



Agritourism

Proposed Zoning Ordinance Amendment

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Sully District Council of Citizens Associations (SDCCA)
and West Fairfax Council of Citizens Association (WFCCA) Joint Meeting

What is Agritourism?

Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy agricultural activities, including farming, historical, cultural, or natural activities and attractions, regardless of whether the participant paid to participate in the activity.



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



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

Agritourism: By-Right Activities

- Farm tours including educational programs, workshops or demonstrations related to agriculture
- Harvest-your-own activities
- Hiking, equestrian trails and other similar passive recreation activities

Agritourism: Seasonal Festivals & 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

Notes: (1) May not exceed 2 consecutive days for Tiers 1 through 3 and Tier 4 special events

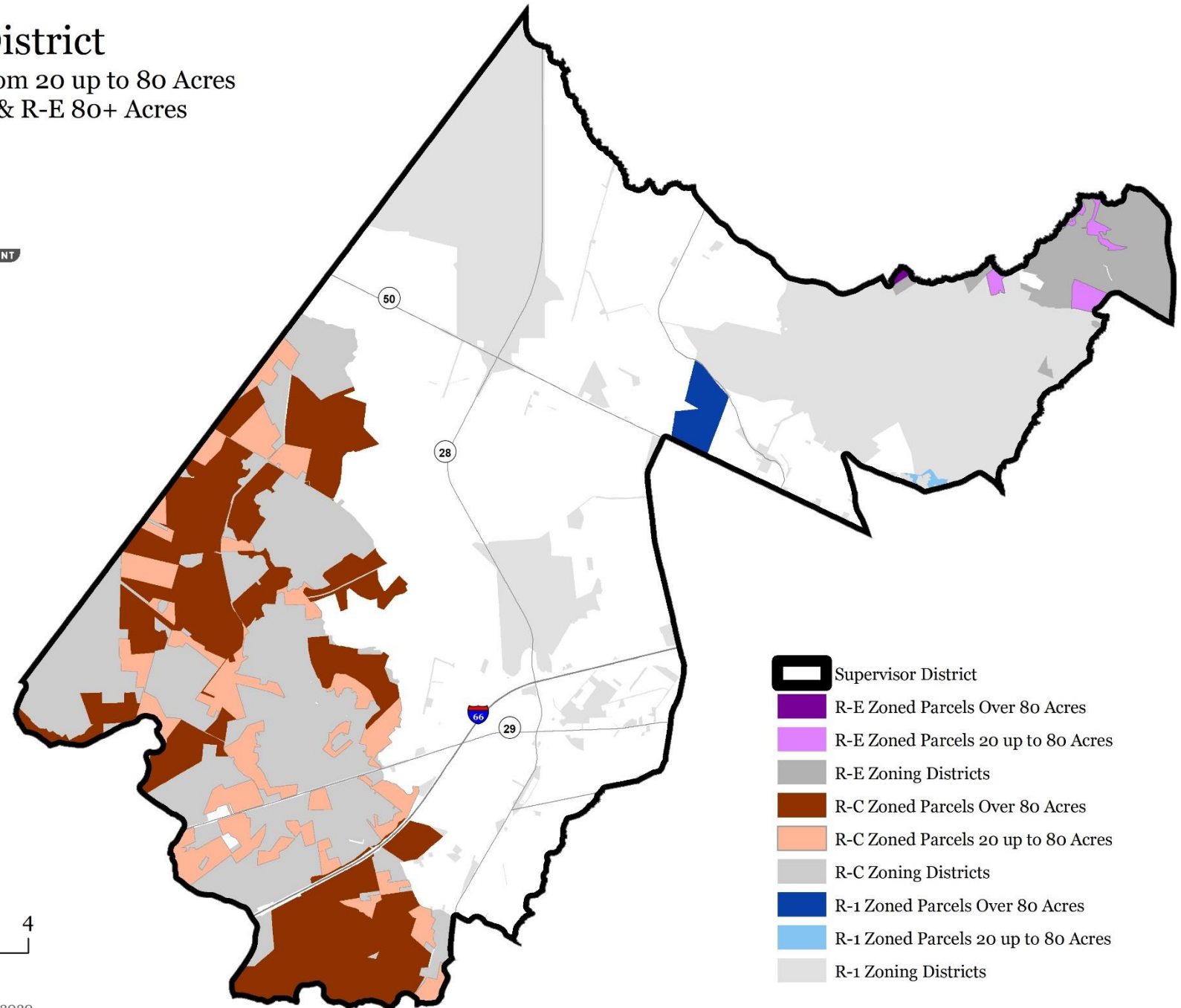
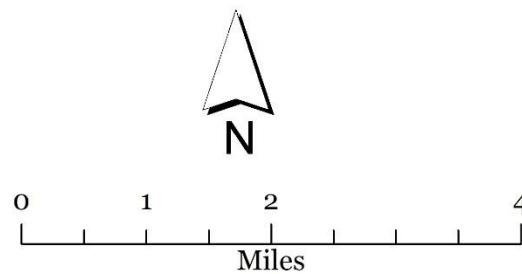
(2) Board may approve a Special Exception to exceed limitations of this chart

Sully Supervisor District

Private Parcels Zoned R-C, R-1 & R-E from 20 up to 80 Acres
and Private Parcels Zoned R-C, R-1 & R-E 80+ Acres



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



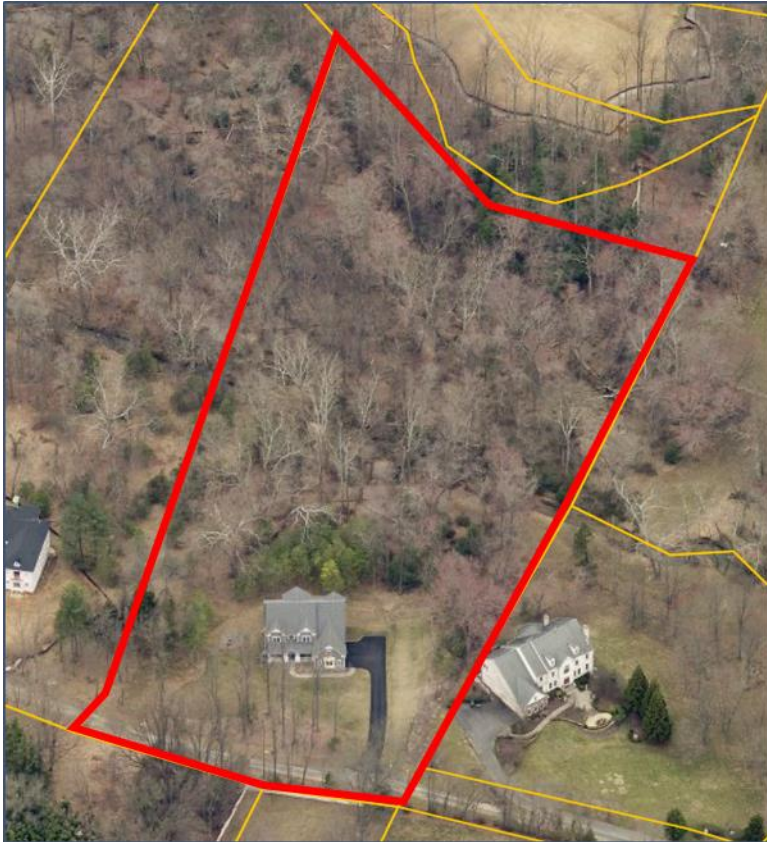
Related Changes

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/>

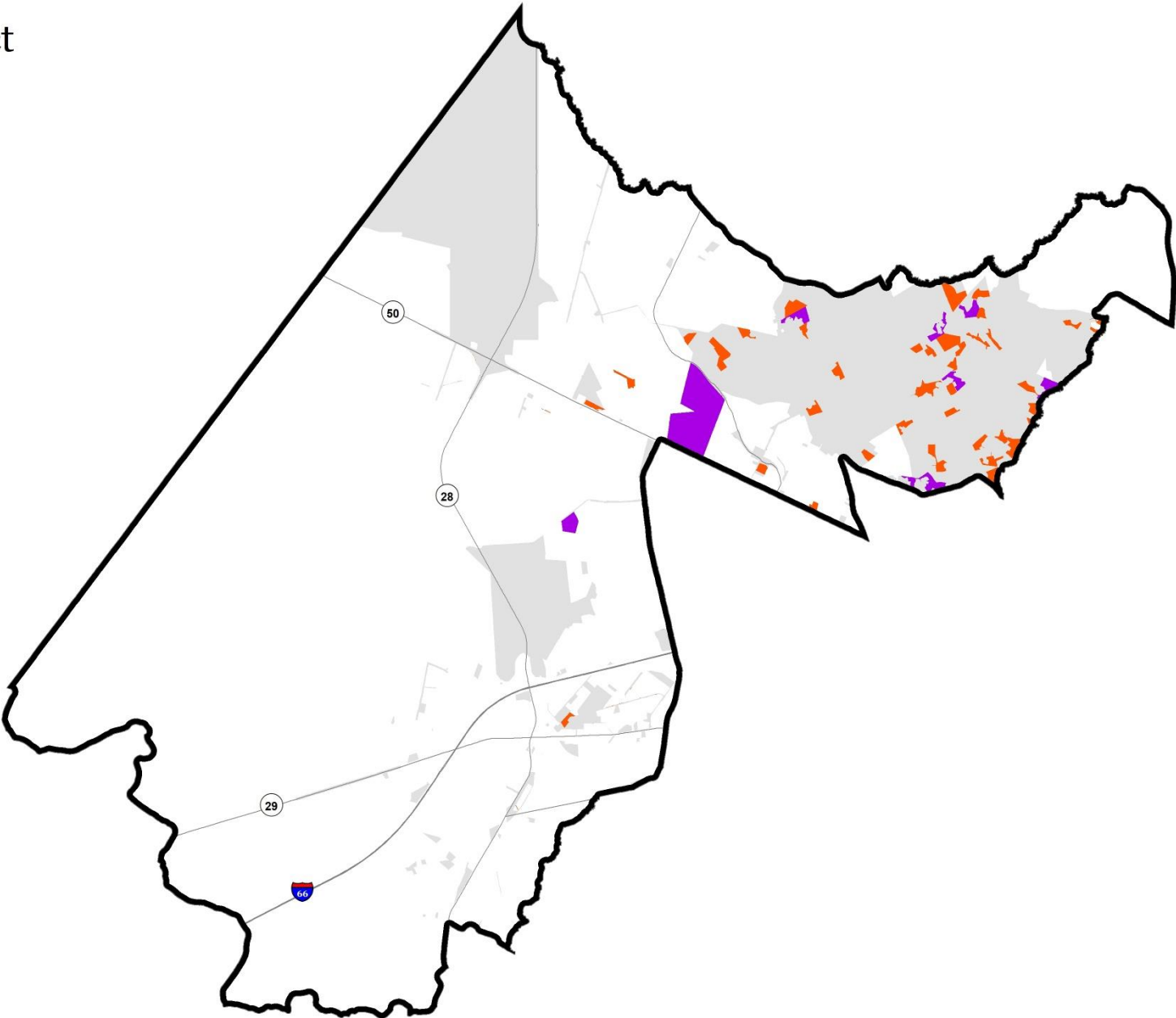
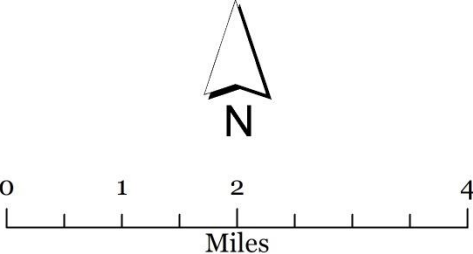
Sully Supervisor District

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,
utilities are not represented on this map



Country Inn

A private establishment consisting of a structure or structures in which lodging units are offered to transients for compensation as the principal use. The country inn may include conference and meeting facilities, restaurant, banquet and event facilities, and recreational amenities.






Country Inn

- Special exception use
- R-A, R-E and R-C Districts
- Use Limitations:
 - Minimum Number of Acres to Establish
 - Restriction on Number of Guest Rooms
 - Restriction on Number of Events
 - Restriction on Size of Restaurant and Banquet Facilities
 - Require Minimum Open Space
 - Require Minimum Setbacks

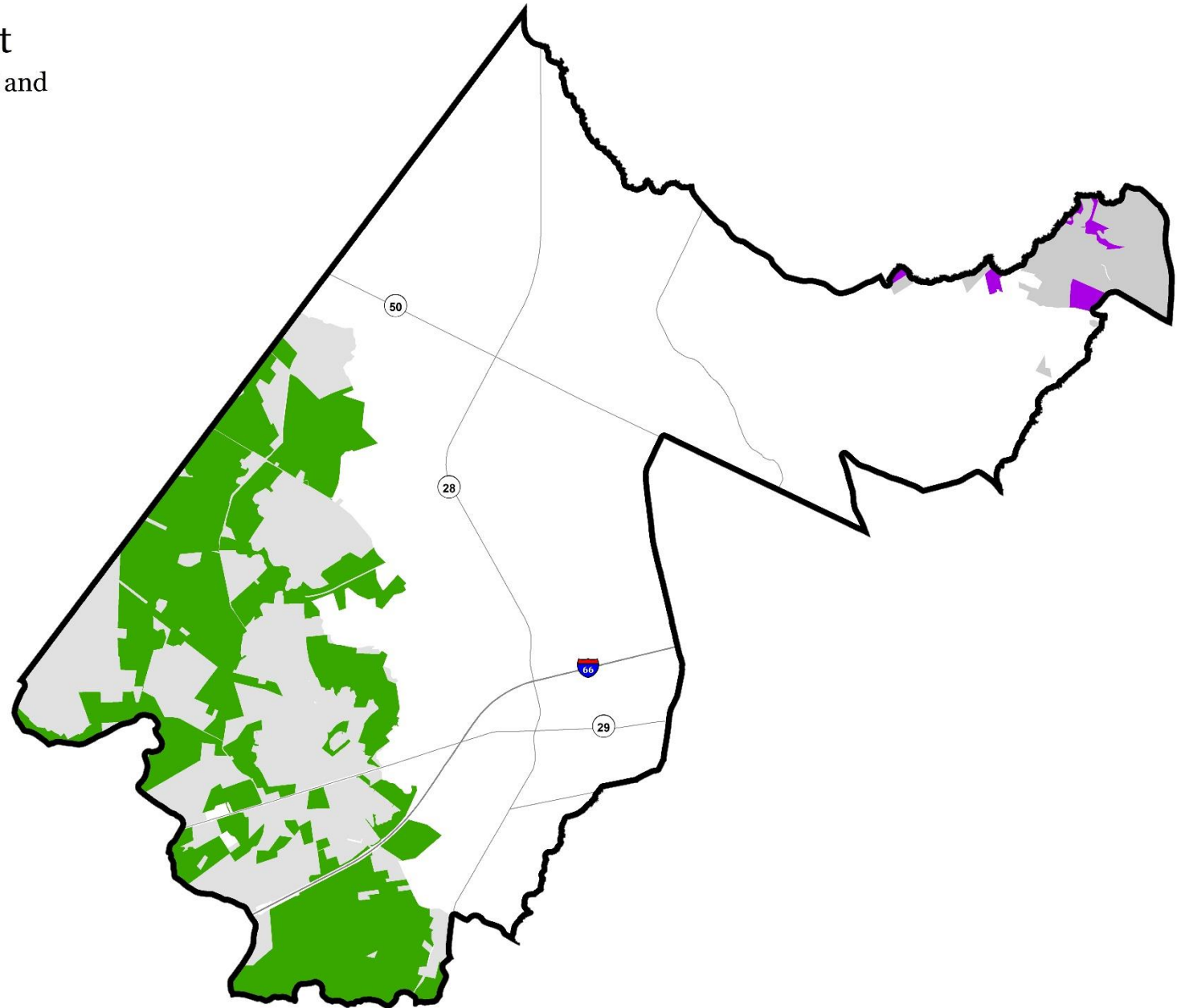
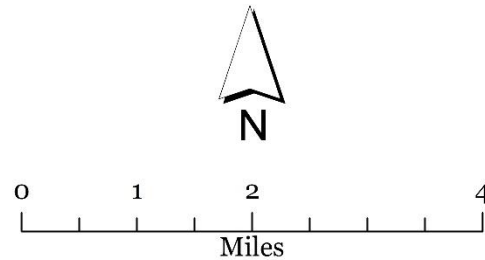
Sully Supervisor District

Private Parcels 20+ Acres Zoned R-C and
Parcels 20+ Acres Zoned R-E



-  Supervisor District
-  R-E Zoned Parcels Over 20 Acres
-  R-E Zoning Districts
-  R-C Zoned Parcels Over 20 Acres
-  R-C Zoning Districts

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



Schedule

February – April	Public Outreach
June	Board Authorization
July	Planning Commission Public Hearing
September 2020	Board of Supervisors Public Hearing

Discussion

Agritourism Questions

Are you comfortable with the tiered approach to regulating Seasonal Festivals and Special Events?

- Acreage
- Number of Attendees
- Number of Days

Agritourism: Seasonal Festivals & Special Events

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(2) Board may approve a Special Exception to exceed limitations of this chart

Country Inn Questions

For a Country Inn use, what is your comfort level with:

- Acreage
 - Minimum of 20 acres (currently proposed)
 - Minimum of 30 acres
 - Minimum of 40 acres

Country Inn Questions

For a Country Inn use, what is your comfort level with:

- Number of Guest Rooms
 - Up to 20 Guest Rooms
 - Up to 40 Guest Rooms
 - Sliding scale based on acreage
 - Determined by the Board through the Special Exception process

Country Inn Questions

For a Country Inn use, what is your comfort level with:

Number of Attendees

- 100 attendees
- 200 attendees
- 300 attendees
- Determined by Board through the Special Exception

Number of Events in excess of the permitted number of Attendees

- None
- 6 events per calendar year
- 12 events per calendar year
- Determined by Board through the Special Exception





Visit the
Agritourism webpage:

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

Sully Supervisor District

Agricultural & Forestal Districts



-  Supervisor District
-  Agricultural and Forestal Districts

