

DRAFT Comparative Review
Jurisdiction Selection Matrix [As of July 31, 2018]

CRITERIA

	Local / Regional Competitor	Similar system of government (county level)	Zoning ordinance that controls agritourism	Similar demographics (affluence, customer base, high land values)	Similar development patterns (close to major metropolitan area)	Designated agricultural reserve or growth boundary	Overall agricultural profile	Comparable or larger agritourism economy, based on 2012 Census of Agriculture farm-related income	Range of agritourism activities	State laws that affect agritourism/zoning	Notes
							MONTGOMERY COUNTY Number of farms: 540 Land in farms: 63,493 acres Avg. Size of Farms: 118 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Soybeans for beans • Corn for grain • Forage-land used for all hay and haylage, grass silage, and greenchop <ul style="list-style-type: none"> • Wheat for grain • Winter wheat for grain 	MONTGOMERY COUNTY \$1,310,000 in income; 10 farms reporting income from agritourism			
JURISDICTIONS											
Regional											
Howard County, MD	X	X	overlay/supplemental zoning district; Agritourism Enterprise definition from zoning: Activities conducted on a 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, farm stays, hay rides, corn mazes, classes related to agricultural products or skills, picnic and party facilities offered in conjunction with the above, and similar uses.	X	X	No, but they do have the Howard County Agricultural Land Preservation Program (under Maryland Ag Land Pres Program))	Number of farms: 293 Land in farms: Avg. Size of Farms: 128 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Corn for grain • Soybeans for beans • Forage-land • grass silage • Winter wheat for grain 	2012 - Did not disclose income [2007 - \$851,000]; 7 farms reporting agritourism	pick-your-own, country stores and markets, The Enchanted Forest (petting farm, hayrides, etc), tea farm, farm heritage museum, hayrides, greenhouses, summer camps, corn maze, livestock farms	X	County has an Agricultural Ombudsman.
Frederick County, MD	X	X	X - Ag tourism enterprises are a natural resource use, "Principal permitted use subject to design regulation" in all zoning districts. However, some uses (such as breweries and roadside stands) are limited to certain districts. Agritourism Enterprise – Activities conducted on a farm and offered to the public or to invited groups for the purpose of education, recreation, or active involvement in the farm operation. These activities shall be related to agriculture and shall be accessory to the primary agriculture operation on the site. This term shall include farm tours, hayrides, corn mazes, seasonal petting farms, farm museums, guest farm, pumpkin patches, "pick your own" or "cut your own" produce, classes related to agricultural products or skills, picnic and party facilities offered in conjunction with the above. No use that is otherwise identified in 1-19-5.310 as permitted with site plan approval or by special exception is permitted as an agritourism enterprise.	X	X	No, but they do have an Agricultural Land Preservation Program (under Maryland Ag Land Pres Program)	Number of farms: 1,308 Land in farms: 181,512 acres Avg. Size of Farms: 139 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Soybeans for beans • Corn for grain • Corn for silage • Wheat for grain 	432000 ; 23 farms reporting agritourism	pick-your-own, animal farms, corn maze, nursery, winery, brewery, baked goods	X	

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Loudoun County, VA	X	X	<p>The county's zoning ordinances addresses agritourism. It allows for a broad range of rural economy uses, including tourism related to agricultural uses, in the Agricultural Rural districts (§2-100). The code provides standards for several use types, including agriculture support uses associated with agriculture (§5-627), agriculture support uses not directly associated with agriculture (§5-630), commercial wineries (§5-625), and farm-based tourism (§5-628). § 3.2-6400. Definitions.</p> <p>"Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity.</p>	X	X	No, but they do have Agricultural and Forestal District: Land areas voluntarily designated as districts by landowners.	<p>Number of farms: 1,396 Land in farms: 134,792 acres Avg. Size of Farms: 97 acres Top Crops by Acreage:</p> <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Corn for grain • Soybeans for beans • Sod harvested • Wheat for grain 	\$2,036,000	Pick-your-own; wineries; breweries; cideries; distilleries; cheesemaking; animal farms; equestrian venues; Christmas tree farms	X	
Baltimore County, MD	X	X	<p>2014: Bill to establish zoning regulations for agritourism was withdrawn. 2015: Passed bill allowing farm breweries and microbreweries in certain rural zones if approved by a county administrative judge.</p>	X	X		<p>Number of farms: 640 Land in farms: 70,419 acres Avg. Size of Farms: 110 acres Top Crops by Acreage:</p> <ul style="list-style-type: none"> • Corn for grain • Soybeans for beans • Forage-land used for all hay and haylage, grass silage, and greenchop • Wheat for grain • Winter wheat for grain 	\$1,434,000; 13 agritourism operations	TBD	X	
Anne Arundel County, MD	X		X- Agritourism defined as "a business enterprise on a farm related to agriculture or natural resources that is offered to the public and invited groups and is accessory to the primary operation of the farm."	X	X			\$267,000; 5 farms reporting agritourism	TBD	X	2017 - Passed bill defining agritourism and allowing as a conditional use (earlier bill stripped down to exclude Halloween uses). Initially opposed by the Anne Arundel County Farm Bureau and others within the farming community. Included in broad definition are activities, classes and events, corn mazes, farm museums and tours, field trips, fishing, food services (including farm-to-table meals), harvest festivals, hayrides, pick-your-own operations, pumpkin patches and wildlife study. Equestrian centers are also allowed in a narrower zoning range.
Fairfax County, VA	X	X	X - Count proposed amendments to its ordinance as part of its 2017 work program (ongoing)	X	X	TBD	<p>Number of farms: 148 Land in farms: 7,856 acres Avg. Size of Farms: 53 acres Top Crops by Acreage:</p> <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Corn for grain • Cut Christmas trees • Nursery stock crops • Grapes 	\$806,00; 16 farms reporting agritourism	TBD	X	Currently reviewing its zoning ordinance in relation to agritourism to come up with clearer definitions of what can be allowed without special permission, Johnson said. County currently in litigation with farm-owner who wants to build a ropes course; County argues that it is not a "natural activity" under state law. https://www.washingtonpost.com/local/dc-politics/pumpkin-patches-vs-ropes-courses-fairfax-county-battles-farmers-over-agritourism/2018/04/22/0965f082-432d-11e8-bba2-0976a82b05a2_story.html?utm_term=.5578a0a37c29

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Albemarle County, VA		X	X - Agritourism defined as "Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions, regardless of whether or not the participant paid to participate in the activity. "		2 hours, 30 minutes from Washington, DC; City of Charlottesville within County boundaries.	TBD	Number of farms: 946 Land in farms: 168,877 acres Avg. Size of Farms: 179 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Soybeans for beans • Corn for grain • Wheat for grain • Winter wheat for grain 	\$1,693,000; 25 farms reporting agritourism	Includes pick-your-own; wineries; breweries; cheesemaking;	X	2014 - County studied revisions to its zoning code and definition in response to changes to state law making it easier for landowners to get approval for agritourism.
Fauquier County, VA	X	X		X		TBD	Number of farms: 1,258 Land in farms: 228,285 acres Avg. Size of Farms: 181 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Corn for grain • Soybeans for beans • Corn for silage • Wheat for grain 	\$192,000 ; 36 farms reporting agritourism	Includes wineries / wine trail; pick-your-own	X	
National											
Thurston County, WA		X	Thurston County Ordinance 14725 (dated March 13, 2012) established an Agritourism Overlay District in specific portions of Thurston County. The purpose of this ordinance is to strengthen the agricultural economy and promote local agriculture. The county's zoning code addresses agritourism. It establishes an Agritourism Overlay District (§20.08G.010 et seq.). The code offers a comprehensive purpose statement for the district. General standards emphasize compatibility of structures and uses with rural environments and normal agricultural practices, and also address parking, lighting, noise, minimum parcel size, and maximum structure size. The code offers a list of exempt AOD uses permitted by right, as well as uses permitted subject to development standards, which include farmers markets, production and sales of value-added agricultural products, small-scale alcohol production, country inns, farm homestays, eco-tourism, and short-term special events.	X	Under 90 minutes from Seattle; 55 minutes from Tacoma		Number of farms: 1,336 Land in farms: 76,638 acres Avg. Size of Farms: 57 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Sod harvested • Nursery stock crops • Cut Christmas trees • Corn for silage 	\$98,000; 36 agritourism operators	Pick-your-own; horseback riding; honey tasting; wineries; cheesemaking;	TBD	

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Solano County, CA		X		X		TBD	Number of farms: 860 Land in farms: 407,101 acres Avg. Size of Farms: 473 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Wheat for grain • Winter wheat for grain • Vegetables harvested • Tomatoes in the open 	\$1,555,000; 44 agritourism operations	Pick-your-own; pumpkins patches; corn mazes; animal farms; ranches; flower farms; wineries	TBD	
San Diego County, CA			X - Allowed activities: U-Pick operations, on-site tours, on-site agricultural instruction or demonstrations, lectures or classes about agriculture related topics and participation in agricultural operations on the premises. The following are a few examples of uses that are separately regulated: <ul style="list-style-type: none"> • Wineries (see Section 6910) • Agricultural Stands (see Section 6156.q) • Farm Employee Housing (see Section 6156.u) • Bed and Breakfast Home (see Section 6156.aa) • Host Home (see Section 6156.bb) The following are examples of uses that are not considered "Agricultural Tourism" uses: <ul style="list-style-type: none"> • Restaurants or food stands 	X	X	TBD	Number of farms: 5,732 Land in farms: 221,538 acres Avg. Size of Farms: 39 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Avocados • Forage-land used for all hay and haylage, grass silage, and greenchop • Oranges • Valencia oranges • Floriculture and bedding crops 	\$2,322,000; Top 10 in California; more than 100 self-identified agritourism businesses (44 in 2012). San Diego County contains more small farms than any other U.S. county, according to the county Farm Bureau.	Pick your own; vineyards, harvest festivals, demonstration farms and Certified Farmers' Markets; animal farms; farm tours; flower farms; olive oil		2014 -Board of Supervisors unanimously supported an agritourism initiative. Staff was directed to work on reducing regulations that could be barriers for agritourism activities, particularly those offered by micro-breweries using local grains and hops and cheese-producing dairies. 2017 - Amendments to: 1) add and clarify agricultural use definitions; 2) supplement agricultural opportunities to include new agri-tourism accessory uses; 3) allow wineries in the S92 Use Regulations; and 4) revise the animal use regulations to simplify the Ordinance. SD Ag Promotion Program <input checked="" type="checkbox"/> Adopted as an ordinance by Board of Supervisors in March 2017 <input checked="" type="checkbox"/> Creates opportunities for agritourism not previously defined or clearly allowed <input checked="" type="checkbox"/> Several new uses and could be expanded in the future
Solano County, CA		X	X Agritourism defined as "The provision of facilities, amusement activities, commercial services, guides, or instructional content to encourage visitors to any agricultural, horticultural or agribusiness operation, either temporarily or on a permanent basis, for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation other than as a contractor or employee of the operation. Agritourism includes agriculturally related indoor and outdoor amusement and recreation activities such as farm tours, hayrides, sleigh rides, corn mazes, picnic and party facilities and other similar uses as determined by the zoning administrator." Incidental to agricultural use <input checked="" type="checkbox"/> 50% of land useable for farming <input checked="" type="checkbox"/> 25% must be actively farmed <input checked="" type="checkbox"/> Allowed <input checked="" type="checkbox"/> U-pick <input checked="" type="checkbox"/> Tours <input checked="" type="checkbox"/> Classes <input checked="" type="checkbox"/> Farm experiences					\$1,557,000			Defined and updated regulations for secondary dwellings, small wineries, agricultural home-stays, and roadside stands in 2008.

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Mariposa County, CA		X	X			TBD	Number of farms: 364 Land in farms: 283,611 acres Avg. Size of Farms: 779 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Grapes • Olives • Almonds • Apples 				
Sonoma County, CA			X - The County recently updated the zoning code to implement the General Plan policies related to agricultural uses to provide more flexibility and streamline procedures. The changes to the zoning code apply to all three agricultural zoning districts including the coastal zones (LIA, LEA and DA) as well as the Resources and Rural Development zones (RRD and RRDWA) and the Agricultural and Residential (AR) district. 2015 - Proposed new regulations to manage winery events.	X	X 2 hours from San Francisco; includes City of Santa Rosa		Number of farms: 3,579 Land in farms: 589,771 acres Avg. Size of Farms: 165 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Grapes • Forage-land used for all hay and haylage, grass silage, and greenchop • Apples • Vegetables harvested • Corn for silage 	\$3,894,000; 135 agritourism operations	wineries/vineyard tours; pick-your-own; culinary tours; farm dinners; animal farms; pumpkin patches; corn mazes; dairy operations; equestrian activities;		Winery industry very established; farm tourism more fledgling, but considered a leader in California agritourism. Has Agricultural Ombudsman.
Sacramento County, CA		X	X - Adopted ordinances in 2012 that allow many agritourism activities and events "by right" in agricultural zoning within the county, and also allow many agritourism operations to host an unlimited number of "community events" with a simplified permitting process. - General Plan supports agritourism, but not a big push from farmers in Sac. County. - Urban agriculture ordinances just passed - Farm 2 Fork is good promotion program	X	X Under 2 hours from San Francisco/Oakland ; includes City of Sacramento		Number of farms: 1,352 Land in farms: 246,840 acres Avg. Size of Farms: 183 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Grapes • Corn for grain • Corn for silage • Pears 	\$1,137,000; 45 agritourism operations	Farm tours; Craft breweries; Culinary tours; Wine tasting; Hands-on cooking classes; Industry tours; restaurants; festivals and events 50+ farmers markets "Meet the chef" dinners	TBD	
Marin County, CA		X	X	X	X 1 hour from Bay Area cities		Number of farms: 323 Land in farms: 170,876 acres Avg. Size of Farms: 529 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Grapes • Vegetables harvested • Olives • Potatoes 	\$99,000; 9 farms reporting agritourism	Farm stays/tours; Wineries/vineyards; Cheesemaking; Animal farms/products; Produce farms (pick your own?)	TBD	First county to create Agricultural Ombudsman.
Yolo County, CA		X	X		X Under 2 hours from San Francisco/Oakland ; adjacent to City of Sacramento		Number of farms: 1,011 Land in farms: 460,824 acres Avg. Size of Farms: 456 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Vegetables harvested • Tomatoes in the open • Rice • Wheat for grain 	\$734,000	Ranches; wineries; bed & breakfasts; cut-your-own christmas trees	TBD	Tension between traditional farming and emerging agritourism industry. A handful of longtime farming families continue to control much of the land. County supervisors have been asked to revisit the county's rules regarding agritourism to limit new wedding venues and B&Bs that don't have a clear link to an existing farm. Gave Agricultural Ombudsman.

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El Dorado County, CA		X	X		2 hours or under to City of Sacramento and Lake Tahoe; over 1/2 of county forested, including El Dorado National Forest		Number of farms: 1,358 Land in farms: 128,365 acres Avg. Size of Farms: 95 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Grapes • Cut Christmas trees • Apples • Forage-land used for all hay and haylage, grass silage, and greenchop • Walnuts 		Bed & breakfasts; ranches; pick-your-own; christmas trees; breweries; wineries; flower farms; dairy operations	TBD	" Ranch Marketing Ordinance VERY specific - must meet standards - Ag comes first! – want ag as backbone of projects - can sell "by right"; events mostly require permits"
Napa County, CA		X	X		X 2 hours from San Francisco		Number of farms: 1,685 Land in farms: 253,370 acres Avg. Size of Farms: 150 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Grapes (vast majority of acreage – 49,992 acres) • Forage-land used for all hay and haylage, grass silage, and greenchop • Rice • Olives • Walnuts 	\$ 23,723,000; 119 farms reporting agritourism	Wineries/vineyard tours; orchards; flower farms; farm tours; Bed & breakfasts	TBD	Agricultural economy seems to emphasize grapes/vineyard activities; eliminated from further consideration due to apparent lack of variety in both agriculture and agritourism activities.
Los Angeles County, CA		X	X		X-Los Angeles metro area		Number of farms: 1,294 Land in farms: 91,689 acres Avg. Size of Farms: 71 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Vegetables harvested • Forage-land used for all hay and haylage, grass silage, and greenchop • Barley for grain • Carrots • Onions 	\$716,000; 17 farms reporting agritourism	Pick-your-own; animal farms (ostrich, alpaca); dairy operations		
Orange County, CA		X	X	X	X-Los Angeles metro area		Number of farms: 312 Land in farms: 60,497 acres Avg. Size of Farms: 194 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Land in Berries • Strawberries • Dry lima beans • Vegetables harvested • Avocados 	\$2,179,000; 1 farm reporting agritourism	Farm tours (few agritourism businesses listed on online directories)		Eliminated due smaller agricultural sector than Montgomery County and relatively low level of agritourism activity, based on online research and Census of Agriculture.
San Bernardino County, CA		X	X		X - Los Angeles metro area		Number of farms: 1,249 Land in farms: 77,199 acres Avg. Size of Farms: 62 acres Top Crops by Acreage: <ul style="list-style-type: none"> • Forage-land used for all hay and haylage, grass silage, and greenchop • Oranges • Valencia oranges • Lemons 	\$1,298,000 ; 63 farms reporting agritourism	Ranches; bed & breakfast; pick-your-own	TBD	

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Clackamas County, OR		X	Agritourism uses addressed as part of Exclusive Farm Use (EFU) District.	X	X - As close as 30 minutes from Downtown Portland	X - Portland Metro Urban Growth Boundary	Number of farms: 3,745 Land in farms: 162,667 acres Avg. Size of Farms: 43 acres Top Crops by Acreage:	\$475,000; 55 agritourism operations	Wide range, including flower farms; dairies/creameries; pick-your-own; farm-to-table; breweries; wineries/vineyards; animal farms. Several coordinated Farm Loops with joint marketing.	Strong statewide planning measures to protect farmland. ORS 215- County Planning; Zoning; Housing Codes Senate Bill 960 passed in 2011	Noted leader in Oregon Agritourism; Has an Agritourism Master Plan (2012)