Agritourism

Proposed Zoning Ordinance Amendment

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Hunter Mill Land Use Committee
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Announcement

- Country Inn has been removed from the Amendment
- Modified the definitions of agricultural operation and agritourism
- Revised the approach to regulating seasonal festivals and special events
- Blue callout boxes have been added to draw attention to changes

Agricultural Operation

Any operation that is devoted to the bona fide production and harvesting of agricultural products, including livestock, dairy, aquaculture, poultry, horticultural, floricultural, viticultural, and silvicultural products. An agricultural operation may also include the operation of agritourism uses as accessory uses. A garden center, commercial stockyard/feed lot, landscape contracting service, or the above-ground application or storage of sewage sludge are not agricultural operations.

Photo from Whitehall Farms: https://www.whitehall.farm/field-trips.html

Updated the proposed definition of Agricultural Operation has been made to reflect state code provisions. See Strawman Overview.

What is Agritourism?

Any activity accessory to an agricultural operation that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, historical, cultural, horseback riding, harvest-your-own, or natural activities and attractions, regardless of whether the participant paid to participate in the activity. Agritourism activities may be permitted at a FARM WINERY, LIMITED BREWERY and LIMITED DISTILLERY.

Photo from Cox Farms: https://coxfarms.com/about/events-calendar/

Updated the proposed definition of Agritourism has been made to reflect state code provisions, including the inclusion of horseback riding. See Strawman Overview.

Agritourism: Activities

- Farm tours, including educational programs, workshops, or demonstrations related to agriculture
- Harvest-your-own activities
- Walking, equestrian trails, and other similar passive recreational activities
- Seasonal Festivals
- Special Events such as weddings and corporate events

This list has not been modified since the February 2020 Strawman Overview.

Previous Approach for regulating Seasonal Festivals and Special Events

Tier	Total Attendees per Day	Maximum Days per Calendar Year
Tier 1: 5 up to 10 acres	150 or fewer	8 days
Tier 2: 10 up to 20 acres	200 or fewer	16 days
Tier 3: 20 up to 80 acres	300 or fewer	32 days
Tier 4: 80 acres or more	300 or fewer	Unlimited number of days
	More than 300	2 seasonal festivals for a total of 12 weeks with no festival exceeding 8 weeks; 12 special events

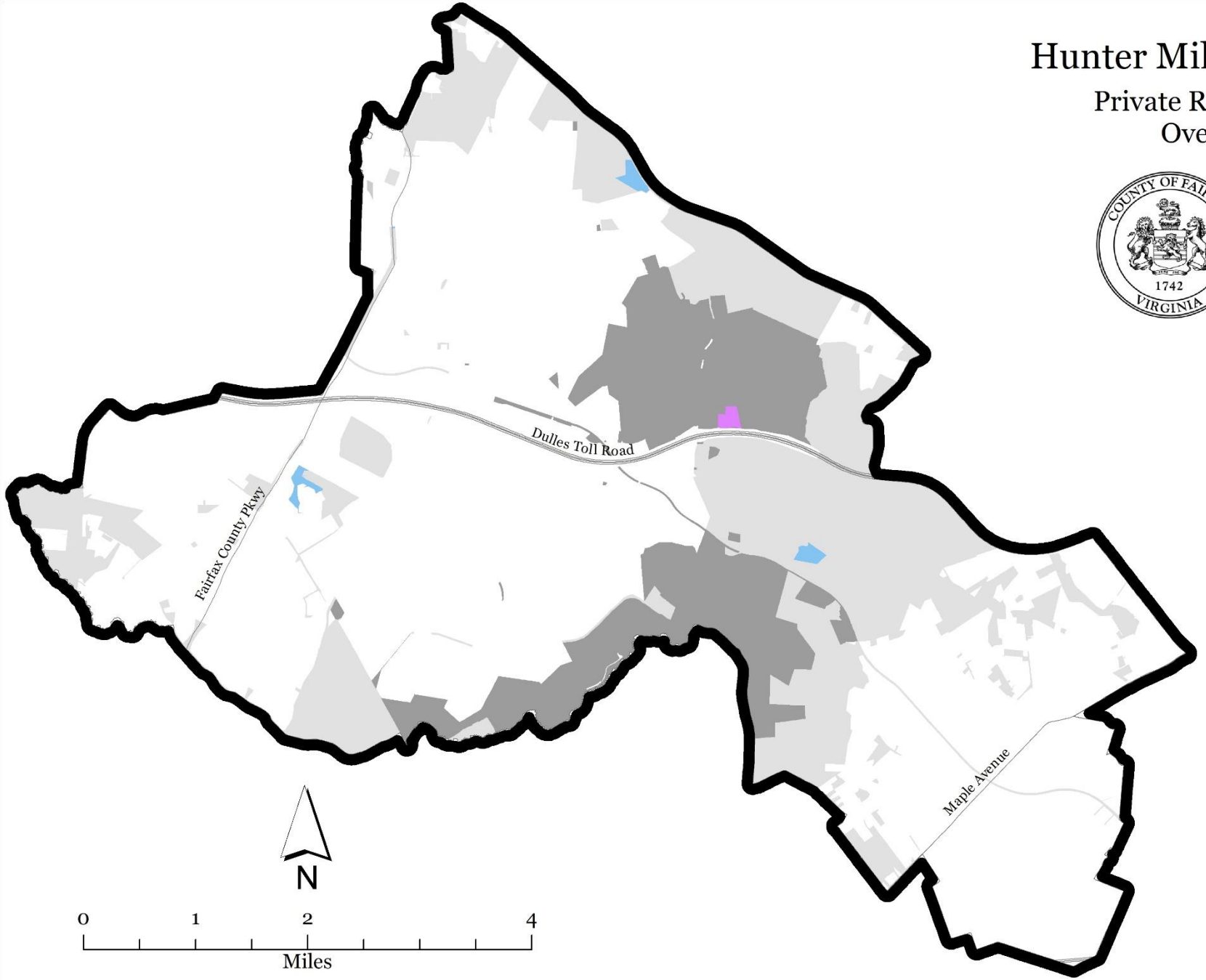
New Approach for regulating All Agritourism Uses

Tier	Acreage	Total Attendees per Day [Advertised Range]
Tier 1	5 up to 10	[50 – 150]
Tier 2	10 up to 20	[100 – 200]
Tier 3	20 up to 80	[250 – 350]
Tier 4	80 or more	[300 – 350]; however, more than [300 – 350] attendees are permitted per day for not more than [100 – 120] days

Modified approach is reflected in this table.

Hunter Mill Supervisor District

Private R-1, R-E & R-C Parcels Over 20 & 80 Acres



- Supervisor District
- R-E Parcels Over 80 Acres
- R-E Parcels 20 up to 80 Acres
- R-E Zoning Districts
- R-C Parcels Over 80 Acres
- R-C Parcels 20 up to 80 Acres
- R-C Zoning Districts
- R-1 Parcels Over 80 Acres
- R-1 Parcels 20 up to 80 Acres
- R-1 Zoning Districts

Parcels owned by public entities or utilities are not represented on this map

Created by Fairfax County Dept. of Planning and Development on Apr. 1, 2020
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Related Changes

Farm Worker Housing

- Currently, quarters of a tenant farmer and his family are permitted as an accessory use in the R-A through R-E Districts on a parcel of 20 acres or more
- Propose to clarify these provisions by permitting more than one structure for these accommodations

R-A, Rural Agricultural District

- The purpose of the district is for the raising of livestock and/or farming
- Single family detached dwellings are intended to be accessory to the agricultural use
- Propose to revise the Purpose and Intent to permit single family detached dwellings as a by-right use

R-1, Residential District: Agriculture

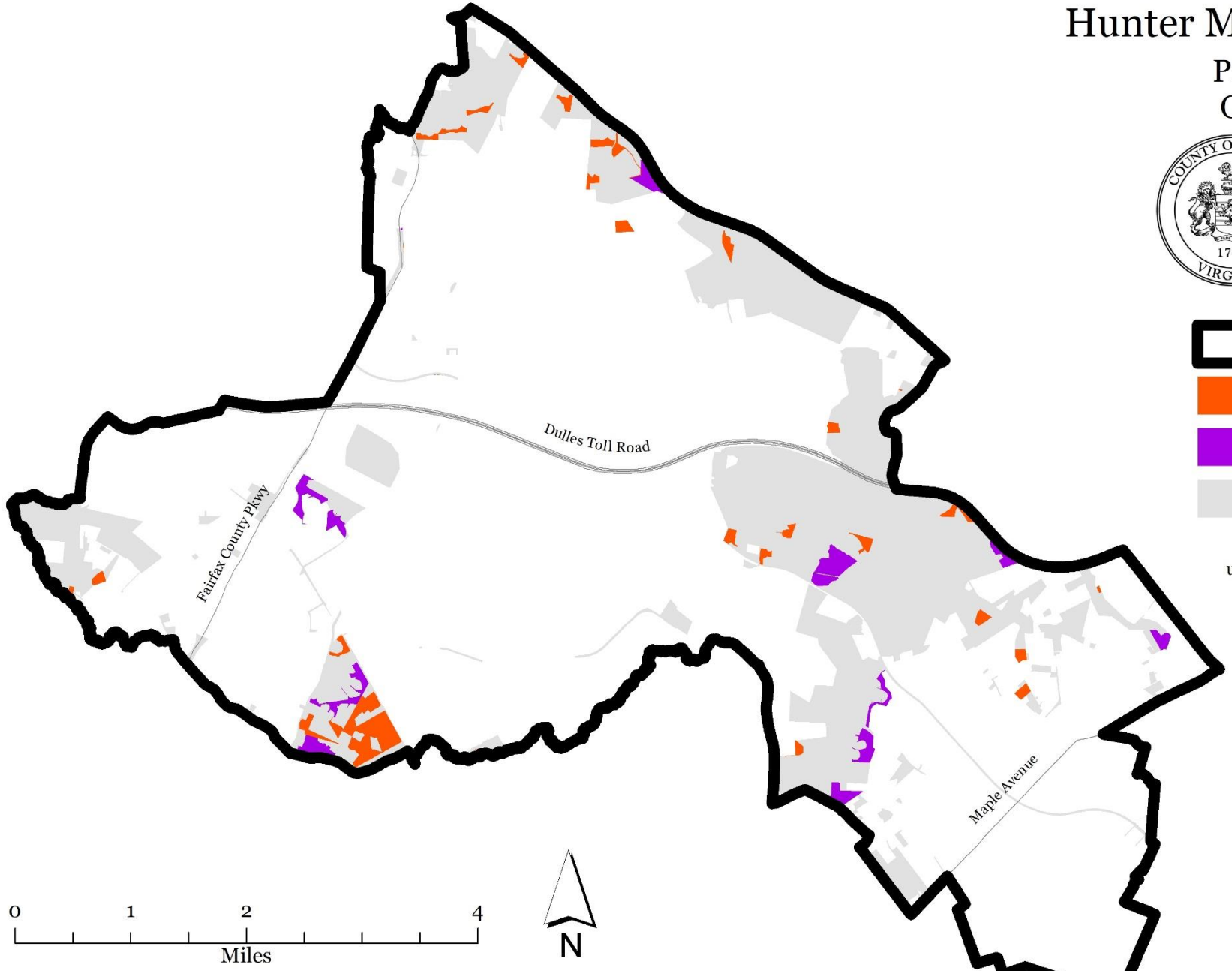
- Agriculture is permitted by-right and requires 5 acres per definition
- Concern over the compatibility of agritourism and single-family detached dwellings
- Propose to increase the minimum acreage required to establish an agricultural use to 10 acres

Photo from Cox Farms: https://coxfarms.com/fall-festival/festival-attractions/

Staff is continuing to solicit feedback to determine whether the proposal is appropriate.

Hunter Mill Supervisor District

Private R-1 Parcels
Over 5 & 10 Acres



Supervisor District

R-1 Parcels 5 up to 10 Acres

R-1 Parcels Over 10 Acres

R-1 Zoning Districts

Parcels owned by public entities or utilities are not represented on this map

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Bed & Breakfasts

Permitted by-right instead of a requiring a special exception when located in/on:

- R-A through R-1 Districts
- A parcel of 20 acres or more
- A single family detached dwelling

Additional use limitations pertaining to parking and restriction of events hosted on-site would be applicable

Visit the Agritourism webpage:

www.fairfaxcounty.gov/planning-development/zoning-ordinance/agritourism

Discussion

- Are you comfortable with the tiered approach to regulating all agritourism activities by acreage and number of attendees?
- General feedback
- Questions?

Agritourism: All Agritourism Uses

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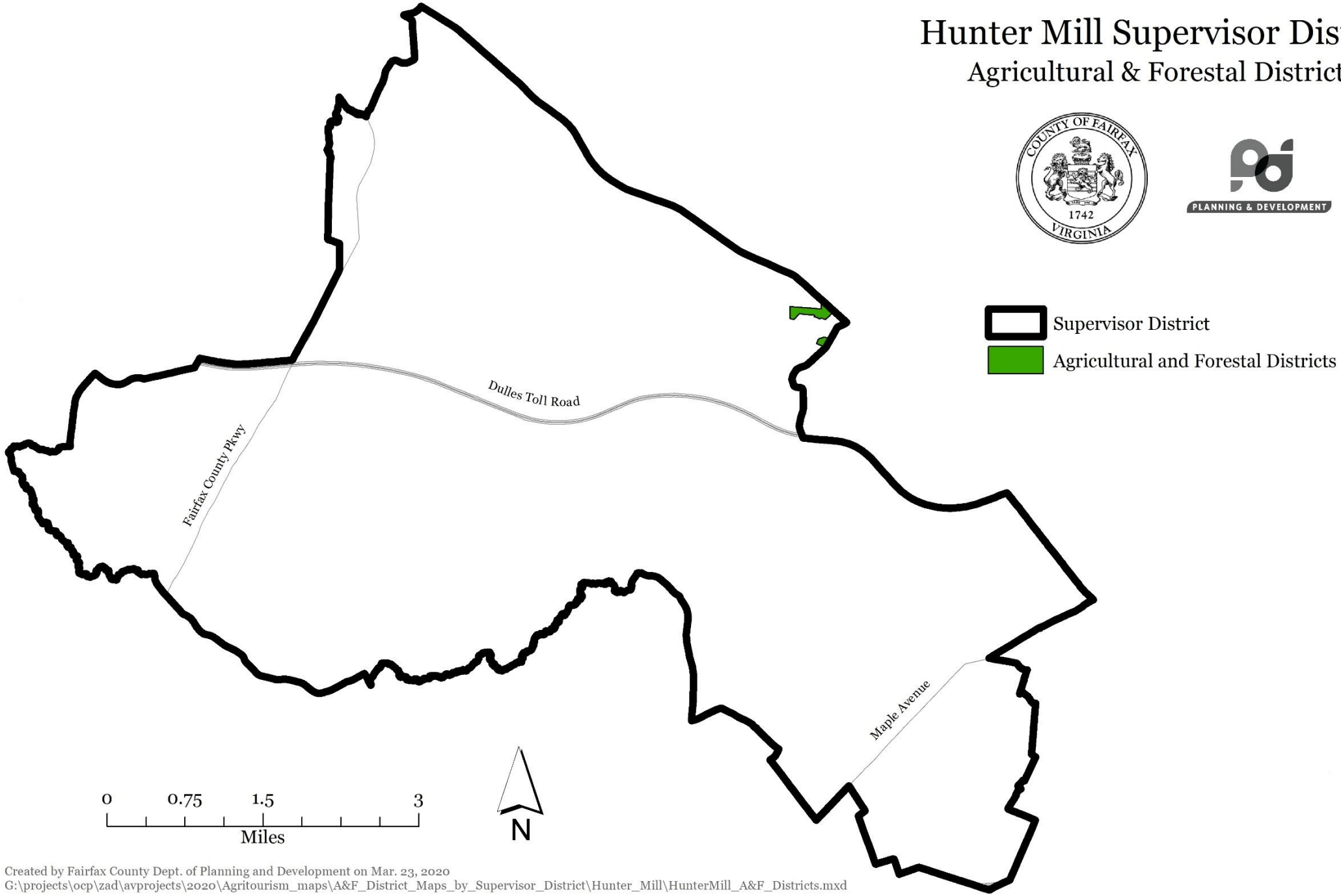
Hunter Mill Supervisor District

Agricultural & Forestal Districts



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