

# Zoning Summary for 851 Old Airport Road, Pendleton, Oregon

This document summarizes the zoning regulations for the property located at **851 Old Airport Road, Pendleton, Oregon**, assuming the property is entirely zoned as **EFU-CO (Exclusive Farm Use – Columbia Basin Overlay)** and that one single-family dwelling is allowed under county regulations. This summary is provided for general informational purposes only and does not constitute legal or land-use advice. Always verify with Umatilla County Planning staff before making any decisions or development plans.

## **EFU-CO Zoning Overview**

The EFU (Exclusive Farm Use) zone is designed to preserve and protect farmland for agricultural production under Oregon's Statewide Planning Goal 3. The Columbia Basin Overlay (CO) adds additional provisions specific to the Columbia Basin area, including groundwater and soil resource protections.

**Primary Allowed Uses:** Agricultural operations such as crop production and livestock raising. Equestrian uses including horse boarding, riding arenas, and related facilities, provided they are consistent with agricultural activities. Farm-related structures, barns, irrigation facilities, and storage. Single-family dwellings when approved as a primary farm dwelling or under certain conditional use criteria. Septic systems to serve the dwelling and farm-related uses, subject to county and state health department permits.

## **Single-Family Dwelling Allowance**

Under EFU zoning, a single-family dwelling may be allowed if it meets one of the following conditions:

**Primary Farm Dwelling:** The dwelling must support active farm operations, often requiring evidence of gross farm income (e.g., approximately \$40,000/year) and compliance with state and county farm use criteria. **Replacement Dwelling:** If an existing legal dwelling is on-site, it may be replaced with a new home following removal or decommissioning of the old dwelling. **Conditional Use Dwelling:** Certain non-farm dwellings may be permitted by conditional use permit, subject to stricter review and compatibility findings. All dwellings must meet building codes, health and safety regulations, septic approvals, and county siting standards.

## **Verification Required**

The information in this document is a summary based on the assumption of EFU-CO zoning and allowance for one home. Final determination of uses, conditions, and permits must be made by Umatilla County Planning staff. A formal land use decision or zoning verification letter is recommended before proceeding with any development.

## **Contact Information for Umatilla County Planning:**

Umatilla County Planning Division  
216 SE 4th Street, Pendleton, OR 97801  
Phone: (541) 278-6252  
Website: <https://www.umatillacounty.net/departments/planning>  
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For exact zoning confirmation, please call or email the planning office and request a zoning verification for 851 Old Airport Road, Pendleton, OR.