



Agritourism

Proposed Zoning Ordinance Amendment

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Planning Commission's Land Use Process Review Committee
January 14, 2021

History

July
2019

- Creation of Workgroup
- Shaping amendment

February
2020

- Released Proposal
- Land Use Policy Committee
- Public Outreach (in person)

July
2020

- Released Revised Proposal
- Public Outreach (virtual)

September
2020

- Started preparing Draft Text and White Paper

January
2021

- Planning Commission Land Use Process Review Committee

Agritourism Overview

- Impact of Code of Virginia
- When and where is agritourism permitted?
- Proposal
 - Definitions
 - Type of activities
 - Tiered approach
 - Standards

Agritourism Definition

Agritourism

Any activity accessory to an agricultural operation that allows members of the general public to view or enjoy rural activities for recreational, entertainment, or educational purposes, regardless of whether the participant paid to participate in the activity. Agritourism does not include farm winery, limited brewery, or limited distillery. Agritourism activities include but are not limited to the following:

1. Farm tours, including educational or entertainment programs, workshops, or demonstrations;
2. Harvest-your-own activities;
3. Seasonal festivals and attractions, including crop mazes or hayrides;
4. Hiking, horseback riding, and other natural activities; and
5. Other activities as determined by the Zoning Administrator.

Agritourism Activities: Revised Approach

Tier	Total Attendees per Day	Advertised Range
Tier 1: 5 to less than 10 acres	75	50 to 150
Tier 2: 10 to less than 20 acres	150	100 to 200
Tier 3: 20 to less than 80 acres	300	250 to 350
Tier 4: 80 acres or more	350	300 to 400

Agritourism Standards

All Agritourism Uses

- Parking must be located on the same lot as agricultural operation
- Number of attendees are limited by tiers in table

Administrative Permit

- Tier 4 activities that exceed 350 total attendees per day up to 150 days per year
[Advertised range: 100 to 150 days per year]
- Permit valid for 2 years and may be renewed on 5-year basis
- Transportation management and parking plan required

Special Exception

- May be sought to:
 - Exceed number of attendees permitted in Tier 1, 2, 3, and 4
 - Exceed the number of days permitted by administrative permit in Tier 4
- Transportation management and parking plan required

Related Changes

Bed and Breakfast

Propose a by-right option when in conjunction with an agricultural operation with limitation on events

Food Trucks

Permit in association with an agritourism use, limited brewery, limited distillery, or a farm winery with limitations on hours and location

Farm Worker Housing

Define and expand current provisions including size, location, and covenant requirements

Wayside Stands

Permit permanent structures, expand size and location regulations for those located on 80 acres or more, expand products that can be sold, and only allow in conjunction with an agricultural operation

Outreach to Date

- Agricultural and Forestal Districts Advisory Committee
- Agritourism Workgroup
- Clifton Town Hall
- Fairfax Food Council: Urban Agriculture Workgroup
- Great Falls Citizens Association
- Hunter Mill Land Use Committee
- Mason Neck Citizens Association Board of Directors
- LDS Regional Collaboration Meeting
- South County Federation Land Use Committee
- Springfield Land Use Committee
- Sully District Council of Citizens Association and West Fairfax Council of Citizens Association Joint Meeting
- zMOD's Citizen Advisory Group
- zMOD's Land Use Attorneys Monthly Work Group

Proposed Schedule

Date	Item
January 14, 2021	Planning Commission's Land Use Process Review Committee
February 2, 2021	Board's Land Use Policy Committee
March 23, 2021	Board Authorization to advertise public hearings
April 21, 2021	Planning Commission Public Hearing
June 8, 2021	Board of Supervisors' Public Hearing

Effective with zMOD



Visit the
Agritourism webpage:

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