

TLUC Work Session Prep for CPAM/ZOAM 2024-0002 Western Loudoun Rural Uses & Standards (WLRUS)



October 20, 2025

WLRUS County Staff and Jason,

RE: Follow-up for Nov. 5th ZOC & Input for WLRUS 10/11 and 11/5 TLUC Meetings

Thank you for your comments during the October 1, 2025 ZOC meeting draft text review for topics discussed via WLRUS-2024-0002 TLUC meetings from Nov. 2024 to April 2025. After seeing the WLRUS Staff packet for October 22nd on Lodging Uses I thought I would follow-up on the topic of “Events” discussed briefly at the ZOC meeting on October 1st, to be continued on November 7th with the discussion on the proposed new draft text for Agritourism, Section 4.08.16.

Jason, I was able to locate the “Events Flow” I mentioned during the October 1st meeting, however, it is too outdated to be of much help for WLRUS at this time. I have updated the general concept, along with the long-standing requests discussed through public input during ZOR over the past 5+ years. The attached document provides a general “white paper” overview of those public input requests, documented on the WLRUS website and in the [July 2023 Kimley Horn Comment Analysis Report](#).

To summarize, public input expressed the following key actions for WLRUS:

1. **Implement and balance the 2019 General Plan RPA Policy 3** Strategies 3.1 and 3.2. These strategies and actions were first identified during the prior Rural Use ZOAM-2015-0006 to address adjacent use and rural economic use compatibility.
2. **Correct and avoid “Zoning Permit Arbitrage.”** Borrowing a financial and real estate term, this can be explained as a business or operation *applying for the least-restrictive Use* in order to *permit the maximum number of activities/events*. (This term applies to what was described in the Oct. 22nd WLRUS Staff report on page 13.)
 - a. “Zoning permit arbitrage” has been used for over 10 years, spanning permits for permitted Use activities/events, Use-Specific activities/events and Special and/or Temporary Events.
 - b. It was first highlighted to County Senior Administration and Staff in a [2018 overview](#)¹ and highlighted throughout ZOR public input.
3. **Manage impacts to Adjacent Uses** (Residential, Business, Ag Operation, Equine), while balancing the business operations of rural economy uses. Focusing on use standards within use category “silos” does not address or resolve “zoning permit arbitrage.” In some cases, such as proposing a percentage room lodging, it may penalize small B&B operators who DO abide by zoning regulations.

What is needed is to “flip the view” and evaluate from the from the “**Adjacent Use**” perspective, by asking, as a property owner, “*What can I expect to see on the adjacent parcel daily? Yearly? Are the event impacts (per Policy 3, Strategy 3.1) consistent across Uses adjacent to me?*”

¹ [“Problem with Permits” Primer, County Senior Admin & Staff presentation, April & May 2018](#)

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Switching the viewpoint and making impacts “consistent” by intensity and scale will remove the ability for “zoning permit arbitrage.” **This solution was consistently recommended by the Rural Economic Development Council (REDC), numerous organizations, and hundreds of comments throughout the Zoning Ordinance Rewrite.**²

Stakeholders from all categories (Business/Tourism, Ag/Conservation, and Residential) have provided input for Rural Use zoning for over 10 years, since the discussions of ZOAM-2015-0006. The hope expressed in the *thousands* of comments provided through the ZOR and documented by Kimley Horn (not only those provided via WLRUS TLUC discussions), have made clear the desire to “*get it right.*”

The information in the attached summary applies not only to topics for the October 22nd TLUC meeting, but also to past meetings on agricultural structures and upcoming ZOC and TLUC meetings on other Uses and associated Events planned for November 5th. It provides a framework to review the uses and standards as described by RPA Policy 3 for “*consistency*” to accomplish removing the long-standing “*zoning permit arbitrage,*” that has negatively impacted the compatibility of rural economic uses and adjacent uses.

This information is provided to ensure overlapping topics are adequately considered in October and November and beyond. I will be happy to answer any questions you may have.

Best regards,

Maura Walsh-Copeland



Walsh-Copeland Consulting, LLC

² [https://www.loudoun.gov/5274/Zoning-Ordinance-Rewrite, REDC-ZOR-Round-3-Public-Input-REPORT-7-15-2022 - WLRUS](https://www.loudoun.gov/5274/Zoning-Ordinance-Rewrite,REDC-ZOR-Round-3-Public-Input-REPORT-7-15-2022-WLRUS)



Why and How to Address “EVENTS” in Zoning Regulations To Avoid “Zoning Permit Arbitrage”

The topics for the October 22, 2025 WLRUS TLUC Meeting include:

- Consistency between lodging uses;
- Consistency between day and boarding camps and campgrounds; and
- Minimum number of guest rooms and proof of operations for lodging uses.

The key word for the October 22, 2025 WLRUS TLUC meeting is “**consistency**.” From the start, a main focus area of the Zoning Ordinance Rewrite (ZOR), and therefore now WLRUS, was to perform a

*“**Consistency audit**: analyzing existing standards and striving for consistency within the document and across zoning districts when feasible.”³*

The following provides additional WLRUS focus requests discussed through public input during ZOR over the past five to ten years.

1. Implement/balance RPA Policy 3

As stated in the October 22nd packet, ZOR and WLRUS are meant to implement the 2019 General Plan to **balance RPA Policy 3** Strategies 3.1 and 3.2, which were first identified during the prior Rural Use ZOAM-2015-0006 to address adjacent use and rural economic use compatibility:

Strategy 3.1: *Ensure compatibility of rural economy uses (scale, use, intensity) with rural character and **adjacent uses**. Evaluate & revise zoning to address traffic, road access, use intensity, siting, buffering, etc.*

WITH

Strategy 3.2: *Promote retention and development of rural business uses, support ag, equine & tourism uses compatible with character of the RPA.*

2. Correct and Avoid “Zoning Permit Arbitrage”

What has also been highlighted before⁴ and during ZOR – *borrowing a financial and real estate term* – is “Zoning Permit Arbitrage.” This term can be explained as a business or operation **applying for the least-restrictive Use in order to permit the maximum number of activities/events**. This zoning permit *arbitrage* has been used for over 10 years, spanning permits for permitted Use activities/events, Use-Specific activities/events and Special and/or Temporary Events.

Zoning permit arbitrage was first highlighted to County Senior Administration and Staff in a [2018 overview](#)⁵, was highlighted throughout ZOR public input, and applies to what was described in the October 22nd WLRUS Staff report on page 13.

³ <https://www.loudoun.gov/5274/Zoning-Ordinance-Rewrite>

⁴ Rural Uses ZOAM 2015-0006

⁵ [“Problem with Permits” Primer, County Senior Admin & Staff presentation, April & May 2018](#)



This has resulted in:

- Use application selected based on **standards that are not “consistent” between uses** (e.g., acres, attendees, parties allowed daily/yearly for lodging, VABC Use, Banquet, Ag, Equine, etc.)
 - Example: Applying for a VABC Use to allow unrestricted “events” such as farm-to-table dinners or activities (private parties or events), without standards that mitigate impacts to adjacent uses. (Note: This may be resolved with the proposed Agritourism 4.06.16 text.)
- Operations applying for a Use to obtain the maximum Use Specific by-right or accessory use activities/events, **without intention of operating the underlying business.**⁶
 - Example: Lodging B&B application to obtain 10-20 annual “Private parties” that have *no maximum attendees* (Table 4.03.01-1) in order to avoid a Banquet Event Facility special exception application⁷
 - The purpose of staff’s October 22nd WLRUS proposed regulations for minimum number of rooms and proof of operation is to remove the *zoning permit arbitrage* that has existed for many years. This *may* provide a means to avoid a banquet event operation, however making these changes *only WITHIN lodging* regulations
 - may penalize small B&B operations operating according to zoning, and
 - Will NOT remove Zoning Permit Arbitrage between other Uses with EVENTS.

A solution requires review of EVENTS ACROSS USES, not in Use Category “silos.”

- *Zoning permit arbitrage* extends to permitting **multiple uses on a parcel** with the intent to create a higher intensity operation overall, such as with a recently proposed multi-Country Inn with a Rural Restaurant and spa all on the same property.
- *Zoning permit arbitrage* has been a long-standing issues related to “**Ag Structures.**” There are [numerous documented “Ag Barns”](#) in operation that were permitted and constructed without Uniform Statewide Business Code (USBC) inspections (confirmed on LandMARC). These “Ag Barns” were later turned into other uses providing lodging and/or hosting large assemblies of people: wedding/event venues, lodging accessory use, tasting rooms, etc. This known issue is not Lodging use (or other) specific, which is why **EVENTS and Ag Structures need to be reviewed ACROSS USES to mitigate.**
- USBC compliance was discussed state-wide starting 2018. The result established in March 2023 (enacted 7/1/2023) a requirement for businesses in “Ag structures” to post a notice⁸ in their establishments notifying the public that the building is “exempt” and has **not been inspected** for USBC compliance. **To date, no inspection reports** have been found in LandMARC to confirm the postings as required.

⁶ Oct 22, 2025 WLRUS TLUC packet, page 13

⁷ Table 4.03.01-1, 10/22/25 packet pp. 10 & 13.

⁸ [Uniform Statewide Building Code \(USBC\) § 36-99](#). Notwithstanding the provisions of this section, farm buildings and structures shall be exempt from the provisions of the Building Code, except for . . . any farm building or structure where the public is invited to enter for an agritourism activity, as that term is defined in § 3.2-6400, for recreational, entertainment, or educational purposes, and that is **used for display, sampling, or sale of agricultural**, horticultural, floricultural, or silvicultural **products produced on the farm** or the sale of agricultural-related or silvicultural-related items incidental to the agricultural operation **shall have:** 1) Fire extinguishers, 2) written emergency plan and 3) posted sign: **“This building is EXEMPT from the Uniform Statewide Building Code. Be alert to exists in the event of a fire or other emergencies.”**



- At least one Lex report was filed by a WLRUS Stakeholder (7/2025) only after being made aware of the posting requirement.
- **No public notice to businesses (by the County) could be located, and no public notice (by the County or State) to the community to be alerted to look for postings was found.**
- Therefore, Lex report of “complaints” is not valid for the lack of the required posting, as the community cannot complain about what they were not notified to be aware of or look for.

- Related is the **Agritourism 4.08.16 proposed draft text** to be discussed at the November 5th ZOC meeting. The new draft text, that adds regulations for Structures, including Ag Processing and Agritourism, for *rural fire protection, fire apparatus access, VDOT commercial entrance standards and 7.07.01.F road access*, is a tremendous improvement for public health, safety and welfare!
 - However, the proposed “**Incentive Criteria**” in Table 4.08.16-2 is inappropriately labeled. The intent of an “incentive” is to “motivate or encourage” one to do something.
 - On the contrary, business operations that have larger, intense operations that host an assembly of 50 people or more should be more than “*encouraged*” to have facilities that comply with Uniform State-wide Building Code. For the health, safety and welfare of the public, the word should, be “**Compliance**” with USBC, fire access and protection and adequate VDOT Entrance to be permitted to host larger events or assemblies of people

- In effect, the description and standards for “**Agritourism 4.08.16**” are more like a **Type of Event** than an Agricultural “Use.” It is more a Use-specific standard “*overlay*” to other uses, similar to Special or Temporary Events, 3.04 E & G, with the added requirement for a 5-acre “Agricultural Operation.” As such, additional “compliance” criteria should include:
 - Confirmation of Agricultural Operation before approval of Agritourism “Events”
 - No outstanding violations for Special or Temporary Event permits or other regulations.

EVENT TYPES Across Uses – Review RPA Policy 3 BALANCE

EVENT TYPE	LODGING			BANQUET Event & Rural Resort	VABC Use Winery, Brewery, Distillery	EQUINE Event Facility	AGRICULTURE USE	
	B&B Home	B&B Inn	Country Inn				Ag Operation	Agritourism
By-Right	20 people No min acres	50 people Min 5 acres	100 people Min 20 acres	SPEX Min 20 acres	Tasting & Sale Min. 10 ac-Brewery	200-350 people, 25 to 100 acres	100-300 cars, 5 to 100+ acres	L1: Max 20 people/day, L2: Max 50people/day L3: Max 100people/day
Use Specific	10 Private parties/year >20 people	20 Private parties/year >50 people	20 Private parties/year >100 people	Private parties not "events"	Undefined	20 events/ year exceeding daily max		L1: +20people, 10x/year L2: +50people, 20x/year L3: +100people, 20/yr With Conditions*
Special (3.04.E)	>10 Events per year	>20 Events per year	>20 Events per year	SPEX	10 events per yr, 14 day max		10 events per year, 14 day max	
Temporary (3.04.G) (FOD Exclusion?)	Zoning Permit (FOD Exclusion?)	Zoning Permit (FOD Exclusion?)	Zoning Permit (FOD Exclusion?)	Zoning Permit (FOD Exclusion?)	Zoning Permit (FOD Exclusion?)	Zoning Permit (FOD Exclusion?)	Zoning Permit (FOD Exclusion?)	Zoning Permit (FOD Exclusion?)
Agritourism (4.08.16-Draft)	5 acre Ag Operation?	5 acre Ag Operation?	5 acre Ag Operation?	5 acre Ag Operation?	5 acre Ag Operation?	5 acre Ag Operation?	5 acre Ag Operation?	*USBC, Fire access & protection, VDOT commercial entrance

ADJACENT USE Perspective: “Are Event impacts consistent across Uses?”

Strategy 3.1: Ensure compatibility of rural economy uses (scale, use, intensity) with rural character and **ADJACENT USES.**** Evaluate & revise zoning to address traffic, road access, use intensity, siting, buffering, etc.
(* Res., Busi., Ag & Equine Uses)

“What can I expect to see on the adjacent parcel daily? yearly?”



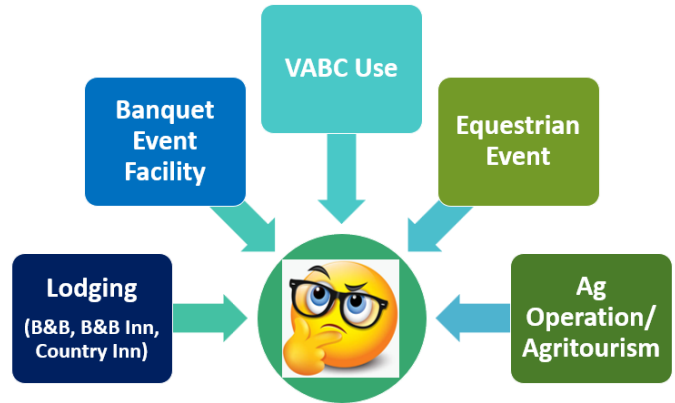
Strategy 3.2: Promote retention and development of rural business uses, support ag, equine & tourism uses compatible with character of the RPA.



3. Manage impacts to Adjacent Uses: Residential, Business, Ag Operation, Equine

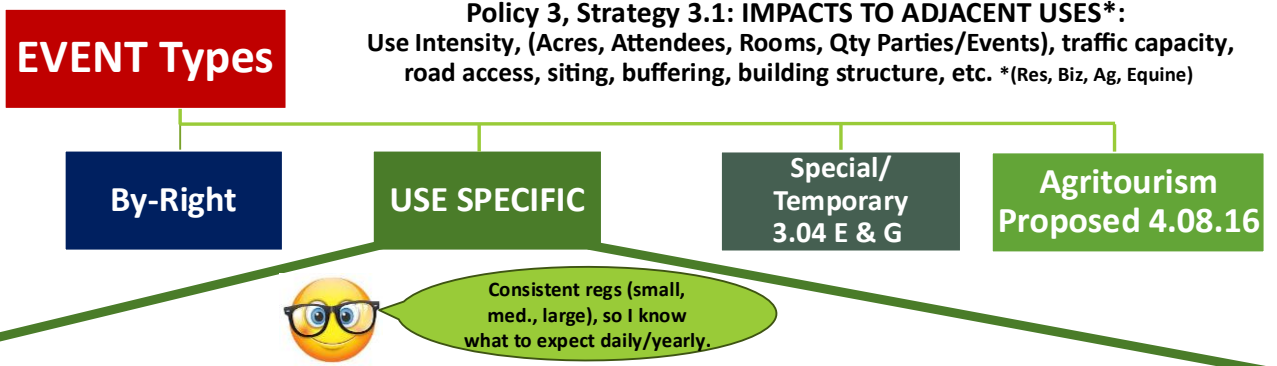
Discussing Events and Use-specific standards in separate TLUC meetings by category (Lodging, Banquet, Equestrian, VABC Uses, etc.) will not resolve zoning permit arbitrage. To mitigate zoning permit arbitrage Use-specific standards based on scale, use and intensity must be made compatible and consistent with adjacent uses (Policy 3, Strategy 3.1).

- a. Discussions must consider the standards from the “Adjacent Use” perspective. A property owner (residential, business, agriculture, equine, etc.) will ask,
 - o “What can I expect to see on the adjacent parcel daily? Yearly?”
 - o Are the event impacts (per Policy 3, Strategy 3.1) consistent across Uses adjacent to me?”



- b. This requires review across all rural uses, not in category “silos” (discussed individually).

EVENT STANDARDS – Make Consistent Across Uses



INTENSITY LEVEL	Lodging	Banquet Facility	VABC Use	Equestrian Event Facility	5-acre Ag Operation
LEVEL I – Small scale					
LEVEL II - Medium scale					
LEVEL III- Large scale		<i>Make standards for similar scale and intensity operations CONSISTENT to resolve “Zoning Permit Arbitrage”</i>			
LEVEL IV – M or SPEX					
5 ac Ag Operation					



c. Many uses already have “Levels” applied for scale and intensity, and addition of Levels for other uses was a primary public input request during the Zoning Ordinance Rewrite.

- “Consistency” should be review both **vertically** (i.e., *within a use category* such as B&B’s or Agriculture) and **horizontally** (i.e., *between uses categories based on similar use intensity impacts* to the location and/or nearby parcels)
- Staff have long used a matrix to highlight the vertical **and** horizontal comparisons of uses (see March 12, 2025 example in Attachments).
- **Staff does not need to “reinvent the wheel.” A Zoning Ordinance Comparison Table has been prepared and provided to Staff for previous WLRUS TLUC discussions.⁹**

ZONING IMPACTS	Horizontal USE CATEGORY Review				
Location/parcel size	Lodging Uses (B&B, B&B Inn, Country Inn, Rural Resort)	Banquet Event Facilities (SPEX by acres and intensity)	VABC Uses (Levels not yet defined)	Equestrian Event Facility (Levels I-IV)	Agricultural/ Agritourism Uses (Levels I-IV)
Qty Attendees					
Qty Event/parties					
Hrs of Operation					
Structure Size/ setbacks					
Road Type					
Noise, Lighting					

IN SUMMARY

Stakeholders from all categories (Business/Tourism, Ag/Conservation, and Residential) have provided input for Rural Use zoning for over 10 years, since the discussions of ZOAM-2015-0006. The hope expressed in the *thousands* of comments provided through the ZOR and documented by Kimley Horn (not only those provided via WLRUS TLUC discussions), have made clear the desire to “*get it right.*”

The framework laid out to review the uses and standards as described by RPA Policy 3 for “consistency” will also accomplish removing the long-standing “*zoning permit arbitrage,*” that has negatively impacted the compatibility of rural economic uses and adjacent uses.

Maura Walsh-Copeland



Walsh-Copeland Consulting, LLC

⁹ [ZOR 2025 Revised Rural Zoning Comparison Table](#)



ATTACHMENTS

DPZ STAFF Use Comparison Table - Scale and Intensity – March 12, 2025 BOS Public Hearing

	BED AND BREAKFAST HOMESTAY (4.03.01.E)	BED AND BREAKFAST INN (4.03.01.F)	COUNTRY INN (4.03.01.G)	BANQUET/EVENT FACILITY (4.04.05)
Permissibility in AR-1 Zoning District	By-Right	By-Right	By-Right	Minor Special Exception
Number of Guest Rooms	1-4 Guest Rooms	1-10 Guest Rooms	1-40 Guest Rooms	N/A
Minimum Lot Size	No Minimum Lot Size	Minimum 5 Acres	Minimum 20 Acres	Minimum 20 Acres
Daily Private Parties (Attendees)	Maximum 20 Attendees, including overnight guests	Maximum 50 Attendees, including overnight guests	Maximum 100 Attendees, including overnight guests	Between 200-360 Attendees, (Determined at STPL/SPEX stage)
Yearly Private Parties (Attendees)	10 Yearly Private Parties >20 Attendees, subject to individual Zoning/Building Permit	20 Yearly Private Parties >50 Attendees, subject to individual or annual Zoning/Building Permit	20 Yearly Private Parties >100 Attendees, subject to individual or annual Zoning/Building Permit	Determined at STPL/SPEX stage
Hours of Operation	All Private Parties shall be limited to 7:00 AM to 12:00 midnight	All Private Parties shall be limited to 7:00 AM to 12:00 midnight	All Private Parties shall be limited to 7:00 AM to 12:00 midnight	Limited to 7:00AM to 12:00 midnight
Noise	No outdoor music shall be permitted between 11:00 PM and 10:00 AM on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10:00 PM and 10:00 AM any other day	No outdoor music shall be permitted between 11:00 PM and 10:00 AM on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10:00 PM and 10:00 AM any other day	No outdoor music shall be permitted between 12:00 midnight and 7:00 AM	N/A (Determined at SPEX)
Yard Requirements	Use and Parking: Subject to Zoning District Requirements (Note: AR-1, AR-2 default setbacks 25')	Use: Subject to Zoning District Requirements (Note: AR-1, AR-2 default setbacks 25') Parking: 40 feet from all lot lines	Use and Parking: 100 feet from all lot lines Outdoor Private Parties: 200 feet from all lot lines unless adjacent to commercial property then 100 feet	Use and Parking: 100 feet from all lot lines Private Parties: 200 feet from all lot lines unless adjacent to commercial property then 100 feet



ZONING PERMIT ARBITRAGE: “Ag Barn” to new Use

ORIGINAL APPLICATION or Existing Structure	“AG Barn”	“AG Barn”	Single Family Dwelling	Banquet/Event Facility
Uniform Statewide Building Code Rqmts/Inspections?	NO (Farm Bldg or Structure Exemption)	NO (Farm Bldg or Structure Exemption)	YES Residential Dwelling construction	YES Commercial Construction
CHANGE OF USE TO	VABC USE TASTING ROOM/Events	BED AND BREAKFAST INN (4.03.01.F)	BED AND BREAKFAST INN (4.03.01.F)	No Change (SPEX)
Permissibility in AR-1 Zoning District	By-Right	By-Right	By-Right	Minor Special Exception
Number of Guest Rooms	N/A	1-10 Guest Rooms	1-10 Guest Rooms	N/A
Minimum Lot Size	10 (for Limited Brewery)	Minimum 5 Acres	Minimum 5 Acres	Minimum 20 Acres
Daily Private Parties (Attendees)	No regulation	Maximum 50 Attendees, including overnight guests	Maximum 50 Attendees, including overnight guests	Between 200-360 Attendees, (Determined at STPL/SPEX stage)
Yearly Private Parties (Attendees)	No regulation	20 Yearly Private Parties >50 Attendees, subject to individual or annual Zoning/Building Permit	20 Yearly Private Parties >50 Attendees, subject to individual or annual Zoning/Building Permit	Determined at STPL/SPEX stage
Hours of Operation	No regulation	All Private Parties shall be limited to 7:00 AM to 12:00 midnight	All Private Parties shall be limited to 7:00 AM to 12:00 midnight	Limited to 7:00AM to 12:00 midnight
Noise	Limited Brewery: Must comply with 7.05.03.F because Ch 4 USS exists. N/A for Limited Distillery or Farm Winery – no Ch 4 USS exist.	No outdoor music shall be permitted between 11:00 PM and 10:00 AM on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10:00 PM and 10:00 AM any other day	No outdoor music shall be permitted between 11:00 PM and 10:00 AM on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10:00 PM and 10:00 AM any other day	N/A (Determined at SPEX)
Yard Requirements	Subject to underlying district setbacks (generally 25’)	Use: Subject to Zoning District Requirements (Note: AR-1, AR-2 default setbacks 25’) Parking: 40 feet from all lot lines	Use: Subject to Zoning District Requirements (Note: AR-1, AR-2 default setbacks 25’) Parking: 40 feet from all lot lines	Use and Parking: 100 feet from all lot lines Private Parties: 200 feet from all lot lines unless adjacent to commercial property then 100 feet

- Chart shows ways to establish Banquet Event facility operations (actual business examples)
 - Operations established via **Ag Barn change of use** may be exempt from USBC and not inspected for assembly of attendees greater than 50 people.
 - **Single Family Dwelling change of use** operation allows 20 annual private parties greater than 50 persons (maximum limit of attendees dependent on special or annual Zoning/Bldg permit)
 - Most regulated (and costly) option is to file **Banquet Event Facility Application** and determine all regulations via special exception process.



**Listing of Actual Businesses¹⁰ as of 2018-2020
UPDATED to 2025 RECLASSIFICATION of Business Operations**

Applied For	Structure Type: ~2018	Size	Yr Built	Actual Structure Use (2025)	2025 Comm of Rev / Weblogis Classification & LandMARC (LM) Inspection
Existing Barn	Bank Barn	3,456	1800	Events/Weddings	Bank Barn / LM Inspe for B&B/Tents only (not ag structure)
(unknown)	1 STY Loft Barn	2,340	1807	Events/Weddings	Bank Barn / LM Inspe for Tents only (not ag structure)
Existing Barn	1 STY Loft Barn	1,200	1890	Events/Weddings	1 STY WD/MET GEN BARN (LM Inspec: B&B 2014)
Rehab barn	1 STY WD/MET GEN BARN	2,360	1900	Events/Weddings	Structure Occupancy: Winery, Brewery, Events, Commercial: Banquet Hall (LM Inspections: No)
"Ag barn"/ building	WD/CB MILKHSE/PARLOR	2,016	1900	Events/Weddings	Structure Occupancy: Winery, Brewery, Events, Banquet Hall / LM inspec for temporary amp
"Pole barn" w/ restroom		8,708	1997	Brewery/Music	Structure Occupancy: Winery, Brewery, Events, Commercial: Winery Shop
"Ag barn"/ building	Barn/residential	3,160	2006	Farm labor	Apartment over barn
"Ag barn"/ building	Light Utility Build	1,380	2007	Winery/events	Structure Occupancy: Winery, Brewery, Events, Commercial: Winery Shop
"Ag Barn, Pole Barn"	Misc Comm Structure (15K sqft)	5,676	2011	Winery/events	Structure Occupancy: Winery, Brewery, Events, Commercial: Winery Shop
"Ag barn"/ building	Misc Comm Structure	13,016	2012	Winery/events	Banquet Hall (LM Inspections: Fire Marshal, gas: Yes)
Com. Wedding Facility	Banquet Hall SPEX	7,200	2014	Events/Weddings	Banquet Hall (LM Inspections: Fire Marshal, plumb, bldg: Y)
"Ag barn"/ building	Light Utility Build	2,240	2014	Brewery/Events	Commercial: Winery Shop
"Agricultural Structure"	Cape/Bungalow	2,480	2014	Winery/events	Structure Occupancy: Winery, Brewery, Events, Commercial: Winery Shop
"Ag barn"/ building		11,550	2015	Brewery/Music	Comm: Winery Shop/Banquet Hall / LM Inspec - electrical for Ag Building
"Ag barn"/ building	Storage Warehouse	2,800	2015	Brewery/Events	Structure Occupancy: Winery, Brewery, Events / LM inspec grading only.
"Ag barn"/ building / Events	Light Utility Build, Storage Warehouse	9,600	2015	Brewery/Music	Winery Shop, Banquet Hall (LM Inspec: Jun 2024 Fire Mar)
"Ag barn"/ building	Banquet Hall	6,950	2017	Events/Weddings/B&B	Structure Occupancy: Winery, Brewery, Events, Banquet Hall / LM inspec grading. "assembly use", "no data - legacy"
B&B (2017)	4 Residences+ Pavillion	7,275	2018	B&B / Brewery	Structure Occupancy: Winery, Brewery, Events / LM inspec for food truck
"Ag barn"/ building		8,740	2018	Brewery/Events	Structure Occupancy: Winery, Brewery, Events, Commercial: Winery Shop
Zoning only/ Country Inn	Micro house (7)	?	?	Rentals/AirBnB	Occupancy: "Misc Improvements" (Residences)

¹⁰ List includes actual business structures with business names removed. Names available by request only.