

# OREGON LAW: GUEST RANCHES

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Guest ranches providing lodging, passive recreational activities and food for guests are permitted in eastern Oregon on non-high value farmland subject to ORS 215.461. The guest ranch must be located on an active livestock operation comprising at least 160 acres and the livestock operator must have their primary dwelling on the same unit of land as the guest ranch.

## Types of allowable uses:

Guest ranches provide passive recreational opportunities that allow guests to learn about the livestock operation and enjoy the natural setting. Examples of permitted activities include:

- Lodging
- Hunting
- Fishing
- Hiking
- Biking
- Horseback riding
- Swimming

Food service only for guests of the guest ranch, individuals accompanying the guests and individuals accompanying the guests and individuals attending a special event at the guest ranch.

## Limitations and requirements:

You may not establish a guest ranch if the proposed site of the guest ranch is on high-value farmland or within the boundaries of or surrounded by:

- A federally designated wilderness area or a wilderness study area;
- A federally designated wildlife refuge;
- A federally designated area of critical environmental concern; or
- An area established by an Act of Congress for the protection of scenic or ecological resources.

## Additionally:

- A guest lodge must include not fewer than four and no more than 10 overnight guest lodging units.
- It may not exceed a total of 12,000 square feet in floor area, not counting the floor area of a lodge that is dedicated to kitchen area, rest rooms, storage or other shared or common indoor space.
- For every increment of 160 acres that the lawfully established unit of land on which the guest ranch is located exceeds the minimum 160-acre requirement, up to five additional overnight guest lodging units not exceeding a total of 6,000 square feet of floor area may be included in the guest ranch, for a total of not more than 25 guest lodging units and 30,000 square feet of floor area.
- Recreation may not include intensively developed facilities like golf courses or campgrounds.
- A guest ranch may not sell individual meals to an individual who is not a guest of the guest ranch, an individual accompanying a guest or an individual attending a special event at the guest ranch.
- Guest ranch operators must submit an annual report to the county containing information on the size of the livestock operation, income from the livestock operation, income from guest ranch activities and other information that may be requested by the county.

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