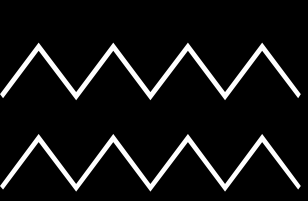


OR #24-004: Agritourism Ordinance Amendments

Work Session— Board of Supervisors
Staff Presentation
August 25, 2026

Important Legal Note

This working draft is structured to reduce conflict with Virginia law by preserving protected agricultural, agritourism, farm-winery, limited-brewery, and limited-distillery activities unless a substantial impact on public health, safety, or general welfare is established.



Regulations Reorganized and Clarified



Definitions Simplified



- Agritourism Consolidated



- State-Law Protections Clarified



- Substantial Impact Strengthened



- Review Standards Simplified

Current Ordinance Template

Table A	By right	By right with Zoning Clearance	Special Use Permit
Farm Wineries	Production, harvesting, storage, sales, tasting, agritourism activities; Agritourism or farm winery events or retail sales generating Less than or equal to 200 vehicle trips/day & occurring on sites greater than or equal to 10 acres in size. Less than or equal to 24 agritourism or farm winery events/year with less than or equal to 400 attendees at any time; Structures for agritourism or farm winery sales Less than or equal to 4,000 square feet	Outdoor amplified music (new establishments) Agritourism or farm winery events or retail sales generating either greater than 200 vehicle trips/ day or occurring on sites less than 10 acres in size¹; greater than 24 agritourism or farm winery events per year with less than 400 attendees at any time	Structures for agritourism or farm winery sales greater than 4,000 square feet; Events greater than 400 attendees at any time

Proposed Ordinance Template

Table A	By right with a zoning permit	Special use permit (SUP)
	Production, harvesting, storage, sales, tasting, and agritourism activities. Noise associated with outdoor wedding ceremonies, including speaking and music. This does not apply to receptions or celebrations held before or after a wedding. Less than or equal to 30 agritourism events, farm winery events, farm brewery events, farm distillery events, and activities at agricultural operations events per year with less than or equal to 150 attendees at any time. Events or retail sales for agritourism, farm winery, farm brewery, farm distillery, and activities at agricultural operations generating less than or equal to 150 vehicle trips per day. Events or retail sales for agritourism, farm winery, farm brewery, farm distillery, and activities at agricultural operations occurring on sites greater than or equal to 10 acres in size. Structures for agritourism, farm winery events, farm brewery, limited distillery, and activities at agricultural operations with a building footprint of less than or equal to 4,000 square feet with no more than two stories above grade.	Outdoor amplified music Events or retail sales for agritourism, farm winery, farm brewery, farm distillery, and activities at agricultural operations generating greater than 200 vehicle trips per day Greater than 30 agritourism or farm winery, farm brewery, farm distillery, and activities at agricultural operations events per year, Greater than 150 attendees at any time. Events or retail sales for agritourism, farm winery, farm brewery, farm distillery, and activities at agricultural operations occurring on sites less than or equal to 10 acres in size. Structures for agritourism, farm winery, farm brewery, farm distillery, and activities at agricultural operations greater than 4,000 square feet building footprint with more than two stories above grade.

2015 Current Ordinance

- By-right without a zoning certification
 - Less than 200 trips
 - Greater than 10 acres
 - < 400 attendees
 - < 24 events or fewer
 - Structures less than 4,000 ft²
- Zoning Certification Required If:
 - Outdoor Amplified Music
 - >200 Vehicle Trips
 - < 10 acres
 - >24 events
 - < 400 attendees
- Special Use Permit
 - > 400 attendees
 - Structures > 4,000 ft²

2025 Proposed Ordinance

- By-right without a zoning certification has been removed
- Zoning Certification (By Right with a ZC)
 - > 10 acres
 - < 150 attendees
 - < 30 events
 - < 4,000 ft² (building footprint and no more than two stories above grade)
- Special Use Permit Required IF:
 - < 10 acres
 - > 30 events
 - > 150 attendees
 - > 4,000 ft² (building footprint and no more than two stories above grade)
 - Outdoor amplified music

- Farm Wineries, Brewery, Limited Distillery, Agricultural Events, and Activities at Agricultural Operations



Questions and Discussion
