

Apply in person, by mail, or email: Department of Planning and Development
Zoning Permits Section
12055 Government Center Parkway, Suite 250
Fairfax, Virginia 22035-5505
DPZMailforZPRB@fairfaxcounty.gov

Office hours: 8:00 a.m. to 4:00 p.m., Monday through Thursday
9:15 a.m. to 4:00 p.m., Friday

Phone Number: 703-222-1082

Approval of your application is contingent upon all required information being provided and the use allowed. Permission is not transferable to any other resident, address, or occupation. Violation of any of these limitations may be cause for revocation of this approval.

Additional Permits May Be Required

In addition to an administrative permit from Zoning, your agritourism activity may require a permit from other agencies. Contact information for other agencies is listed below:

Permit Application Center | 703-222-0801 | LDSBuildingPermits@fairfaxcounty.gov
Health Department (Sanitation) | 703-246-2201 | hdehd@fairfaxcounty.gov
Health Department (Food Service) | 703-246-2444 | hdehd@fairfaxcounty.gov
Fire Marshall | 703-246-4849 | fire.revenuepermits@fairfaxcounty.gov
Animal Protection Unit | 703-691-2131 | chief@fairfaxcounty.gov
VDOT | 703-259-1773 | NOVAFairfaxPermits@VDOT.Virginia.gov

FOR STAFF USE ONLY

Zoning District: _____

Transportation Management and Parking Plan meets requirements? (Yes/No) _____

Description of Sanitary Arrangements and Facilities meets requirement? (Yes/No) _____

Notes: Any noise, including music, must be in compliance with Chapter 108.1 of the Fairfax County Code ([Noise Ordinance](#)).

This approval is based upon the facts presented in your request and the applicable Fairfax County Zoning Ordinance provisions in effect as of the date of issuance. If the facts as presented change or if the applicable provisions of the Zoning Ordinance change subsequent to the issuance of this approval, the approval may be subject to modification or may be void.

Permit Number: _____

Expiration Date: _____

Issued by: _____ Date: _____

This permit expires without notice at 11:59 p.m. on the expiration date. This permit may be renewed with approval of the Zoning Administrator. Any subsequent expansion or change of permit holder of the Tier 4 agritourism administrative permit will require submission of a new permit application.

AGRITOURISM USE-SPECIFIC STANDARDS

All agritourism activities are subject to the following use-specific standards per Article 4 of the Zoning Ordinance:

Standards when permitted by right:

- (1)** Parking must be located on the same lot(s) as the agricultural operation and is not permitted within any public right-of-way. Regardless of subsection 6100.2.C.—to encourage minimal land disturbance and to discourage land cover changes, such as removal of trees or other vegetation—parking spaces are not required to be designated or located on a paved surface. For the purpose of subsection 4102.2.B, a paved surface includes asphalt, poured or precast concrete, brick, stone, or similar impervious surface, but it does not include gravel or grass pavers.
- (2)** In the R-C District, paved surfaces outside a building are permitted in accordance with any applicable stormwater quality and quantity requirements, and the following standards:
 - (a)** When in association with Tier 1 or Tier 2, paved surfaces outside of a building are limited to a total of 2,500 square feet of the lot(s) comprising the agricultural operation.
 - (b)** When in association with Tier 3 or Tier 4, paved surfaces outside of a building are limited to a total of 5,000 square feet of the lot(s) comprising the agricultural operation.
- (3)** The total number of attendees per day is limited per the table below. The Board may approve a special exception for Tiers 1, 2, and 3 to exceed the number of attendees and may approve a special exception for Tier 4 to exceed the number of days allowed by administrative permit.

Tier: Acreage of lot(s) comprising the Agricultural Operation [1]	Total Attendees per Day
Tier 1: 7 to less than 10 acres	75
Tier 2: 10 to less than 20 acres	150
Tier 3: 20 to less than 80 acres	300
Tier 4: 80 acres or more	350
Note: [1] At least 7 acres within each Tier must be dedicated to agricultural production and meet the definition of agricultural operation.	

- (4)** Agritourism uses, events, or activities must not include any of the following:
 - (a)** Helicopter rides;
 - (b)** Fireworks displays;
 - (c)** Antique/flea markets;
 - (d)** Go-cart/all-terrain vehicle tracks;
 - (e)** Mechanized amusement park rides;
 - (f)** Hot air balloons;
 - (g)** Spa services;
 - (h)** The operation of a commercial restaurant requiring approval by the Health Department; or
 - (i)** Any other similar use determined by the Zoning Administrator to have a substantial impact on the health, safety, and welfare of the public.

Standards when permitted by administrative permit:

- (5)** Tier 4 agritourism activities that exceed 350 total attendees per day may be permitted by administrative permit, subject to the following requirements:
 - (a)** More than 350 attendees are permitted per day for no more than 150 days per year;
 - (b)** An administrative permit is valid for a period of two years and may be renewed on a five-year basis with approval of the Zoning Administrator. Any subsequent expansion or change of permit holder of the Tier 4 agritourism administrative permit may require submission of a new permit application as determined by the Zoning Administrator;
 - (c)** A description of sanitary arrangements and facilities to be used by the public and employees must be submitted with the application; and
 - (d)** A transportation management and parking plan must be submitted with the application. The plan must demonstrate that adequate parking is provided on-site, detail how attendees will enter and exit the property, and include measures that will be taken to prevent traffic stacking on the public right-of-way.

Standards when permitted by special exception:

- (6)** The Board may approve a special exception to modify one or more of the standards as identified in the subsections below:
 - (a)** Subsection B(2) to exceed the land area permitted for paved surfaces in the R-C District.
 - (b)** Subsection B(3) to allow for Tiers 1, 2, and 3 to exceed the total number of attendees per day and for Tier 4 activities to exceed the number of days per year permitted by an administrative permit.
- (7)** A description of the sanitary arrangements and facilities to be used by the public and employees must be submitted with the application.
- (8)** A transportation management and parking plan must be submitted with the application. The plan must demonstrate that adequate parking is provided on-site, detail how attendees will enter and exit the property, and include measures that will be taken to prevent traffic stacking on the public right-of-way.
- (9)** An application to exceed the paved surfaces limitation in subsection B(2) requires the applicant to demonstrate that adequate measures will be taken to address water quantity impacts and prevent water quality degradation, such as meeting water quality requirements on-site through runoff reduction practices to the maximum extent practicable.