

O-2024-017

AN ORDINANCE (O-2024-017) TO AMEND ARTICLES 16 AND 22 OF THE GREENE COUNTY ZONING ORDINANCE. THE AMENDMENTS CONSOLIDATE AGRITOURISM, FARM BREWERY, FARM WINERY, FARM DISTILLERY, AND ACTIVITIES AT AGRICULTURAL OPERATION REGULATIONS INTO ONE ARTICLE, REVISE EVENT LIMITS (30 EVENTS/150 ATTENDEES BY RIGHT), UPDATE STRUCTURE SIZE THRESHOLDS, REQUIRE A SPECIAL USE PERMIT FOR OUTDOOR AMPLIFIED MUSIC, ADD OR UPDATE STANDARDS FOR LIGHTING, PARKING, RESTROOM FACILITIES, SIGNAGE, FOOD TRUCKS, KITCHEN AND CATERING ACTIVITIES, AND EMERGENCY ACCESS, UPDATE DEFINITIONS AND AMEND THE REGULATIONS FOR FARM STANDS, SALES, AND MARKETS. (OR24-002)

**WHEREAS**, Sections 15.2-1427 and 15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof; and

**WHEREAS**, Sections 15.2-2280, 15.2-2285, and 15.2-2286 of the Code of Virginia, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

**WHEREAS**, it is desired to amend the Greene County Zoning Ordinance, Article 22: *Definitions* by updating and adding definitions related to agricultural activities and events, and amending the uses allowed by-right and by special use in Article 16 to consolidate agritourism, farm brewery, farm winery, farm distillery, and activities at agricultural operation regulations into one article, revise event limits (30 events/150 attendees by right), update structure size thresholds, require a Special Use Permit for outdoor amplified music, add or update standards for lighting, parking, restroom facilities, signage, food trucks, kitchen and catering activities, and emergency access, update definitions and amend the regulations for farm stands, sales, and markets; and

**WHEREAS**, this amendment of the Greene County Zoning Ordinance is required to serve the public necessity, convenience, general welfare, and good zoning practice pursuant to Section 15.2-2286(A)(7) of the Code of Virginia, as amended; and

**WHEREAS**, on December 17, 2025 the Greene County Planning Commission held public hearings on this matter, and all of those who spoke on this topic were heard; and

**WHEREAS**, on December 17, 2025, the Greene County Planning Commission voted (4-1) to recommend to the Board of Supervisors approval of the request to amend the Greene County Zoning Ordinance, Article 22: *Definitions* by updating and adding definitions related to agricultural activities and events, and amending the uses allowed by-right and by special use in Article 16 to consolidate agritourism, farm brewery, farm winery, farm distillery, and activities at agricultural operation regulations into one article, revise event limits (30 events/150 attendees by right), update structure size thresholds, require a Special Use Permit for outdoor amplified music, add or update standards for lighting, parking, restroom facilities, signage, food trucks, kitchen and catering activities, and emergency access, update definitions and amend the regulations for farm stands, sales, and markets; and

**WHEREAS**, the Greene County Board of Supervisors caused to be published a notice of public hearing on this matter in the Piedmont Journal Recorder on February 10, 2026 and February 17, 2026; and

**WHEREAS**, the full text of this amendment was available for public inspection in the Greene County Administration Building, Room 226, 40 Celt Road, Stanardsville, Virginia 22973.

**NOW, THEREFORE**, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF GREENE that the adoption of the modifications the Greene County Zoning Ordinance, Article 22: *Definitions* by updating and adding definitions related to agricultural activities and events, and amending the uses allowed by-right and by special use in Article 16 to consolidate agritourism, farm brewery, farm winery, farm distillery, and activities at agricultural operation regulations into one article, revise event limits (30 events/150 attendees by right), update structure size thresholds, require a Special Use Permit for outdoor amplified music, add or update standards for lighting, parking, restroom facilities, signage, food trucks, kitchen and catering

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activities, and emergency access, update definitions and amend the regulations for farm stands, sales, and markets are approved:

**ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON FEBRUARY 24, 2026.**

Motion:

Second:

Votes:

Votes:

Catalano: \_\_\_\_\_

Hartung: \_\_\_\_\_

Goolsby: \_\_\_\_\_

Lamb: \_\_\_\_\_

\_\_\_\_\_  
Steve Catalano, Chair  
Greene County Board of Supervisors

ATTEST: \_\_\_\_\_  
Cathy Schafrik, Clerk  
Greene County Board of Supervisors