

ZONING PRACTICE

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PRACTICE AGRITOURISM

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Agritourism Zoning Down on the Farm

By Rebecca Retzlaff, AICP

Imagine taking the family on a weekend excursion to a rural farmstead located just outside the edge of the city.

You stay at a bed-and-breakfast and wake up to the scent of fresh organic free-range eggs, homemade soy links, and a newly opened jar of canned applesauce. After an early morning tour of the farm, the children try their hand at milking cows while the parents take a lesson in home canning and food preservation.

Sound like a utopian rural getaway? To a planner, images of rural roads clogged with weary urbanites, non-contextual billboards and signs, stores selling plastic cow lighters, and the ruins of historic barns may come to mind. The balance between agricultural tourism and the preservation of rural character is tricky. An agritourism ordinance can be an effective way to manage this growing trend.

This issue of *Zoning Practice* examines how planners can balance the need to preserve rural character and farming practices while allowing for agritourism enterprises in agricultural districts. It also describes the need for agritourism and the benefits that can be derived from establishing an agritourism industry. Two agritourism zoning approaches will be discussed: A comprehensive approach that regulates multiple types of agritourism uses, and a piecemeal approach addressing only certain elements of agritourism.

ADDING VALUE TO AGRICULTURE

For many farmers, the draw of embarking on an agritourism business is to add much-needed income to a small farm operation. According to a 2000 University of Tennessee Agricultural Extension study, the farmer's share of profits from food spending has steadily decreased over the last 30 years while the costs of farming have increased. In 1997, an average of about 21 cents for every dollar spent on food made it

back to the farmer, and that portion slipped to less than 12 cents for purchases at restaurants and fast-food establishments. Much of the money Americans spend on food goes toward packaging (8.5 percent), transportation (four percent), advertising (four percent), and other expenditures that take place after the product has left the farm. Since the mid-1990s, farmers



Agritourism promotes sales of locally grown produce. Pictured here is Nathan Crist, grandson of former Maryland state Senator and farmland preservation advocate James Clark.

have been looking to capture more of the income generated by their products through packaging, processing, marketing, direct sales, and other value-added ventures that can take place on the farm.

Many small farmers also find it difficult to pay property taxes. Often, tax rates for agricultural land are assessed at residential val-

ues, resulting in huge rate increases for farmers in recent years, particularly those located near the urban fringe. Consequently, farmers in these areas are pressured to sell their land to developers. It should come as no surprise that farmers look for alternate income opportunities to save the farm. In short, agritourism is necessary for some farmers.

Agritourism takes many forms, including traditional roadside stands, country stores, and bed-and-breakfast inns, or more innovative enterprises such as festivals, corn mazes, corporate retreats, farm stays, ranch stays, educational classes, and tours.

SOCIAL BENEFITS OF AGRITOURISM

Urban dwellers have much to learn from agritourism, including information about food production, the rural lifestyle, and the need for agricultural preservation. A family vacation to a farm is often not more than a few hours drive, making agritourism attractions an easy alternative to conventional tourist destinations. Furthermore, produce purchased on the farm can be a healthy and less expensive alternative to the selection at urban grocery stores.

Agritourism also can help preserve historic farm structures. Advancements in agricultural technology have rendered many older farm structures virtually useless. Doors may be too small to accommodate new equipment, structures such as corncribs and horse barns may be obsolete, and older barn styles, including round barns, often are too inefficient for the modern needs of farmers. Agritourism provides a myriad of adaptive reuse possibilities for farm structures, including overnight accommodations, festival buildings, retail businesses, or education centers.

ASK THE AUTHOR JOIN US ONLINE!

During April 12–23, go online to participate in our “Ask the Author” forum, an interactive feature of Zoning Practice. Rebecca Retzlaff, AICP, will be available to answer questions about this article. Go to the APA website at www.planning.org and follow the links to the Ask the Author section. From there, just submit your questions about the article using an e-mail link. The author will reply, posting the answers cumulatively on the website for the benefit of all subscribers. This feature will be available for selected issues of Zoning Practice at announced times. After each online discussion is closed, the answers will be saved in an online archive available through the APA Zoning Practice web pages.

About the Author

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AGRITOURISM ORDINANCES

Most zoning ordinances typically allow farming and farming-related uses in agricultural districts but do not recognize tourism as an agricultural or related use. This is a problem for farmers wanting to open agritourism businesses, even if the tourism use is incidental to the farming operation.

While many zoning ordinances address agritourism on a piecemeal basis—incorporating the random provision for wineries, country stores, or food processing—several communities have taken a more comprehensive approach. The key component in preserving rural character is that tourism businesses must be subordinate to farming operations.

Comprehensive approaches can range from the small-scale tourism enterprise to those that are more intensive such as a festival. Howard County, Maryland, has an ordinance that permits value-added processing of agricultural products, agritourism enterprises, and pick-your-own marketing of farm products as accessory uses in many agricultural zones.

Agritourism enterprises in the county must be located on parcels that are at least 100 acres. As an extra incentive for preserving farmland, agritourism also is allowed on any size parcel that is subject to a preservation easement. Under the ordinance, the tourism use must be subordinate to and support the agricultural use. Agritourism may include temporary events such as festivals for marketing and educational purposes provided that they are limited to no more than four events per year and no more than a total of eight days per year. The ordinance also includes requirements for parking, traffic control, and hours of operation.

A similar ordinance from Montgomery County, Virginia, permits farm enterprises by right in the agricultural district, as long as they are subordinate to the primary farming operation. The county also allows other types of value-added enterprises as special uses in the district, including bed-and-breakfast inns, campgrounds, boarding camps, country inns, game preserves, garden cen-

ters, general stores or specialty shops, and rural resorts.

Loudoun County, Virginia, goes a step further by acknowledging rural tourism in the purpose statement of the district. The ordinance states:

Purpose and intent . . . recognize that the county's tourism industry is interconnected with the rural economy and rural economy uses in the district by allowing for tourism uses related to traditional and new agricultural uses, conference and training center uses, and rural activity and special events for tourists . . .

Loudoun County allows for more intensive and varied rural tourism uses in agricultural districts than many other ordinances, including agri-education, agritainment, farm-based tourism, direct-market businesses, wineries, corporate retreat centers, resorts, outdoor recreational establishments, overnight accommodations, and guest farms or ranches. These uses are permitted by right in the agricultural-rural district and other zoning districts. The ordinance includes specific regulations for each use.

For more intensive uses, Loudoun County has taken steps to guarantee the preservation of farming practices and rural character. The farm-based tourism regulations stipulate that the operator of the tourism use must also be the owner, operator, or occupant of the farming use.

Another commonality of many agritourism ordinances is minimum acreage requirements for farms that operate a tourism operation. While some ordinances simply stipulate a minimum acreage, others have varying



A cut-your-own flower operation called Elioak Farm, regulated under Howard County, Maryland's, agritourism ordinance.

Howard County, Maryland, Economic Development Authority

requirements depending on the type of tourism use or event.

The Loudoun County ordinance uses three scales (small, medium, and large) to regulate the lot size, setback, parking, and the size of structures used for the tourism business. These requirements are based on the three scales of tourism uses.

THE PIECEMEAL APPROACH

Most agritourism ordinances deal with this issue on a piecemeal basis. The elements of the regulations vary depending on the type of agriculture practiced in the community and the nature of the area's tourism.

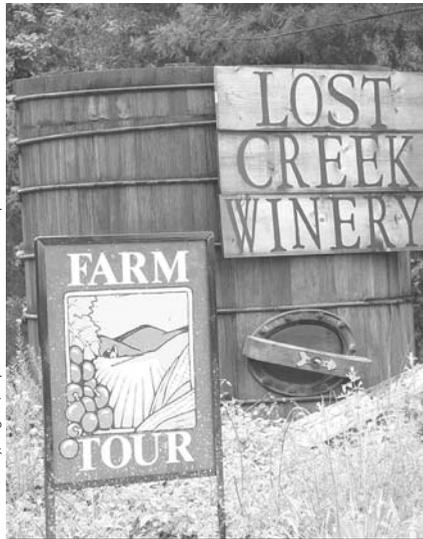
While the piecemeal approach can cover the majority of potential agritourism enterprises in the community, planners invariably will miss important uses. For example, a winery ordinance that bans food sales will inadvertently prohibit the sale of cheese and other food products that normally accompany such a use. Similarly, an ordinance that is intended to regulate apple cider mills and pumpkin patches might fail to allow for fall harvest festivals, corn mazes, or hay rides.

DIRECT FARM MARKETING AND PROCESSING

Ordinances for direct marketing of agricultural products vary depending on the type of agriculture practiced in the area. Ordinances that allow retail sales often seek to protect an area from too many commercial businesses by regulating product type and origin. For example, some ordinances require that a percentage of the product be produced on the farm. Others require that the retail sales be supplementary to the farming practice. Some ordinances state that, if the agricultural use ends, so must the retail use. These requirements help to protect rural character by assuring that the retail use fits in with the community and is of an appropriate scale. For example, Guilderland, New York, allows—with a special use permit—grower-owned and operated commercial farm markets, lawn and garden supply centers, and sales of crafts, specialty foods, antiques, bakery items, and other products where 60 percent of the gross sales come from products grown, raised, produced, processed, or manufactured on the farm.

In parts of the country where wineries are important to the local economy, winery-

related agritourism can flourish. Some winery ordinances promote tourism by permitting uses that are supplementary to wine sales on the same parcel. Famous Napa County, California, allows many tourism uses, but only upon issuance of a conditional use permit. The ordinance permits bottling and storage of bottled wine when in conjunction with a winery. Wine marketing



Loudoun County, Virginia, Department of Economic Development

In some parts of the country, wineries compromise an important part of the rural economy.

and retail sales are permitted when the use is incidental, related, and subordinate to the primary operation of the winery as a production facility. Likewise, tours and displays of art or historical items are permitted only when accessory to a winery.

Some ordinances take the concept of site-grown products even further by requiring that off-site products come from nearby farms. Napa County requires that 75 percent of the grapes used in wine production be grown in the county. Peninsula Township, Michigan, permits farm processing facilities, including the sale of fresh and processed produce, in its agricultural district as long as the majority of it is grown on the farm. Additionally, 85 percent of the product must be grown on the Old Michigan Peninsula, where the township is located. Wine tasting also is allowed in the agricultural district, as long as 85 percent of the juice is grown on the peninsula.

Officials argue that the Peninsula Township ordinance protects the rural area from too many commercial uses by limiting retail sales to by-products of those produced at the retail establishment. Sales of corkscrews and wine glasses are permitted, whereas clothing, coffee cup, and bumper sticker sales are not.

RECREATIONAL ACTIVITIES

Agritourism often accompanies passive or active recreational activity. Festivals and tours typically invite more recreational activities than bed-and-breakfast inns or retail sales uses. Planners must understand the land-use implications of each.

Recreational activities not listed as permitted uses can be regulated through temporary use permits. These set limits on the number and extent of the recreational activities, including the number of employees and land area devoted to the special use. Temporary use permits can cover events such as festivals, hayrides, and corn mazes. Other types of recreational activities that are more permanent in design, such as tours and petting zoos, should be regulated as permanent uses.

Some ordinances allow only festivals and other special events for a limited number of days per year. The length of temporary recreational uses varies considerably, and some ordinances allow events to occur on farms for up to several months. The Albemarle County, Virginia, ordinance says wineries can host special events such as private parties, wedding receptions, or conferences, up to 12 days per year. The county allows no more than 150 people at each event and attendance is limited to guests with invitations or reservations. A special use permit must be obtained prior to the event. The ordinance also allows festivals up to four times per year, each for three consecutive days. Festivals may be open to the general public.

As more agricultural land is devoted to tourism, some uses will become appropriate for commercial zones. For example, Los Ranchos, New Mexico, allows guest ranches as a conditional use only in its retail-commercial zone. The definition of guest ranch—a fairly intensive use—explains why this is so.

The use includes recreational activities such as horseback riding, swimming, tennis, shuffleboard, and dining facilities.

MANAGING MULTIPLE USES

Because agritourism frequently requires several uses per site, including residential accommodations, retail sales, and recreational activities, the governing regulations must manage them effectively. Of course, there is an inherent risk to rural character with multiple uses. Peninsula Township addresses this risk through its Winery-Chateau Ordinance. In the ordinance, a winery with residential accommodations is allowed as a special use in the agricultural district. Winery chateaus may consist of a winery, guest rooms, manager's residence, and single-family residences. Meeting rooms, food and beverage services, recreational activities, outdoor gatherings, and other accessory uses are for registered guests only, and no rental recreational equipment such as snowmobiles is allowed.

The principle use on the agricultural site is the winery. Multiple uses are accommodated by assigning "area equivalents" to the principal and supporting uses. The minimum site area for a winery-chateau is 50 acres, and the site must be developed as an integrated whole. A minimum of 75 percent of the site shall be used for active production of crops that produce wine. Each principal and supporting use is assigned an area equivalent acreage. The sum of the area equivalents must not exceed the actual site area. Each winery, manager's residence, and single-family residence is assigned five acres, and guest rooms are assigned five acres for every three rooms. However, the ordinance only allows a maximum of 12 guest rooms and six single-family residences on one site. For example, a 55-acre farm would be allowed to develop one winery (five acres), nine guest rooms (15 acres), one manager's residence (five acres) and six single-family residences (30 acres). Alternatively, the farm could substitute one less single-family residence for three additional guest rooms, or some other combination of uses that meet the requirements of the ordinance.

Another way to manage multiple uses is to create an overlay zone or a separate agri-

tourism zone. For this, Los Ranchos created a new zoning district—the agricultural-commercial (AC) zone. Los Ranchos allows any property in its agricultural zones to use AC zoning if certain conditions are met, including the condition that at least one acre or 66 percent of the lot area, whichever is larger, be dedicated to open space or agricultural uses. The AC zone allows by-right wineries, bed-and-breakfast inns, commercial activities that are associated with agriculture, and recreational activities such as rodeos, polo grounds, and equestrian academies. As with most ordinances, retail sales are limited to products associated with the farming operation, and the ordinance sets limits on hours of operation, signage, and special events.

LEARNING FROM EXPERIENCE

Despite concerns that tourism will erode the rural character of agricultural areas, experience proves that thoughtful zoning can alleviate many agritourism impacts.

Ginger Myers, Agricultural Economic Development Specialist for the Howard County Economic Development Authority, says the agritourism enterprises in the county are secondary to the primary farming operation on the site and that the impetus for the county's

agritourism ordinance was to add value to agriculture and preserve farmland. "We were looking for pursuits for agri-income that would also preserve farmland," she says. "Agritourism by its very nature is not looking to be commercialized; it is family-oriented," Myers says, conceding that agritourism is not for everybody.

The Loudoun County ordinance is effective at preserving the rural character of agricultural districts. Louis Nichols, the county's agricultural development officer, says, "So far we have been pretty lucky...our regulations are pretty tight about the performance standards." He says, "When you start with farms that produce a product, and generally the farmers live there, they do not want to over-commercialize for themselves—their own lifestyle."

Peninsula Township planner, Gordon Hayward, says there is perennial concern from residents, farmers, and township officials about over-commercializing agricultural areas. "This issue becomes evident when any zoning ordinance amendment is proposed that would allow retail sales of nonagricultural products or that would allow additional nonproduction activities on land zoned [as] agriculture," Hayward says. He is especially concerned about the impact of tourists on adjacent



Many agritourism ordinances include regulations for recreational activities such as farm tours, petting zoos, and hay rides.

Loudoun County, Virginia, Department of Economic Development

RELATED DEFINITIONS

agritainment Events and activities such as corn mazes, hay rides, and petting zoos, that allow for recreation, entertainment, and tourism in conjunction with agriculture support and services directly associated with on-going agricultural activity on-site. (*Loudoun County, Virginia*)

agritourism enterprise Activities conducted on a working farm and offered to the public or to invited groups for the purpose of recreation, education, or active involvement in the farm operation. These activities must be related to agriculture or natural resources and incidental to the primary operation on the site. This term includes farm tours, hayrides, corn mazes, classes related to agricultural products or skills, picnic and party facilities offered in conjunction with the above, and similar uses. (*Howard County, Maryland*)

direct-market business A commercial enterprise in which agricultural products are produced on a site and marketed and sold directly to consumers without an intermediate wholesaler or distributor other than a farm co-op organization. Direct market business may include enterprises such as pick-your-own operations, and operations in which delivery of products is made directly to consumers, such as “farm share” arrangements under which periodic delivery of farm products is made for a subscription fee. (*Loudoun County, Virginia*)

farm-based tourism Tourism events which focus on visitation of farms, including organized farm tours and participatory farm vacations. (*Loudoun County, Virginia*)

farm enterprise An agricultural or silvicultural-based process, activity, or business use of a property that is subordinate to and conducted in conjunction with an ongoing bona fide agricultural, horticultural, aquacultural, or silvicultural operation. Activities of a farm enterprise may include, but are not limited to the following

uses such as secondary processing and/or retail sale of agricultural, horticultural, or silvicultural products, farm tours, petting, feeding, and viewing of farm animals, hayrides, annual festivals, crop mazes, animal walks, and horse and pony rides. (*Montgomery County, Virginia*)

guest ranch A use incorporating two or more guest rooms, other than a boardinghouse, hotel, or motel, and including outdoor recreational facilities, such as, but not limited to, horseback riding, swimming, tennis courts, shuffleboard courts, barbecue and picnic facilities, and dining facilities intended primarily for use by guests of the guest ranch. (*Village of Los Ranchos, New Mexico*)

marketing of wine Any activity of a winery...which is conducted at the winery and is limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis..., and may include food service without charge except to the extent of cost recovery when provided in association with such education and development. (*Napa County, California*)

rural economy uses An array of agricultural and equine enterprises, tourist attractions and services, and commercial businesses that are land based, depend on large tracts of open land and the area’s rural atmosphere. (*Loudoun County, Virginia*)

tours and tastings Tours of [a] winery and/or tastings of wine, where such tours and tastings are limited to members of the wine trade, persons invited by a winery who have pre-established business or personal relationships with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. (*Napa County, California*)

farms. “Complaints by these customers and visitors on the normal noise, spraying, devices to discourage birds such as distress calls or noise generating devices, etc., are a concern. Another concern is trespass into orchards or vineyards where chemicals are being used or damage to irrigation systems might take place.”

To address such concerns, agritourism ordinances in Peninsula Township go under periodic review. Hayward says the township will address the commercialization issue in a future revision of the township’s master plan. “The amendment will clarify the extent and nature of nonproduction activities on land zoned for agriculture,” he says. Hayward also says the owners of agritourism businesses

understand the importance of rural character to their marketing efforts and he claims that agritourism will benefit farmers even after the tourists have left by encouraging them to purchase locally grown produce back home.

Despite the benefits of agritourism, there are significant land-use impacts for planners to consider. Local planning officials must find a sensible balance between preserving rural character and allowing farmers to generate enough income to preserve a way of life that stretches back for generations.

A packet of agritourism ordinances and information, including those discussed in this article, is available to *Zoning Practice* by contacting Michael Davidson, Editor, *Zoning Practice*, American Planning Association,

122 South Michigan Avenue, Suite 1600, Chicago, IL, 60603, or send an e-mail to mdavidson@planning.org. ■

WEB-BASED ENHANCEMENTS FOR ZONING PRACTICE

In order to enhance the reading experience for *Zoning Practice* subscribers, we have provided an Agritourism Matrix that summarizes the ordinances featured in this article on the *Zoning Practice* web pages of APA’s website. We invite you to check out this enhancement at www.planning.org/ZoningPractice/currentissue.htm. We will do this whenever we determine that we can use the Internet to heighten the informational value we are delivering to our subscribers.

AGRITOURISM RESOURCES

- Agri-Business Council of Oregon: www.aglink.org/
- Center for Profitable Agriculture: cpa.utk.edu/
- Howard County, Maryland, Department of Planning and Zoning: www.co.ho.md.us/DPZ/DPZ_Homepage.htm
- Loudoun County, Virginia, Office of Rural Economic Development: www.rural-loudoun.state.va.us/
- Michigan Land Use Institute, New Entrepreneurial Agriculture: www.mlui.org/
- Michigan State University Extension Tourism Area of Interest Team: www.tourism.msu.edu/
- Peninsula Township, Michigan: www.peninsulatownship.com/
- University of California Small Farm Center: www.sfc.ucdavis.edu/agritourism/agritour.html
- University of Tennessee Agricultural Extension: www.utextension.utk.edu/



NEWS BRIEFS

CHICAGO LAUNCHES INTERACTIVE ZONING WEBSITE

By Lynn M. Ross

The Chicago Department of Planning and Development launched a state-of-the-art zoning website in December. Nearly two years in the making, the interactive website is designed to provide Chicago residents access to the city's most current zoning maps. The website is an offshoot of the comprehensive rewrite of the zoning ordinance currently underway.

Visitors to the website can search for a location using one of three methods: street address, intersection, or ward number. Once the general zoning map is displayed, a variety of map layers are available for selection using the right-hand menu. The maps provide zoning classifications and transit station and route locations. Users of the site also can view schools, parks, street locations and street names, cemeteries, ward office locations, city and ward boundaries, municipality names, bodies of water, public and private lakefront access areas, special districts, and planned manufacturing districts. The technology even makes it possible to locate public facilities as small as curbs.

The menu on the left has 11 additional map features, including four different zoom capabilities, a panning function to take users around the city, and a tool to measure distance between locations. Users also can dis-

play an overview map, clear selections, print, retrieve information about the map such as zoning designations, and ask for help.

The zoom tool allows users to view aerial photos of Chicago taken in 2002. When employed, the aerial photo layer becomes available in the right-hand menu. Other unique features include access to planned development data (previously not readily available to the public) and ward office contact information as well as a direct link to the Cook County Assessor's Office website.

The maps also are directly linked to the city's computerized zoning ordinance (CZO). Visitors can access current ordinances simply by clicking the zoning designation displayed on the map. The CZO is updated as changes are enacted by the city council. A topical search function of the CZO will be expanded after the comprehensive rewrite of the zoning ordinance is complete and the new ordinance is posted in its entirety on the website.

This website marks a new era in providing access to current zoning information in

ZONING PRACTICE CORRECTION

Due to an editing error, the phrase "of zoning" was repeated in the opening sentence of the feature article in the January issue. The sentence should read, "This article intends to provoke a discussion about how the venerable tool of zoning may be adapted to create better-planned, better-designed American cities."

Chicago. Previously, zoning maps were only available in hardcopy. Residents and city officials had to rely on manual updates to paper maps whenever zoning changes occurred. To view the maps, residents had to visit city hall or purchase a zoning book for \$150, an expensive and impractical system because the maps often were out of date by the time they were published.

Following the launch of the website, the city underwent a campaign to inform and educate residents about it, including staff-coordinated training sessions with ward officials and neighborhood organizations. To learn more about this project, visit the zoning map website at www.cityofchicago.org/zoningmap or call 312-744-7556. ■

Lynn M. Ross is a research associate with the American Planning Association in Chicago.

Cover photo provided by Loudoun County, Virginia, Department of Economic Development.

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CAN AGRICULTURE AND TOURISM COEXIST?



The Agritourism Matrix

Community	Type of Use	Type of Permit Required	District(s)	Minimum Acreage Requirement	Number of Users/Guests Allowed	Agricultural /Open Space Requirement	Food Service	Activities and Outdoor Gatherings	Retail Sales	Other Provisions
Albemarle County, Virginia	Winery	Permitted	Rural	Not specified	Special events limited to 150 persons	Fifty-one percent of agricultural product used to make wine must be grown on farm.	No commercial kitchen allowed. A kitchen may be used for warming and distribution, but not cooking of food by caterers.	Daily tours permitted. Special events such as meetings, conferences, wedding receptions, and parties up to 12 days per year. Festivals allowed up to four times per year for three consecutive days each.	One location on each farm may be established for the sale and consumption of wine, floor area shall not exceed 1,500 square feet.	Not specified
Bingham Township, Michigan	Winery	Permitted	Agricultural	Ten acres	Not specified	Two planted acres of fruit maintained pursuant to generally accepted management practices. The total land area covered by structures used for wine processing, storage, and sales shall not exceed two percent of the contiguous lot area.	Food service must be accessory to the production of wine and limited to hors d'oeuvres and snacks. All other food for events must be prepared off-site.	Activities associated with wine promotion, appreciation, and education such as weddings, seminars, seasonal events, benefits, and festivals permitted with approval of planning commission and must be secondary to the winery function.	Must be accessory to the production of wine. Wine sales limited to wine and wine-related beverages produced on-site.	Not specified
Carroll County, Maryland	Retreat or conference center	Conditional use	Agricultural	Five acres	The BZA may limit the maximum occupancy.	Uses shall be designed to preserve the maximum amount of land for agricultural purposes.	Meals provided for conference and retreat guests only.	Activities provided for conference and retreat guests only.	Not specified	Not specified
Howard County, Maryland	Agritourism enterprise	Accessory use	Rural Conservation; Rural Residential	One hundred acres or any parcel subject to conservation easement.	Not specified	Must be subordinate to and support agricultural use of the property.	Not specified	Farm-related festivals and events allowed no more than eight days per year	Not specified	Includes regulations for pick-your-own produce, Christmas tree, and flower operations, and farm stands as accessory uses.
Village of Los Ranchos, New Mexico	Agricultural-Commercial zone	Not applicable	Zoning designation may be applied to any property in Agricultural-Residential zone if conditions are met.	Not specified	Special events limited to 50 persons plus seven employees.	One acre or 66 percent of lot area, whichever is larger, must be open space dedicated to agricultural use, exclusive of parking or access areas.	Not specified	Special events permitted up to four times per month. Horse shows permitted up to four times per year.	Retail sales must be directly associated with the agricultural use and must not exceed 500 square feet on lots less than five acres; a maximum of 750 square feet of retail use is allowed on lots larger than five acres.	Bed-and-breakfast of eight or fewer rooms, wineries, rodeo arenas, polo grounds, riding academies permitted. Conference centers, meeting facilities, and larger bed-and-breakfasts allowed as conditional uses.
Loudoun County, Virginia	Corporate retreat (on farm)	Permitted in Agriculture-Rural and Agricultural zones; Special Exception in Joint Land Management Area and Transition-Residential zones.	Agriculture-Rural; Agriculture; Transition-Residential; Joint Land Management Area.	50 acres	Twenty-five users per 50 acres allowed. No more than 100 users on 200 acres without approval.	Seventy-five percent of total acreage must be used for agriculture, forestry, open space, and/or historic preservation.	Food services allowed for employees, trainees, and business visitors only.	Training programs and seminars permitted, recreation facilities allowed for employees and business visitors, other special events subject to approval.	No products shall be sold on-site except those that are clearly incidental and integral to training programs or seminars.	Not specified

Community	Type of Use	Type of Permit Required	District(s)	Minimum Acreage Requirement	Number of Users/Guests Allowed	Agricultural /Open Space Requirement	Food Service	Activities and Outdoor Gatherings	Retail Sales	Other Provisions
Loudoun County, Virginia	Farm-based tourism	Permitted	Agriculture-Rural; Transition-Residential; Joint Land Management Area	Five acres	Up to 800 users per day depending on intensity of use.	Primary use must be agriculture, horticulture, or animal husbandry.	Not specified	Not specified	Not specified	Not specified
Montgomery County, Virginia	Farm Enterprises	Permitted	Agricultural	Not specified	Not specified	Tourism use must be subordinate to and in conjunction with agricultural, horticultural, aquacultural, or silvicultural operation.	Not specified	Activities allowed, including tours, activities, festivals, and animal petting and feeding.	Retail sales and secondary processing of agricultural, horticultural, and silvicultural products allowed.	Bed-and-breakfast, campground, boarding camp, country inn, game preserve, garden center, and rural resort allowed with special use permit.
Napa County, California	Winery	Conditional use	Agricultural Preserve; Agricultural Watershed	10 acres	Not specified	Seventy-five percent of the grapes used in wine production must be grown in Napa County.	Marketing of wine may include food service only without charge except for cost recovery when provided in association with education and development.	Tours and tastings limited to members of the wine trade and persons with an appointment or pre-established business. Display, but not sale of, art and historical items permitted.	Sales of wine fermented or refermented at the winery and wine produced by or for the winery from grapes grown in Napa County allowed.	Square footage of accessory uses shall not exceed 40 percent of the area of the production facility.
Peninsula Township, Michigan	Winery-chateau	Conditional use	Agricultural	50 acres; must be planned as an integrated whole.	Not specified	Seventy-five percent of the site shall be used for crops used in wine production.	Food and beverage service allowed for guests only.	Activities and outdoor gatherings allowed for registered guests only.	Not specified	Guest rooms, manager’s residence, single family residence as “support uses”; facilities, meeting rooms as accessory uses. Remote winery tasting rooms allowed with special use permit
Pinal County, Arizona	Guest ranch	Permitted	Suburban Ranch; Transitional	Four acres	Not specified	Not specified	Restaurant and beverage service must be primarily for ranch guests.	Horses must be for the use of occupants and guests only.	Incidental retail sales and services must be primarily for ranch guests.	Professional offices and personal services must be primarily for ranch guests.
Utah County, Utah	Agricultural Accessory use for the production of value-added agricultural products.	Conditional Use. Property owner must designate a pre-value-added product (agricultural product before value-added establishment) and value-added product (agricultural product produced as a result of the value-added establishment).	Residential-Agricultural	Five acres; must be located in an agricultural protection area.	Not specified	Value-added agricultural use shall not exceed two and one-half acres. Acreage devoted to pre-value-added product shall not be less than 50 percent total acreage of site.	Not specified	Not specified	Value-added product shall not contain less than 50 percent (by weight) of the pre-value added product; 50 percent of pre-value-added product must be grown on-site or on a property in Utah County that is owned or operated by the owner of the value-added operation. Only the designated and approved value-added product shall be produced.	Not specified

This matrix is not exhaustive. Every reasonable attempt was made to achieve accuracy and thoroughness, but variations in ordinance language, format, and local practice made a “complete” matrix impossible. Thus, it is meant only as a quick-reference guide for readers of this article.