

Chapter 56

Multi-Purpose Agriculture (MPA)

56.005 Purpose. The Multi-Purpose Agriculture Zone shall preserve and protect lands for continued agricultural and forestry uses; conserve and protect open space, wildlife habitats, and other uses associated with agriculture; encourage continued development of the local agricultural base; and protect and preserve the social and economic base of the community. [Ord 26, Ord 90-0069]

56.010 Standards for Application. (1) The Multi-Purpose Agriculture Zone is applied to areas in the Alsea and Lobster Valleys where there is a mix of forested hillsides and agricultural river valleys that are divided into ownerships averaging approximately twenty (20) acres. This resource zone is intended to apply to areas where large scale agriculture cannot or does not exist, primarily due to the narrow width of the valleys, unfarmable steep hillsides and other social and economic factors. This area also contains lands which may not be suitable for resource use because of site specific characteristics. Agricultural and forestry operations in these areas are generally conducted by individuals who derive less than fifty percent (50%) of their income from farming or forestry. Therefore, Multi-Purpose Agriculture zoning recognizes that a non-resource use can be an acceptable secondary use when it can be shown not to interfere with resource uses or detract from the resource base. [Ord 26, Ord 90-0069]

(2) The Multi-Purpose Agriculture Zone is an Exclusive Farm Use Zone. With the exception of the minimum parcel or lot size of 20 acres, Benton County Code Chapter 55, Exclusive Farm Use Zone applies to land zoned Multi-Purpose Agriculture. [Ord 94-0108]

MINIMUM PARCEL OR LOT SIZE

56.305 Minimum Parcel or Lot Size. The minimum parcel or lot size in the Multi-Purpose Agriculture Zone shall be twenty (20) acres. [Ord 26, Ord 90-0069, Ord 94-0108]