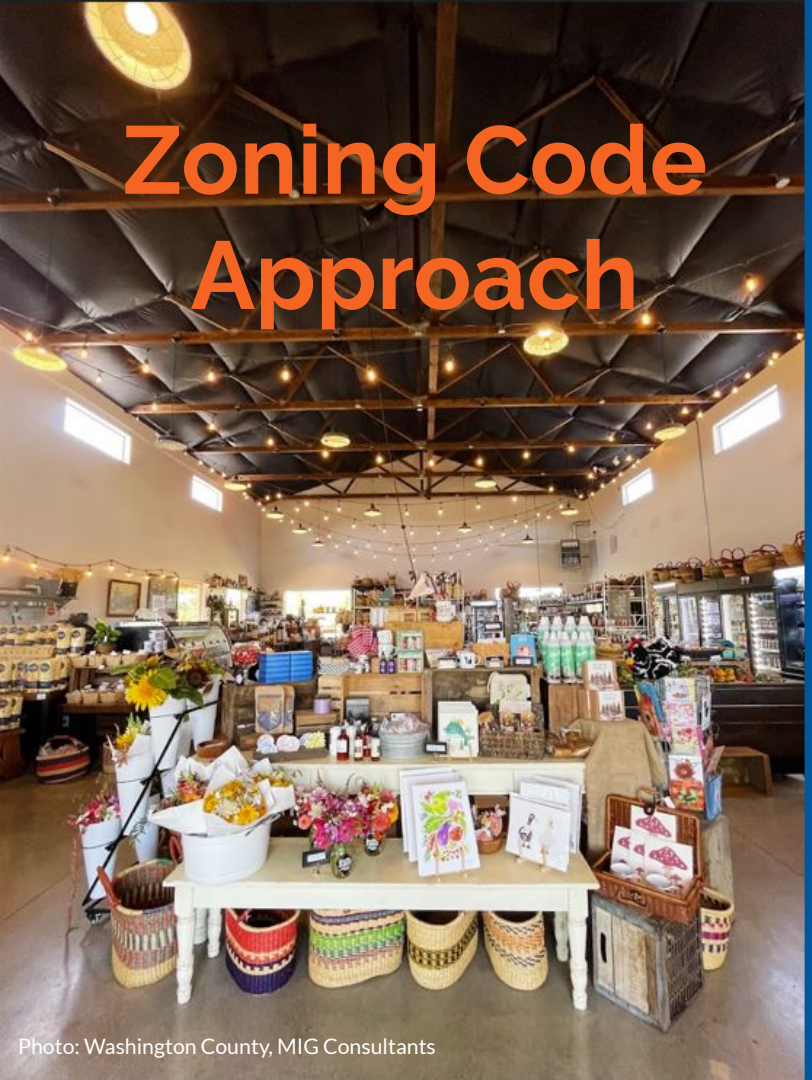


Photo: Washington County, MIG Consultants

1. Update Definitions to conform with HB 4153

2. Add new Farm Store Standards to Part 8

3. Update EFU with review processes
   a. T1 for simple, lower impact
   b. T3 for variable and potentially higher impact

4. May need standards for temporary tents–duration, size, location; coordinate with Building Officials at Portland and Gresham

Next Steps

Photo: Hood River County, A. Howard

1. Outreach in October as part of ZCIP
2. Continue County Collaboration on Draft Standards
3. Code Writing - Fall/Winter 26
4. Planning Commission Hearing - Winter 26/27
5. BCC Hearing - Winter 26/27

Questions & Discussion

Potential Discussion Topics:

- Type 1: Daytime + no amplified sound
- Type 3: Evening + amplified sound ok
- Setting on-site parking limits
- Timed/ticketed entry
- Screening requirements for waste
- Limitations on paving for event parking and/or permanent parking
- And, or...

Follow-up questions?
Email: land.use.planning@multco.us
Subject Line: Farm Stores