Steps for Starting an Agritainment Business

Thank you for considering what it takes to open an agritainment business in Loudoun County! Agritainment helps to make farming more accessible to visitors and residents, thanks to talented farmers and entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing an agritainment business, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing an agritainment business, it is important to understand what is permitted with that use. Agritainment exists to support parcels actively in agricultural use by allowing associated events and activities, such as:

› Corn mazes
› Hay rides
› Petting zoos.

The above examples of recreation, entertainment, and tourism activities and events must be directly tied to the ongoing, on-site farming operation.

While this document focuses on agritainment businesses, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:
Before you make any investment in the property, make sure that the parcel is zoned for your intended agritainment business. Ask yourself these questions:

Is your parcel zoned for agritainment? Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Agritainment businesses can only be on parcels of at least five acres, zoned AR-1, AR-2 and JLMA-20, either owned or leased. Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

The parcel must also meet requirements of Section 5-627, which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Agritainment businesses are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support an agritainment business.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a
Let us be your partner.

Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Planning and Zoning to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

Considerations Before You Break Ground:
Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.
If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.
Whether you’re building new, or expanding or changing the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for an agritainment business, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.
If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT.

Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.
A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into an agritainment business), or expand an approved use.

Considerations Before Opening for Business:
Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you plan to use exterior signage? Contact Department of Building and Development for information.
Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.
The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You may also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

Do you have enough parking? Contact Department of Planning and Zoning to confirm.
Minimum parking required is determined on a case-by-case basis and is dependent on the type of agritainment business operation proposed. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Steps for Starting a Banquet/Event Facility

Thank you for considering what it takes to open a banquet/event facility in Loudoun County! Banquet/event facilities provide community gathering spaces, thanks to talented entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a banquet/event facility, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a banquet/event facility, it is important to understand what is permitted with that use. Opening a banquet/event facility permits you to provide the following on-site services:

- Primarily hosting private parties at which food and beverages are served;
- Facilities for the refrigeration and preparation of food.

The number of private party attendees allowed will be determined during the legislative process to gain approval for the banquet/event facility. Such a facility may be ancillary to other uses such as a restaurant, hotel, rural resort, conference center, etc.

While this document focuses on banquet/event facilities, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:

Before you make any investment in the property, make sure that the parcel is zoned for your intended banquet/event facility. Ask yourself these questions:

Is your parcel zoned for a banquet/event facility?
Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Banquet/event facilities may be on parcels of at least 20 acres, either owned or leased:

- By right on parcels zoned RC, CLI (5,000 square feet or less with no direct access to Route 50), PD-TC or PD-MUB;
- By Minor Special Exception on parcels zoned AR-1 or AR-2, A-3, A-10, JLMA-20, TR-10, TR-3LBR or PD-RV(RVCCWA);
- By Special Exception on parcels zoned CR-1, CR-2, CR-3, CR-4, JLMA-3, CLI or R-1.

Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

Your parcel must meet the zoning requirements for your zoning district and Section 5-642 (which does not apply to parcels zoned PD-MUB or CLI), which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Banquet/event facilities are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a banquet/event facility.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning
can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

Considerations Before You Break Ground:

Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for banquet/event facilities, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a banquet/event facility), or expand an approved use.

Considerations Before Opening for Business:

Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you plan to use exterior signage? Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You may also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

Do you have enough parking? Contact Department of Planning and Zoning to confirm.

Parking is required at a banquet/event facility, with a minimum of one parking space per employee, plus 0.33 parking spaces per permitted party attendee. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Steps for Starting a Bed & Breakfast Homestay

Thank you for considering what it takes to open a bed and breakfast homestay in Loudoun County! B&B homestays provide valuable rural lodging amenities thanks to talented entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a B&B homestay, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a B&B homestay, it is important to understand what is permitted with that use. Opening a B&B homestay permits you to provide:

› One to four guest rooms for overnight guests;
› Daily private parties of up to 20 attendees;
› Up to 10 annual private parties of more than 20 attendees (see more below);
› Food service for overnight guests and private party attendees.

This does not allow you to provide more than four guest rooms, 20 daily attendees or 10 annual private parties or to operate a restaurant, however you may choose to apply for a separate restaurant use if allowed in the zoning district.

While this document focuses on B&B homestays, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:
Before you make any investment in the property, make sure that the parcel is zoned for your intended B&B homestay. Ask yourself these questions:

**Is your parcel zoned for a B&B homestay?** Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. B&B homestays can only be on parcels zoned AR-1, AR-2, A-3, A-10, CR-1, CR-2, RC, JLMA-1, JLMA-2, JLMA-20, TR-1, TR-3, TR-10, R-1, R-2, PD-CV(VN), PD-CV(VC), PD-CV(V CSC), PD-RV(V CSC), or PD-RV(V CRA), either owned or leased. Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

Your parcel must meet the zoning requirements for your zoning district and Section 5-601(A), which may be modified by Minor Special Exception.

**Does the parcel have adequate well and septic to support the use?** Contact the Health Department to verify.

B&B homestays are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a B&B homestay.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

**Do you plan to serve food on premises?** Contact Department of Planning and Zoning and the Health Department with questions.

Whether it's a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.
Are you in an “environmentally sensitive” area?
Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan, rural economy site plan or sketch plan to the engineering team in Building and Development.

Considerations Before You Break Ground:
Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for a B&B homestay, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a B&B homestay), or expand an approved use.

Considerations Before Opening for Business:
Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you plan to use exterior signage? Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You may also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

Is your private party permitted? Contact Department of Planning and Zoning to confirm.

› If your private party has fewer than 20 attendees and is hosted in accordance with your zoning permit, then you do not need additional permission;
› If your private party has more than 20 attendees, then you need a private party permit (issued annually) from Building and Development. This permit allows 10 such private parties per year;
› Agricultural buildings and structures may be used for private parties as long as the building or structure remains primarily used for on-site agricultural purposes;
› If you erect a tent for an outside event, you need a zoning permit and may need a building permit;
If your tent is more than 900 square feet, it requires Fire Marshal inspection prior to each private party use;

Outdoor private parties must be screened from adjacent properties by a specified number of trees or a combination of landscaping and fencing. Please contact Planning and Zoning or consult Zoning Ordinance Section 5-653(A). You may request a waiver of the screening requirements from the affected adjacent property owner or request a modification or waiver of the screening requirements from the Zoning Administrator.

**Do you have enough parking?** Contact Department of Planning and Zoning to confirm.

Parking is required at a B&B homestay, with a minimum of 2.5 parking spaces per dwelling building, plus one parking space per guest room, plus 0.33 parking spaces per permitted private party attendee. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Steps for Starting a Bed & Breakfast Inn

Thank you for considering what it takes to open a bed and breakfast inn in Loudoun County! B&B inns provide valuable rural lodging amenities thanks to talented entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a B&B inn, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a B&B inn, it is important to understand what is permitted with that use. An owner or manager shall provide full-time management while the B&B inn is operating. Opening a B&B inn permits you to provide:

› Up to 10 guest rooms for overnight guests;
› Daily private parties of up to 50 attendees;
› Up to 20 annual private parties of more than 50 attendees (see more below);
› Food service for overnight guests and private party attendees.

This does not allow you to operate a restaurant, however you may choose to apply for a separate restaurant use if allowed in the zoning district.

While this document focuses on B&B inns, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:

Before you make any investment in the property, make sure that the parcel is zoned for your intended B&B inn. Ask yourself these questions:

Is your parcel zoned for a B&B inn? Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. A B&B inn can be by right on parcels of at least five acres, zoned AR-1, AR-2, A-3, A-10, JLMA-20, TR-3, TR-10, RC, PD-CV(VC), PD-RV(VCCWA), or PD-RV(VCRA), either owned or leased. A B&B inn may be allowed by Minor Special Exception on parcels of at least five acres, zoned CR-1, CR-2, CR-3, JLMA-1, JLMA-2, JLMA-3, TR-1, TR-2, R-1 or R-2, either owned or leased. Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

Your parcel must meet the zoning requirements for your zoning district and Section 5-601(B), which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

B&B inns are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a B&B inn.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.
Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

Considerations Before You Break Ground:
Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for B&B inn, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a B&B inn), or expand an approved use.

Considerations Before Opening for Business:
Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you plan to use exterior signage? Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You may also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

Is your private party permitted? Contact Department of Planning and Zoning to confirm.

› If your private party has fewer than 50 attendees and is hosted in accordance with your zoning permit, then you do not need additional permission;
› If your private party has more than 50 attendees, then you need a private party permit (issued annually)
from Building and Development. This permit allows 20 such private parties per year;

› Agricultural buildings and structures may be used for private parties as long as the building or structure remains primarily used for on-site agricultural purposes;

› If you erect a tent for an outside event you need a zoning permit and may need a building permit;

› If your tent is more than 900 square feet, it requires Fire Marshal inspection prior to each private party use;

› Outdoor private parties must be screened from adjacent properties by a specified number of trees or a combination of landscaping and fencing. Please contact Planning and Zoning or consult Zoning Ordinance Section 5-653(A). You may request a waiver of the screening requirements from the affected adjacent property owner or request a modification or waiver of the screening requirements from the Zoning Administrator.

**Do you have enough parking?** Contact Department of Planning and Zoning to confirm.

Parking is required at a B&B inn, with a minimum of 2.5 parking spaces per dwelling building, plus one parking space per guest room, plus 0.33 parking spaces per permitted private party attendee. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Steps for Starting a Commercial Winery (Cidery, Meadery)

Thank you for considering what it takes to open a commercial winery! Loudoun grows more grapes and has more wineries than any other county in Virginia thanks to talented winemakers and entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a commercial winery, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a commercial winery, it is important to understand what is permitted with that use. A commercial winery is subject to Alcoholic Beverage Control (ABC) regulations and applicable federal laws. Commercial wineries may, but are not required to grow agricultural products for the production of wine. Commercial wineries are defined to allow your business to:

- Produce and harvest fruit and other agricultural products;
- Manufacture and bottle wine;
- Offer for sale, taste and consumption of wine on-premises during regular business hours;
- Directly sell and ship wine;
- Store and warehouse wine;
- Host educational activities and events.

Commercial wineries are not commercial/full-service kitchens, restaurants, or a catering operation, however you may choose to apply for a separate restaurant use if allowed in the zoning district.

Events associated with on-site wine production are regulated by Loudoun County (see Zoning Ordinance Section 5-500(C), Special Events).

While this document focuses on commercial wineries, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:
Before you make any investment in the property, make sure that the parcel is zoned for your intended commercial winery. Ask yourself these questions:

Is your parcel zoned for a commercial winery? Contact the Department of Planning and zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Commercial wineries may be commenced on parcels of at least 10 acres:

- By right with structures of 20,000 square feet or less and on parcels zoned AR-1 or AR-2;
- By Special Exception with structures over 20,000 square feet and on parcels zoned AR-1 or AR-2;
- By Special Exception on parcels zoned JLMA-20.

Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

The parcel must also meet requirements of Section 5-656 Standards, which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Commercial wineries are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a commercial winery.
If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

**Do you plan to serve food on premises?** Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

**Are you in an “environmentally sensitive” area?** Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

**Have you factored in location setbacks?** Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

**Do you need to submit site plans?** Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

**Considerations Before You Break Ground:**
Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

**Do you need a grading permit?** Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

**Do you need a building permit?** Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for commercial wineries, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

**Do you need to modify access to roads?** Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

**Do you need a zoning permit?** Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a commercial winery), or expand an approved use.

**Considerations Before Opening for Business:**
Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

**Do you have a license to serve or sell alcohol?** Contact Virginia ABC for information.

Whether you plan to serve, sell or retail alcohol on premises, you will need a Commercial Winery license from Virginia ABC.

**Do you plan to use exterior signage?** Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

**Have you had a fire inspection?** Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use,
and accessible for emergency personnel. You will also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

**Do you have enough parking?**

Parking is required for commercial wineries. This formula will determine the minimum parking required:

- 2 parking spaces per 1,000 square feet of manufacturing and office floor area;
- 10 parking spaces per 1,000 square feet of tasting room floor area.

For the sake of your customers, you might want to consider what will be enough to serve the best interests of your business.
Steps for Starting a Country Inn

Thank you for considering what it takes to open a country inn in Loudoun County! Country inns provide valuable rural lodging amenities thanks to talented entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a country inn, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a country inn, it is important to understand what is permitted with that use. An owner or manager shall provide full-time management while the country inn is operating. Opening a country inn permits you to provide:

- Up to 40 guest rooms for overnight guests;
- Daily private parties of up to 100 attendees;
- Up to 20 annual private parties of more than 100 attendees (see more below);
- Food service for overnight guests and private party attendees.

This does not allow you to operate a restaurant, however, you may choose to apply for a separate restaurant use if allowed in the zoning district.

While this document focuses on country inns, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

**Considerations Before You Buy:**

Before you make any investment in the property, make sure that the parcel is zoned for your intended country inn. Ask yourself these questions:

**Is your parcel zoned for a country inn?** Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Country inns may be on parcels of at least 20 acres, either owned or leased:

- By right, if zoned AR-1, AR-2, RC or PD-RV(VCCWA);
- By Minor Special Exception on parcels zoned A-3, A-10, CR-1, CR-2, CR-3, JLMA-3, JLMA-20, TR-10 or TR-3LBR;
- By Minor Special Exception on parcels zoned AR-1 or AR-2, to establish the use with a restaurant that has an occupancy of more than 100 people;
- By Special Exception on parcels zoned A-3, A-10, CR-1, CR-2, CR-3, CR-4, JLMA-3, JLMA-20, TR-10 or TR-3LBR to establish the use with a restaurant with an occupancy of more than 100 people.

Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

Your parcel must meet the zoning requirements for your zoning district and Section 5-601(C), which may be modified by Minor Special Exception.

**Does the parcel have adequate well and septic to support the use?** Contact the Health Department to verify.

Country inns are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a country inn.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

**Do you plan to serve food on premises?** Contact Department of Planning and Zoning and the Health Department with questions.
Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

Considerations Before You Break Ground:
Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for country inn, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a country inn), or expand an approved use.

Considerations Before Opening for Business:
Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you plan to use exterior signage? Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You may also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

Is your private party permitted? Contact Department of Planning and Zoning to confirm.

› If your private party has fewer than 100 attendees and is hosted in accordance with your zoning permit, then you do not need additional permission;
› If your private party has more than 100 attendees,
then you need a private party permit (issued annually) from Building and Development. This permit allows 20 such private parties per year;

- Agricultural buildings and structures may be used for private parties as long as the building or structure remains primarily used for on-site agricultural purposes;
- If you erect a tent for an outside event you need a zoning permit and may need a building permit;
- If your tent is more than 900 square feet, it requires Fire Marshal inspection prior to each private party use;
- Outdoor private parties must be screened from adjacent properties by a specified number of trees or a combination of landscaping and fencing. Please contact Planning and Zoning or consult Zoning Ordinance Section 5-653(A). You may request a waiver of the screening requirements from the affected adjacent property owner or request a modification or waiver of the screening requirements from the Zoning Administrator.

**Do you have enough parking?** Contact Department of Planning and Zoning to confirm.

Parking is required at a country inn, with a minimum of one parking space per guest room, plus 0.33 parking spaces per permitted private party attendee, plus 15 parking spaces per 1,000 square feet of floor for a restaurant (kitchen included). Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Thank you for considering what it takes to open an equestrian event facility in Loudoun County! Equestrian event facilities provide the necessary event space for Loudoun’s world-class equine industry, thanks to talented entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing an equestrian event facility, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing an equestrian event facility, it is important to understand what is permitted with that use. With the approval of an equestrian event facility, you may provide the following on-site services:

› Equestrian events, including competitions, exhibitions, skill displays and teaching;
› Caretaker’s quarters;
› Care for, breeding, boarding, riding or training horses.

Non-equestrian events are not permitted as part of an equestrian event facility. Special events open to the public or private parties not open to the public and are by invitation only, such as weddings or wedding receptions, are regulated separately (see Zoning Ordinance Section 5-500(C), Special Events).

While this document focuses on equestrian event facilities, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:

Before you make any investment in the property, make sure that the parcel is zoned for your intended equestrian event facility. Ask yourself these questions:

Is your parcel zoned for an equestrian event facility? Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Equestrian event facilities may be on parcels of at least 25 acres, either owned or leased:

› By right, if the parcel is zoned AR-1, AR-2, JLMA-20, TR-10 or PD-CV(CVSC);
› By right, if the parcel is zoned A-3, A-10, JLMA-1, JLMA-2, JLMA-3, TR-1, TR-2, TR-3, TR-10, or PD-RV(VCSS), if the property has direct access to a state-maintained road;
› By Minor Special Exception if the parcel is zoned TR-3UBF or TR-3LF, and does not have access to a state-maintained road;
› By Special Exception if the parcel is zoned A-3, A-10, CR-1, JLMA-1, JLMA-2, JLMA-3, TR-1, TR-2, TR-10, TR-3LBR, and does not have direct access to a state-maintained road.

Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

Your parcel must meet the zoning requirements for your zoning district and Section 5-627 or 5-630, which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Equestrian event facilities are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s
Let us be your partner.

systems can support an equestrian event facility.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

**Do you plan to serve food on premises?** Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

**Are you in an “environmentally sensitive” area?** Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

**Have you factored in location setbacks?** Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

**Do you need to submit site plans?** Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

**Considerations Before You Break Ground:**

Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

**Do you need a grading permit?** Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

**Do you need a building permit?** Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for equestrian event facilities, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

**Do you need to modify access to roads?** Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

**Do you need a zoning permit?** Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into an equestrian event facility), or expand an approved use.

**Considerations Before Opening for Business:**

Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

**Do you plan to use exterior signage?** Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

**Have you had a fire inspection?** Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You may also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

**Do you have enough parking?** Contact Department of Planning and Zoning to confirm.
Parking is required at an equestrian event facility, with a minimum of 0.33 parking spaces per person in maximum occupancy, plus one parking space per employee. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Steps for Starting a Farm Market (On-site Production)

Thank you for considering what it takes to open a farm market in Loudoun County! Local consumers enjoy a wide array of locally grown products thanks to talented farmers and entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a farm market (on-site production), but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a farm market, it is important to understand what is permitted with that use. A farm market exists to support parcels in agricultural use, which means you can sell:

- Aquacultural, horticultural and agricultural products (Ex: nursery stock, flowers, bulbs, mulch, compost, Christmas trees and greens, fresh produce, honey, cider, etc.);
- Accessory products (Ex: pottery, baskets, gardening supplies, baked goods, floral supplies, etc.).

No more than 10 percent of the total space in your market may be devoted to accessory products. The rest must be for the sale of aquacultural, horticultural or agricultural products.

A minimum of 25 percent of the total products offered must be derived directly from products produced on-site or on another Loudoun County farm owned or leased by the farmer.

The sale of lawn mowers and tractors is prohibited. Farm markets are not full-service restaurants, commercial kitchens or a catering operation, unless you choose to apply for that additional use.

While this document focuses on farm markets, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:

Before you make any investment in the property, make sure that the parcel is zoned for your intended farm market. Ask yourself these questions:

Is your parcel zoned for a farm market? Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Farm markets can only be by right on parcels zoned AR-1, AR-2, RC, JLMA-1, JLMA-2, JLMA-3, JLMA-20, TR-1, TR-2, TR-3, TR-10, PD-CV(VCVSC) or PD-RV(CWA), either owned or leased. Farm markets can also be on parcels zoned A-10 or A-3 if you apply for and receive Special Exception. An off-site production farm market can also be established by special exception on parcels zoned JLMA-1, JLMA-2 or JLMA-3. Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

The parcel must also meet requirements of Section 5-603, which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Farm markets are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a farm market.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.
Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

Considerations Before You Break Ground:
Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for farm market, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a farm market), or expand an approved use.

Considerations Before Opening for Business:
Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you plan to use exterior signage? Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You will also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

Do you have enough parking? Contact Department of Planning and Zoning to confirm.

Parking is required at a farm market, with a minimum of 10 parking spaces for the first five acres of outdoor sales area with one additional parking space for each 10 acres after the first five. All parking must be provided on-site. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Steps for Starting a Farm-to-Table Restaurant

Thank you for considering what it takes to open a farm-to-table restaurant in Loudoun County! Farm restaurants provide unique dining opportunities, thanks to talented entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a farm restaurant, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a farm restaurant, it is important to understand what is permitted with that use. Because farm-to-table restaurants support agricultural operations, you are permitted to provide the following on-site services:

› Preparation and sale of ready-to-consume food and beverages, produced primarily on-site;
› Carry-out service to customers, as long as it is not the primary business.

The majority of the food and beverages sold at a farm restaurant must be derived from agricultural products produced on-site.

While this document focuses on farm restaurants, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Is your parcel zoned for a farm restaurant? Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Farm restaurants may be on parcels of at least five acres, zoned AR-1 or AR-2, either owned or leased. Restaurants must be directly related to the on-site agricultural activity.

Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

Your parcel must meet the zoning requirements for your zoning district and Section 5-627, which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Farm restaurants are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a farm restaurant.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Considerations Before You Buy:

Before you make any investment in the property, make sure that the parcel is zoned for your intended farm restaurant. Ask yourself these questions:
Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

**Have you factored in location setbacks?** Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

**Do you need to submit site plans?** Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

**Considerations Before You Break Ground:**

Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

**Do you need a grading permit?** Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

**Do you need a building permit?** Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for farm restaurants, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

**Do you need to modify access to roads?** Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

**Do you need a zoning permit?** Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a farm restaurant), or expand an approved use.

**Considerations Before Opening for Business:**

Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

**Do you plan to use exterior signage?** Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

**Have you had a fire inspection?** Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You may also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

**Do you have enough parking?** Contact Department of Planning and Zoning to confirm.

Parking is required at a farm restaurant, with a minimum of 15 parking spaces per 1,000 square feet of floor area. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Steps for Starting a Mobile Food Unit (Food Truck)

Thank you for considering what it takes to open a mobile food unit in Loudoun County! This area supports a vibrant culinary scene thanks to talented chefs and entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a mobile food unit, which includes food trucks, pushcarts, trailers, trucks, vans and more, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a mobile food unit, it is important to understand what is permitted with that use. Mobile food units must be mounted on wheels and readily moveable at any time. All operations and equipment must be contained within or attached to the unit.

Mobile food units are not full-service restaurants, commercial kitchens or a catering operation, unless you choose to apply for that additional use.

While this document focuses on mobile food units, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations for Your Operating Base:

Even with mobility, the mobile food unit must have a physical address that serves as the base of operation. That base location should be where the unit returns regularly for such things as equipment cleaning, discharging waste and refilling water or ice supplies. The storage of mobile food units are regulated by the zoning ordinance the same as other commercial vehicles. In setting that up, ask yourself these questions:

Are you required to pay local taxes? Contact the Loudoun Commissioner of the Revenue to confirm.

If your location is based in Loudoun County, you will need a Business, Professional, and Occupational License. A Loudoun BPOL is not required if the mobile food unit does business in the county but is headquartered outside of Loudoun.

Can food be prepared here? Contact the Health Department, Department of Planning and Zoning and Department of Building and Development to confirm.

Food preparation must be done either inside of the mobile food unit or in a commissary inspected and approved by the Health Department. A commissary is a catering or food establishment where food, containers and supplies are stored, prepared or packaged. Such commissary must obtain all applicable approvals from Planning and Zoning and Building and Development. This must be separate from your unit’s service area.

Considerations Before You Hit the Road:

Before launching your mobile food unit, make sure that you have proper approval. Ask yourself these questions:

Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

Have you met fire and safety standards? Contact the Loudoun Fire Marshal for inspection.

The Loudoun Fire Marshal must inspect your mobile food unit before you can open for business. This is important to both your safety and that of your customers.
Are mobile food units allowed on-location? Contact local officials to confirm.

Each town, city and county could regulate where and how mobile food units may operate. It is best to check local ordinances to confirm that you are in compliance.

Considerations for On-Site Setup:
Once your mobile food unit is on location, there are specific ways in which you can prepare and provide food. Ask yourself these questions:

Do you need a zoning permit? Contact Department of Building and Development to confirm.

A zoning permit is required for a stationary food establishment. If the mobile food unit remains on wheels, is not hard-plumbed or wired, and will be moved off the premises daily, it may not require a zoning permit. It is considered a transient use.

The exception to daily removal of mobile food units is when they are used for a limited or defined period of time as part of: 1) an approved Special Event in accordance with Section 5-500(C) of the Zoning Ordinance; 2) legal events held at farm wineries and limited breweries; and 3) other uses that include events/private parties as part of the use. At the conclusion of the event or private party the food truck must be removed.

Do you have access to utilities?
By definition, mobile food units cannot connect to on-site utilities. Water must be transported in on the unit, waste must be stored on the unit, and power must come from a battery or generator.

Do you need more space?
Any mobile food unit operations must be done on or in the unit, including food preparation, storage and sales. Mobile food unit operations shall not extend or expand outside of the truck.
Steps for Starting a Limited Brewery (Farm Brewery)

Thank you for considering what it takes to open a limited brewery in Loudoun County! This area has become a beer-lover’s destination thanks to talented brewers and entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a limited brewery, frequently called a farm brewery, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a farm brewery, it is important to understand what is permitted with that use. A farm brewery is subject to Alcoholic Beverage Control (ABC) regulations and applicable federal laws. A farm brewery is a farm first and brewery second, which means that your business can:

› Grow, produce and harvest grains, hops, fruit and other agricultural products;
› Produce and manufacture beer;
› Offer for sale, taste and consumption of beer on-premises during regular business hours;
› Directly sell and ship beer;
› Store and warehouse beer;
› Sell beer-related items that are incidental to the sale of beer;
› Host educational activities and events.

Limited breweries are not commercial/full-service kitchens, restaurants, or a catering operation, however, you may choose to apply for a separate restaurant use if allowed in the zoning district.

Events associated with on-site beer production are regulated by Loudoun County (see Zoning Ordinance Section 5-500(C), Special Events).

While this document focuses on limited breweries, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:
Before you make any investment in the property, make sure that the parcel is zoned for your intended limited brewery. Ask yourself these questions:

Is your parcel zoned for a farm brewery? Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Farm breweries can only be on parcels zoned AR-1, AR-2, A-3 or A-10 with a minimum of 10 acres, either owned or leased. Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

The parcel must also meet requirements of Section 5-667, which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Farm breweries are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a farm brewery.

If the systems are inadequate, Health can help get your public well and septic paperwork started with the Virginia Department of Health.

Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.
Whether it's a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan, rural economy site plan or sketch plan to the engineering team in Building and Development.

Considerations Before You Break Ground:
Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for farm breweries, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a limited brewery) or business expansions that add new uses.

Considerations Before Opening for Business:
Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you have a license to serve or sell alcohol? Contact Virginia ABC for information.

Whether you plan to serve, sell or retail alcohol on premises, you will need a Virginia Limited Brewery license from Virginia ABC.

Do you plan to use exterior signage? Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You will also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code.

Do you have enough parking? Contact the Department of Planning and Zoning for information.

There is no required minimum number of parking spaces at a limited brewery. However, for the sake of your customers, you might want to consider what will be enough to serve the best interests of your business.
Thank you for considering what it takes to open an outdoor rural recreation establishment in Loudoun County! Rural recreation businesses provide entertainment opportunities for both visitors and residents, thanks to talented entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing an outdoor rural recreation business, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing an outdoor rural recreation business, it is important to understand what is permitted with that use. An outdoor rural recreation establishment allows you to provide seasonal facilities directly related to outdoor recreation for:

› Camping, outdoor skating rink, lodging, picnicking, boating, fishing, swimming, outdoor games and sports;
› Animal-mounted trail riding;
› Accessory refreshment stands.

This does not allow you to build tracks for motorized vehicles, or to build a restaurant unless you seek approval for that additional use.

While this document focuses on outdoor rural recreation businesses, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:
Before you make any investment in the property, make sure that the parcel is zoned for your intended outdoor rural recreation business. Ask yourself these questions:

Is your parcel zoned for outdoor rural recreation? Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Outdoor rural recreation businesses can only be on parcels zoned AR-1, AR-2, JMA-20 and TR-10, either owned or leased. Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Outdoor rural recreation businesses are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel's systems can support an outdoor rural recreation business.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.

Whether it's a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.
Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

Considerations Before You Break Ground:

Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for an outdoor rural recreation business, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into an outdoor rural recreation business), or expand an approved use.

Considerations Before Opening for Business:

Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you plan to use exterior signage? Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You may also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

Do you have enough parking? Contact Department of Planning and Zoning to confirm.

Parking is required at an outdoor rural recreation business, with a minimum of 0.33 parking spaces per person in maximum occupancy, plus one parking space per employee. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Steps for Starting a Rural Corporate Retreat

Thank you for considering what it takes to open a rural corporate retreat in Loudoun County! Rural corporate retreats provide group lodging amenities, thanks to talented entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a rural corporate retreat, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a rural corporate retreat, it is important to understand what is permitted with that use. Opening a rural corporate retreat permits you to provide the following on-site services to employees and retreat visitors, but not the general public:

› Food service;
› Recreation facilities;
› Training programs, seminars and similar activities;
› Special events, with certain permissions (more on that below).

This use does not allow you to sell products on-site, unless they are incidental and integral to the purpose of the retreat.

While this document focuses on rural corporate retreats, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff upfront can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:

Before you make any investment in the property, make sure that the parcel is zoned for your intended rural corporate retreat. Ask yourself these questions:

Is your parcel zoned for a rural corporate retreat?
Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Rural corporate retreats may be on parcels of at least 50 acres, either owned or leased:

› By right, if zoned AR-1, AR-2, A-3 or A-10;
› By Special Exception on parcels zoned A-3, A-10, JLMA-3, JLMA-20, TR-10, PD-VC(VSC), or PD-RV(CCW) if the rural corporate retreat does not meet the criteria of subsection 5-619(C).

Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

Your parcel must meet the zoning requirements for your zoning district and Section 5-619, which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Rural corporate retreats are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a rural corporate retreat.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

This document is a supplement to the Rural Business Uses in Loudoun County booklet.
Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

Considerations Before You Break Ground:

Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for rural corporate retreats, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a rural corporate retreat), or expand an approved use.

Considerations Before Opening for Business:

Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you plan to use exterior signage? Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You may also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

Is your special event permitted? Contact Department of Planning and Zoning for information.

› If the facility meets the requirements of Zoning Ordinance Section 5-642, then special events do not require additional approval.
› All other facilities must receive approval for special events. Please see Section 5-500 for more information.

Do you have enough parking? Contact Department of Planning and Zoning to confirm.

Parking is required at a rural corporate retreat, with a minimum of 0.33 parking spaces per person permitted at maximum occupancy, plus one parking space per employee, plus parking required for any accessory uses. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Steps for Starting a Rural Resort

Thank you for considering what it takes to open a rural resort in Loudoun County! Rural resorts provide group lodging amenities for visitors, thanks to talented entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a rural resort, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a rural resort, it is important to understand what is permitted with that use. Opening a rural resort permits you to provide the following on-site services:

› Restaurants;
› Banquet and event facilities;
› Conference and training facilities.

The number of guest rooms allowed is determined by Zoning Ordinance Section 5-601(D). The number of private party attendees allowed will be determined during the legislative process to gain approval for the rural resort.

While this document focuses on rural resorts, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:

Before you make any investment in the property, make sure that the parcel is zoned for your intended rural resort. Ask yourself these questions:

Is your parcel zoned for a rural resort? Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Rural resorts may be on parcels of at least 40 acres, either owned or leased:

› By Minor Special Exception on parcels zoned AR-1 or AR-2;
› By Special Exception on parcels zoned A-3, A-10, CR-1, JLMA-3, JLMA-20, TR-10, PD-RV(VCCS), or PD-RV(CWA).

Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

Your parcel must meet the zoning requirements for your zoning district and Section 5-601(D), which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Rural resorts are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a rural resort.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.
Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

Considerations Before You Break Ground:

Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for rural resorts, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a rural resort), or expand an approved use.

Considerations Before Opening for Business:

Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you plan to use exterior signage? Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You may also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

Do you have enough parking? Contact Department of Planning and Zoning to confirm.

Parking is required at a rural resort, with a minimum of one parking space per guest room, plus any parking spaces required for accessory uses. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Steps for Starting a Stable, Livery

Thank you for considering what it takes to open a stable, livery in Loudoun County! Stables provide the necessary shelter for Loudoun’s world-class equine industry, thanks to talented entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a stable, livery, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a stable, livery, it is important to understand what is permitted with that use. With the approval of a stable, livery, you are permitted to provide the following on-site services:

› Boarding of horses for the private use of the owners or residents of the parcel;
› Boarding of more than 10 horses owned by other people, for their private use;
› Boarding of any horses for public use;
› Caretaker’s quarters;
› Classes educating and training students in equitation.

Stables, liveries alone do not permit you to conduct equestrian competition or events on premises.

While this document focuses on stables, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:
Before you make any investment in the property, make sure that the parcel is zoned for your intended stable. Ask yourself these questions:

Is your parcel zoned for a stable? Contact the Department of Planning and Zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Stables may be on parcels of at least 25 acres, either owned or leased:

› By right on parcels zoned AR-1, AR-2, or JLMA-20;
› By right, on a common open space parcel zoned AR-1 or AR-2, if the parcel has direct access to a state-maintained road;
› By right on parcels zoned A-3, A-10, CR-1, JLMA-1, JLMA-2, JLMA-3, TR-1, TR-2, TR-3, TR-10, PD-CV(VCSC), or PD-RV(VCSC), if the parcel has direct access to a state-maintained road;
› By Minor Special Exception on parcels zoned TR-3, TR-10 or PD-CV(VCSC), if the parcel does not have direct access to a state-maintained road;
› By Minor Special Exception on a common open space parcel zoned AR-1, AR-2, if the parcel does not have direct access to a state-maintained road;
› By Special Exception on a common open space parcel zoned AR-1, AR-2, if the parcel does not have direct access to a state-maintained road;
› By Special Exception, if the parcel is zoned A-3, A-10, CR-1, JLMA-1, JLMA-2, JLMA-3, TR-1, or TR-2, if the parcel does not have direct access to a state-maintained road.

Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

Your parcel must meet the zoning requirements for your zoning district and Section 5-627 or 5-630, which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.
Stables are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a stable.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

**Do you plan to serve food on premises?** Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

**Are you in an “environmentally sensitive” area?** Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

**Have you factored in location setbacks?** Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

**Do you need to submit site plans?** Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

**Considerations Before You Break Ground:**

Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

**Do you need a grading permit?** Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

**Do you need a building permit?** Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for stables, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

**Do you need to modify access to roads?** Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

**Do you need a zoning permit?** Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a stable), or expand an approved use.

**Considerations Before Opening for Business:**

Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

**Do you plan to use exterior signage?** Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

**Have you had a fire inspection?** Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You may also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If
necessary, the Fire Marshal issues your assembly permit.

**Do you have enough parking?** Contact Department of Planning and Zoning to confirm.

Parking is required at a stable, with a minimum of 0.33 parking spaces per person in maximum occupancy, plus one parking space per employee. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.
Steps for Starting a Teahouse/Coffeehouse

Thank you for considering what it takes to open a teahouse or coffeehouse in Loudoun County! Loudoun enjoys a diverse food and beverage landscape because of talented entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a teahouse/coffeehouse, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a teahouse/coffeehouse, it is important to understand what is permitted with that use. Teahouses/coffeehouses are defined to allow you to sell:

› Coffee, tea and other non-alcoholic beverages;
› Baked goods and light meals (soups and sandwiches) as an accessory to beverage sales.

A teahouse/coffeehouse is not a commercial/full-service kitchen, restaurant, or a catering operation, however you may choose to apply for a restaurant use if allowed in the zoning district. Special events open to the public or private parties not open to the public and are by invitation only, such as weddings or wedding receptions, are regulated by Loudoun County (see Zoning Ordinance Section 5-500(C), Special Events).

While this document focuses on teahouses/coffeehouses, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:

Before you make any investment in the property, make sure that the parcel is zoned for your intended teahouse/coffeehouse. Ask yourself these questions:

Is your parcel zoned for a teahouse/coffeehouse? Contact the Department of Planning and zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Teahouses/coffeehouses are only allowed in parcels zoned for AR-1 or AR-2 and are required to have a minimum of five acres, either owned or leased. Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

The parcel must also meet requirements of Section 5-641 Standards, which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Teahouses/coffeehouses are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a teahouse/coffeehouse.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.
Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (zoning ordinance section 4-1500), Mountainside Overlay District (section 4-1600), Limestone Overlay District (section 4-1900), or Steep Slopes (section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

Considerations Before You Break Ground:
Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for teahouse/coffeeshouse, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a teahouse/coffeeshouse), or expand an approved use.

Considerations Before Opening for Business:
Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you plan to use exterior signage? Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You will also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

Do you have enough parking? Contact Department of Planning and Zoning to confirm.

Parking is required for teahouses/coffeeshouses. This formula will determine the minimum parking required:

› 20 parking spaces per 1,000 square feet of kitchen/counter/waiting areas;
› 0.5 parking space per seat provided for customers.

For the sake of your customers, you might want to consider what will be enough to serve the best interests of your business. See Zoning Ordinance Section 5-1102 for more information, or contact Planning and Zoning.
Steps for Starting a Virginia Farm Winery (Cidery, Meadery)

Thank you for considering what it takes to open a farm winery in Loudoun County! Northern Virginia is a nationally-recognized wine region thanks to talented farmers and winemakers like you.

This document is designed to give you an overview of important considerations before establishing a farm winery, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a farm winery, it is important to understand what is permitted with that use. A farm winery is subject to Alcoholic Beverage Control (ABC) regulations and applicable federal laws. A farm winery is a farm first and winery second, which means that your business can:

- Produce and harvest fruit and other agricultural products;
- Produce and manufacture wine;
- Offer for sale, taste and consumption of wine on-premises during regular business hours;
- Directly sell and ship wine;
- Store and warehouse wine;
- Host educational activities and events.

Farm wineries are not commercial/full-service kitchens, restaurants, or a catering operation, however you may choose to apply for a separate restaurant use if allowed in the zoning district.

Events associated with on-site wine production are regulated by ABC. Special events open to the public or private parties not open to the public and are by invitation only, such as weddings or wedding receptions, are regulated by Loudoun County (see Zoning Ordinance Section 5-500(C), Special Events).

While this document focuses on farm wineries, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:

Before you make any investment in the property, make sure that the parcel is zoned for your intended farm winery. Ask yourself these questions:

Is your parcel zoned for a farm winery? Contact the Department of Planning and zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Farm wineries can only be on parcels zoned AR-1, AR-2, JLMA-1, JLMA-2, JLMA-3, JLMA-20, TR-10 or TR-3, either owned or leased. Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Farm wineries are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a farm winery.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

Do you plan to serve food on premises? Contact Department of Planning and Zoning and the Health Department with questions.

Whether it’s a snack bar, mobile food truck or commercial kitchen (restaurant), Planning and Zoning can answer any question as to the type of food service allowed and the Health Department can answer any
questions on food service regulations or direct you to the Virginia Department of Agriculture and Consumer Services for limited food service approval.

**Are you in an “environmentally sensitive” area?** Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

**Have you factored in location setbacks?** Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

**Do you need to submit site plans?** Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

**Considerations Before You Break Ground:**
Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

**Do you need a grading permit?** Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

**Do you need a building permit?** Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for farm wineries, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

**Do you need to modify access to roads?** Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

**Do you need a zoning permit?** Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a farm winery), or expand an approved use.

**Considerations Before Opening for Business:**
Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

**Do you have a license to serve or sell alcohol?** Contact Virginia ABC for information.

Whether you plan to serve, sell or retail alcohol on premises, you will need a Virginia Farm Winery license from Virginia ABC.

**Do you plan to use exterior signage?** Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

**Have you had a fire inspection?** Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You will also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code. If necessary, the Fire Marshal issues your assembly permit.

**Do you have enough parking?**

There is no required minimum number of parking spaces at a farm winery. However, for the sake of your customers, you might want to consider what will be enough to serve the best interests of your business.
Steps for Starting a Wayside Stand

Thank you for considering what it takes to open a wayside stand in Loudoun County! This area offers fresh produce straight from the farm thanks to talented farmers and entrepreneurs like you.

This document is designed to give you an overview of important considerations before establishing a wayside stand, but your specific situation may have different requirements. The Revised 1993 Loudoun County Zoning Ordinance is the ruling document.

Working with Loudoun County and Virginia Commonwealth staff will help verify that those requirements are met. Our combined goal is to ensure that your operation is safe for customers, so that your business can be successful. For department contact information and the latest updates, please visit loudounruralbiz.org.

Before establishing a wayside stand, it is important to understand what is permitted with that use. A wayside stand is located on and supports parcels in active agricultural use and allows you to sell:

› Agricultural or horticultural products that are produced on-site, or produce grown on other agricultural parcels used by the farmer;

› Accessory products such as pottery, baskets or gardening supplies.

No more than 25 percent of the total space in your wayside stand devoted to sales may be used to sell accessory products. The rest must be for the sale of agricultural or horticultural products.

The sale of products or items not related to the wayside stand use, such as lawn mowers and tractors, is prohibited. Wayside stands are not commercial/full-service kitchens, restaurants, or a catering operation, however you may choose to apply for a separate restaurant use if allowed in the zoning district.

While this document focuses on wayside stands, think about what additional uses (if any) you might consider later. Communicating these additional uses to Loudoun County and Virginia Commonwealth staff up front can help avoid surprises later in the process. If you have questions at any point, please contact Loudoun Economic Development at 1-800-LOUDOUN.

Considerations Before You Buy:

Before you make any investment in the property, make sure that the parcel is zoned for your intended wayside stand. Ask yourself these questions:

Is your parcel zoned for a wayside stand? Contact the Department of Planning and zoning to verify.

The Zoning Ordinance provides specific development and use requirements, and your business needs a clear determination about what is allowed. Wayside stands can only be on parcels zoned AR-1, AR-2, A-3, A-10, CR-1, RC, JLMA-1, JLMA-2, JLMA-3, JLMA-20, TR-1, TR-2, TR-3, TR-10, R-1 or PD-RV(VCSS), either owned or leased. Planning and Zoning can also tell you if there are development regulations for your business, such as restrictions on structure size and location, signage, road width and access. They can also determine required parking and landscaping.

The parcel must also meet requirements of Section 5-604, which may be modified by Minor Special Exception.

Does the parcel have adequate well and septic to support the use? Contact the Health Department to verify.

Wayside stands are located on parcels typically serviced by wells and septic systems. The Health Department will make the determination if your parcel’s systems can support a wayside stand.

If the systems are inadequate, they can help get your well and septic paperwork started with the Virginia Department of Health.

Do you plan to serve food on premises? Contact the Health Department with questions.

The Health Department can answer any questions on food regulations. They can also direct you to the Virginia Department of Agriculture and Consumer Services (VDACS) for limited food service approval.
Are you in an “environmentally sensitive” area? Contact Department of Building and Development to verify.

Whether you plan to construct buildings, parking, or just move some earth, there may be restrictions in a Floodplain Overlay District (Zoning Ordinance Section 4-1500), Mountainside Overlay District (Section 4-1600), Limestone Overlay District (Section 4-1900), or Steep Slopes (Section 5-1508).

Have you factored in location setbacks? Contact Department of Planning and Zoning to confirm.

A minimum amount of space is needed between your construction site and property boundaries or roads, whether for parking or structures. Setbacks vary, depending on your zoning district, type of business and the type of road that your parcel fronts. See Zoning Ordinance Section 5-600 and 5-900 for definitions.

Do you need to submit site plans? Contact Department of Building and Development to confirm.

Depending on your projects, you might have to submit a site plan or rural economy site plan to the engineering team in Building and Development.

Considerations Before You Break Ground:

Once you have property, a business plan and a blueprint, there are steps to reach construction approval. Ask yourself these questions:

Do you need a grading permit? Contact Department of Building and Development to confirm.

If you’re planning to disturb more than 5,000 square feet of land, which includes applying gravel or other materials, or move dirt in any “environmentally sensitive” area, you will need a grading permit.

Do you need a building permit? Contact Department of Building and Development to confirm.

Whether you’re building new or altering the use of an existing structure, you will need a building permit from Building and Development, unless it is exempt under Virginia law. Safety is an important consideration for wayside stands, so we encourage all rural businesses to utilize minimum fire and life safety standards. Going through the permitting process ensures that details of your plan aren’t overlooked. This reduces surprises later and could help in getting your space insured.

Do you need to modify access to roads? Contact Virginia Department of Transportation to verify and Department of Planning and Zoning with questions.

If your parcel is accessible by state roads, access points may need to be improved to accommodate customer traffic. If so, you will need permit approval from VDOT. Department of Planning and Zoning can answer any question as to whether on-site driveways may need to be improved.

Do you need a zoning permit? Contact Department of Building and Development to verify.

A zoning permit is required for new construction or the expansion of existing structures, to start a new use or to change use (turning another rural business into a wayside stand), or expand an approved use.

Considerations Before Opening for Business:

Once you have completed the construction process, there are a few more considerations before opening to the public. Ask yourself these questions:

Do you plan to use exterior signage? Contact Department of Building and Development for information.

Signs are an important factor in marketing your business and attracting customers. Contact Building and Development for the permitted size and type of signs, then apply for a sign permit.

Have you had a fire inspection? Contact the Loudoun Fire Marshal to schedule an appointment.

The Fire Marshal must inspect to determine that your property and structures are safe for the public to use, and accessible for emergency personnel. You will also need an approved fire safety and evacuation plan, as required by the Loudoun County Fire Prevention Code.

Do you have enough parking? Contact Department of Planning and Zoning to confirm.

Parking is required at a wayside stand and all parking must be provided on-site. Contact Planning and Zoning with questions about parking and consult Zoning Ordinance Section 5-1102 for specific information. For the sake of your customers, consider what will be enough to serve the best interests of your business.