Agritourism in Isle of Wight County

Agritourism in Virginia’s New Economy Workshop
February 13, 2018
Background

• Agribusiness historically and currently one of the County’s top industries

• Agriculture and rural character preservation remains one of the community’s long range goals

• Board amended zoning ordinance in 2016 to include agritourism uses
Agritourism Activities Requirements

• Allowed by-right in RAC and RR zoning districts
• Minimum property size of 2 acres
• Dedicated ingress/egress from a state maintained road
• Supplementary setback requirements from property lines for agritourism activities and associated structures
• Zoning permit application with a simplified site plan required prior to beginning any activity
Agritourism Activities Permitted (Examples)

- Agricultural, farm or ranch, including:
  (i) Farmer's market,
  (ii) Seasonal self-pick fruit and vegetable operations.
  (iii) Seasonal outdoor mazes of agricultural origin such as straw bales or corn.
- Agricultural, farm stay
- Farm Wineries
- Farm Breweries
- Agricultural, museum
- Agricultural service operation.
- Aquaculture
- Cider mill
- Dairy
- Commercial Greenhouse