



PREVIEW OF ADDITIONAL JURISDICTION RESEARCH

SUFFOLK COUNTY, NY

- Proximity to New York City (high land costs, affluent customer base); agritourism revenue more than doubled in 5-year period.
- County does not have zoning control; towns have own zoning and varying approaches to agritourism
- Both County and towns have longstanding purchase of development rights (PDR) programs to preserve agricultural land.
- Multi-year legal battle over amendments to County PDR program, allowing new structures/uses on preserved farmland, lawsuit; County won in 2018 state Supreme Court decision.
- Development rights easements (property-specific) are often primary tool for controlling use of agricultural land.



ROCKINGHAM COUNTY, VA

- Agritourism venues include numerous wineries, an expanding cidery, and a range of other agricultural operations.
- As with other VA jurisdictions, agritourism policy is driven by state requirements and local interpretations of these requirements.
- Board of Supervisors resolutions have clarified the County's interpretation of Virginia Code requirements, including 2014 on-farm activities law and building code exemptions for farm buildings
- County's approach is often "case by case," depending on circumstances.
- Promotes agritourism through Fields of Gold farm trail program in Shenandoah Valley.

