

Rappahannock-Rapidan Regional Food System Asset Assessment
Rappahannock-Rapidan Regional Commission
April 2015



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1. Natural Capital

Natural Resource Overview

Within the Rappahannock-Rapidan Region, abundant and high quality surface and ground water supplies provide ample drinking water for inhabitants and farm livestock, as well as commercial and industrial uses. Agricultural crops are supplied by rain accumulating on average three inches per month.

The upland Piedmont soils found along the central portion of the region compete with soils across Virginia in agronomic yield potential. They are deep (up to 50 feet), have a high water holding capacity but are naturally well drained, have a supply of available nutrients to support agronomic uses. Along with a moderate climate these soils can generate high yields (corn and soybean contest winners). Bounding these fine soils are those of lesser potential found in the Culpeper Basin and along the eastern front of the Blue Ridge.

About half of all land is in forests, managed for southern yellow pine in the east and on poorly drained soils and upland hard woods in the central and western areas producing sought after, but slower growing eastern hardwood timber.

Agricultural crops include extensive land uses like corn, soybeans, small grains, and forages for livestock including hay and pasture. Forage production is second only to forestry in acres. Intensive land uses include tree fruits and grapes, which share site and management needs. The greens industry includes greenhouse, turf and sedum (a green roof crop), cut flowers and Christmas trees, nursery stock and bedding plants; in total these crops occupy less land than the others but generate more revenue than all of agriculture combined.

Grazing livestock include beef and dairy cattle, sheep and goats, horses for work and pleasure, and a reemerging poultry sector grows out of interest among small flock producers.

2. Built Capital

Aggregation & Distribution Facilities

Name	County	Description	Website
Blue Ridge Produce	Culpeper	Aggregates fresh fruits and vegetables.	blueridgeproduce.net/
CFC Farm & Home Center Culpeper	Culpeper	Purchases local grain and manufactures bag and bulk feed.	www.cfcfarmhome.com/Locations/culpeper.aspx
County Farm Service, Inc.	Culpeper	Purchases local grain and manufactures bag and bulk feed.	www.countyfarmservice.com/
Culpeper Agricultural Enterprises	Culpeper	Graded feeder cattle sales.	www.vdacs.virginia.gov/marketnews/auctioninfo.shtml
Fauquier Livestock Exchange, Inc.	Fauquier	Regular cattle sales every Tuesday at 2:00 PM.	www.fauquierlivestockexchange.com/
Southern States Orange-Madison Co-op Madison	Madison	Purchases local grain and manufactures bag and bulk feed.	www.southernstates.com/storelocations/15915/
Orange Livestock Market, Inc.	Orange	Regular cattle sales every Wednesday at 3:00 PM.	www.vdacs.virginia.gov/marketnews/auctioninfo.shtml
Southern States Orange-Madison Co-op Orange	Orange	Purchases local grain and manufactures bag and bulk feed.	www.southernstates.com/storelocations/15905/
Relay Foods	Online	Online distributor of local, organic and everyday foods.	https://www.relayfoods.com/welcome

CSAs & Co-ops

Name	County	Website
Small Pond Farm	Culpeper	smallpondfarmva.com/
Bull Run Mountain Vegetable Farm	Fauquier	www.bullrunfarm.com/
Whiffletree Farm	Fauquier	www.whiffletreefarmva.com/
Madison Eats Local Food Club	Madison	www.facebook.com/MadisonEats
P & J Greenhouse & Gardens	Madison	www.pandjgreenhouse.com/
Rider's Backfield Farm Beef	Madison	ridersbackfieldfarmbeef.com/
Liberty Mills Farm	Orange	www.libertymillsfarm.com/
Miller Farms Market	Orange	www.millerfarmsmarket.com/
Belle Meade Farm	Rappahannock	www.bellemeade.net/
Crowfoot Farm	Rappahannock	crowfootfarm.com
The Farm at Sunnyside	Rappahannock	thefarmatsunnyside.com/

Farmers Markets

Farmers Markets	County	Location	Website
Culpeper CFC Farmers Market	Culpeper	15172 Brandy Road, Culpeper	www.cfcfarmhome.com
Culpeper Downtown Farmers Market	Culpeper	Corner of East Davis and Commerce Streets, Culpeper	www.culpeperdowntown.com/farmers-market.html
Tri-County Farmers Market	Culpeper	Clevenger’s Corner, corner of Rt. 229 and Rt. 211, Jeffersonton	tricountymarket.wordpress.com/
Archwood Green Barns	Fauquier	Intersection of I-66 and Rt. 245, The Plains	www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket
Remington Farmers Market	Fauquier		
Southern Fauquier Farmers Market	Fauquier	Liberty Station Center, Bealeton	www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket
Warrenton Saturday Farmers Market	Fauquier	Fifth and Lee Streets, Warrenton	www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket
Warrenton Wednesday Farmers Market	Fauquier	Fauquier Hospital, 500 Hospital Drive, Warrenton	www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket
Madison County Farmers Market	Madison	Hoover Ridge Park on Fairgrounds Road, Madison	madisonfarmersmarket.info/
Eastern Orange Farmer's Market	Orange	32345 Constitution Highway, Locust Grove	www.visitorangevirginia.com/index.php/home/listing/eastern_orange_farmers_market
Orange County Farmers & Artisans Market	Orange	Falconer Hardware, 197 North Madison Road, Orange	www.visitorangevirginia.com/index.php/home/listing/orange_county_farmers_market
Rappahannock CFC Farmers Market	Rappahannock	12645 Lee Highway, Washington	www.cfcfarmhome.com

Potential Institutional Markets

Name	County	Website/Phone
Coffeewood Correctional Facility	Culpeper	https://vadoc.virginia.gov/facilities/central/coffeewood/
Culpeper Baptist Retirement Community	Culpeper	www.culpeperretirement.org/
Culpeper Christian School	Culpeper	www.culpeperchristianschool.com/
Culpeper County Public Schools (10 schools)	Culpeper	www.culpeperschools.org/pages/CulpeperCPS
Culpeper Health & Rehabilitation Center	Culpeper	www.culpeperhealthrehab.com/center/
Culpeper Regional Hospital	Culpeper	www.uvaculpeperhospital.com/
Epiphany Catholic School	Culpeper	www.epiphanycatholicsschool.org/
RRCBSB Area Agency on Aging	Culpeper	www.rrcsb.org/
Cornerstone Christian Academy	Fauquier	(540) 439-2224
Covenant Christian Academy	Fauquier	covenantva.org/
Fauquier County Public Schools (20 schools)	Fauquier	www.fcps1.org/
Fauquier Health Hospital	Fauquier	www.fauquierhealth.org/
Fresta Valley Christian School	Fauquier	www.frestavalley.org/
Highland School	Fauquier	www.highlandsschool.org/
Lord Fairfax Community College	Fauquier	www.lfcc.edu/
Maplewood Childcare Center	Fauquier	www.maplewoodccc.com/
Middleburg Montessori School	Fauquier	www.middleburgmontessori.com/
Midland Christian Academy	Fauquier	www.midlandchristianacademy.org/
Oak Springs of Warrenton	Fauquier	www.oakspringsofwarrenton.com/
Providence Christian Academy	Fauquier	pcalions.org/
St. James Episcopal School	Fauquier	www.saintjamesepiscopalschool.org/
St. John Evangelist Elementary School	Fauquier	www.stjohntheevangelistschool.org/
The Boxwood Montessori School	Fauquier	(540) 347-1679
The Villa at Suffield Meadows	Fauquier	www.virginiavilla.org/
Wakefield School	Fauquier	www.wakefieldschool.org/
Walnut Grove Childcare	Fauquier	www.walnutgrovechildcare.com/
Autumn Care of Madison	Madison	www.autumncorp.com/

Hartland Institute	Madison	www.hartland.edu/
Madison County Public Schools (4 schools)	Madison	www.madisonschools.k12.va.us/
Mountain View Nursing Home	Madison	www.mvnursing.net/
Central Virginia Regional Jail	Orange	www.cvrj.org/
Dogwood Village	Orange	www.dogwoodvillageocva.org/
Faith Christian Academy	Orange	(540) 854-4286
Germanna Community College Locust Grove Campus	Orange	www.germanna.edu/
Grymes Memorial School	Orange	www.grymesschool.org/
Orange County Public Schools (9 schools)	Orange	www.ocss-va.org/
Woodberry Forest	Orange	www.woodberry.org
Belle Meade School	Rappahannock	www.bellemeadeschool.org/
Hearthstone School	Rappahannock	www.hearthstoneschool.org/
Massanova Christian Academy	Rappahannock	(540) 937-5661
Rappahannock County Public Schools (2 schools)	Rappahannock	www.rappahannockschools.us/
Rappahannock County Regional Jail	Rappahannock	(540) 675-5300
Wakefield Country Day School	Rappahannock	www.wcdsva.org/

Processing Facilities

Name	County	Website/Phone
Fauquier's Finest Meat Processing	Fauquier	www.fauquiersfinest.com/
Lebanese Butchers Slaughterhouse	Fauquier	(540) 347-4178
Hidden Pines Meat Processing	Madison	https://www.facebook.com/hiddenpines
Rollins Meat Processing	Orange	(540) 672-5177
Adams Custom Slaughter & Processing	Rappahannock	(540) 937-7497
Muskrat Haven Farm	Rappahannock	(540) 937-5191

Production Services & Supplies

Name	County	Description	Website
CFC Farm & Home Center Culpeper	Culpeper	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	www.cfcfarmhome.com/Locations/culpeper.aspx
County Farm Service	Culpeper	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	www.countyfarmservice.com/
Tractor Supply Culpeper	Culpeper	Livestock Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies	www.tractorsupply.com/
CFC Farm & Home Center Marshall	Fauquier	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	www.cfcfarmhome.com/Locations/marshall.aspx
CFC Farm & Home Center Morrisville	Fauquier	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	www.cfcfarmhome.com/locations/morrisville.aspx
CFC Farm & Home Center Warrenton	Fauquier	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	www.cfcfarmhome.com/locations/warrenton.aspx
Recyc Systems Inc. Remington	Fauquier	Bio Solids Application	www.recycsystems.com/

Southern States Prince William-Fauquier	Fauquier	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	www.southernstates.com/storelocations/78445/
Tractor Supply Marshall	Fauquier	Livestock Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies	www.tractorsupply.com/
Tractor Supply Warrenton	Fauquier	Livestock Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies	www.tractorsupply.com/
Tri-County Feed	Fauquier	Livestock Feed, Delivery	www.tricountyfeeds.com/
MWP Supply	Madison	Fencing	www.mwpsupply.com/
Southern States Orange-Madison Co-op Madison	Madison	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	www.southernstates.com/storelocations/15915/
Tellus Agronomics	Madison	Fertilizer Consultation and Crop Scouting Using Precision Agriculture	www.agronomics.farm/
Southern States Orange-Madison Co-op Orange	Orange	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	www.southernstates.com/storelocations/15905/index.aspx
Tractor Supply Orange	Orange	Livestock Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies	www.tractorsupply.com/
CFC Farm & Home Center Rappahannock	Rappahannock	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	www.cfcfarmhome.com/Locations/rappahannock.aspx

Refrigeration & Storage Facilities

No large-scale refrigeration or storage facilities are known to exist in the region.

Small Retail Stores

Name	County	Website/Phone
Croftburn Market	Culpeper	www.croftburnmarket.com/
Culpeper Cheese Company	Culpeper	www.culpepercheese.com/
Moving Meadows Farm	Culpeper	www.movingmeadowsfarm.com/
The Frenchman's Corner	Culpeper	frenchmancorner.com/
Thyme Market	Culpeper	www.thymeinfo.com/thyme-market
Buckland Farm Market	Fauquier	www.bucklandfarmmarket.com/
Dark Hollow Farm and Farm Store	Fauquier	www.darkhollowfarm.net/index.htm
Lee Highway Nursery	Fauquier	www.leehighwaynursery.com/
Marshall IGA	Fauquier	www.marshall.iga.com/
Messick's Farm Market	Fauquier	www.messicksfarmmarket.com/
Natural Marketplace	Fauquier	www.thenaturalmarketplace.com/
Over the Grass Farm	Fauquier	www.overthegrassfarm.net/
The Farmer's Wife	Fauquier	www.thefarmerswifemarket.com/
The Whole Ox	Fauquier	www.thewholeox.com/
Hollerfolk Nursery	Madison	www.hollerfolknursery.com/
The Little Country Store	Madison	tlcs-bbq.com/
Yoder's Country Market Inc.	Madison	www.yoderscountrymarket.net/
Marshall Farms	Orange	https://www.facebook.com/pages/Marshall-Farms/134055029947981
Miller Farms Market	Orange	www.millerfarmsmarket.com/
The Garden Patch	Orange	https://www.facebook.com/Darnellsgardenpatch
The Market at Grelen	Orange	www.themarketatgrelen.com/
Beech Spring Gift Shop	Rappahannock	https://www.facebook.com/BeechSpringGiftShop
Heritage Hollow Farms	Rappahannock	heritagehollowfarms.net/
Rappahannock Farm to Fork Market	Rappahannock	(540) 987-9699

3. Human & Social Capital

Collective Marketing Efforts

Name	Website
Buy Fresh Buy Local	https://www.buylocalvirginia.org/
Farmer-Chef Express	https://www.buylocalvirginia.org/farmer-chef-express/home
Fauquier County Farm Product Directory	www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmlist
Fauquier Home Grown Labeling Program	www.fauquiercounty.gov/government/departments/agdev/
Tween Rivers Trail	www.tweenriverstrail.com
Virginia Grown	www.vdacs.virginia.gov/vagrown/index.shtml
Virginia's Finest	www.vafinest.com/
County Fairs (to be expanded)	
Farm Tours (to be expanded)	

Educational Programs

Name	Organization
Northern Piedmont Beginning Farmer and Rancher Program	Fauquier Education Farm
Conservation Field Days	John Marshall Soil & Water Conservation District
Farm Tours	John Marshall Soil & Water Conservation District
Estate Planning Workshops	Piedmont Environmental Council
Exploring the Small Farm Dream	Piedmont Environmental Council
Hosting the Small Farm Dream	Piedmont Environmental Council
Pasture Enterprise Network	Piedmont Environmental Council
Sources of Funding for Land Management & Land Conservation	Piedmont Environmental Council
Agricultural Livestock Marketing Programs	Virginia Cooperative Extension
Agro Forestry	Virginia Cooperative Extension
Dairy, Forage, and Beef Regional Conferences	Virginia Cooperative Extension
Estate Planning and Farm Transition	Virginia Cooperative Extension
Farm to School Programs	Virginia Cooperative Extension
Good Agricultural Practices, GAPs Training	Virginia Cooperative Extension
Grazing School	Virginia Cooperative Extension
High Tunnel Productions Methods	Virginia Cooperative Extension
Livestock Marketing Programs	Virginia Cooperative Extension
Managing Invasive Species	Virginia Cooperative Extension
Master Cattleman	Virginia Cooperative Extension
Master Gardener Programs	Virginia Cooperative Extension
New and Beginning Farmer Programs	Virginia Cooperative Extension
Niche Pork Program	Virginia Cooperative Extension
Orchard and Small Fruit Meetings	Virginia Cooperative Extension
Pesticide Training Programs for Private and Commercial Applicators	Virginia Cooperative Extension
Small Ruminant Programs	Virginia Cooperative Extension
Vegetable Meetings	Virginia Cooperative Extension
Virginia Farm Mentor Network	Virginia Cooperative Extension

Virginia Tech's Agricultural and Extension Research Centers	Virginia Cooperative Extension
Virginia Tech's Food Science Enology Lab	Virginia Cooperative Extension
Virginia Certified Farm Seekers Program	Virginia Dept. of Agriculture & Consumer Services

Food Assistance Programs

Name	County	Website/Phone
Culpeper Food Closet	Culpeper	www.culpeperfoodcloset.net/
Culpeper Nutrition Site	Culpeper	(540) 825-5778
Community Touch	Fauquier	www.communitytouchinc.org
Fauquier Community Food Bank	Fauquier	fauquierfoodbank.org/
Fauquier Food Distribution Coalition	Fauquier	www.fauquierfood.org
Mount Olive Baptist Church 5 Loaves 2 Fishes	Fauquier	(540) 364-2380
Seven Loaves Services, Inc	Fauquier	www.sevenloavesmiddleburg.org
Caring Friends Food Pantry	Madison	(540) 948-6028
Madison Emergency Services Association (MESA)	Madison	https://www.facebook.com/MesaMadisonCountyVA
Calvary SDA	Orange	(540) 832-7216
Love Outreach Orange	Orange	(540) 718-1804
Word of Deliverance	Orange	(540) 832-5460
Rappahannock Pantry	Rappahannock	rappahannockpantry.org/

Support Organizations

	County	Website
Culpeper Soil & Water Conservation District	Culpeper	www.culpeperswcd.org/
Virginia Cooperative Extension, Culpeper	Culpeper	offices.ext.vt.edu/culpeper/
Blue Ridge Cattlemen’s Association	Fauquier	
Fauquier County Agriculture Education Council	Fauquier	www.fauquiercounty.gov/government/departments/agdev/
Fauquier County Department of Agriculture Development	Fauquier	www.fauquiercounty.gov/government/departments/agdev/
Fauquier Education Farm	Fauquier	fauquiereducationfarm.org/
John Marshall Soil & Water Conservation District	Fauquier	www.fauquiercounty.gov/government/departments/jmswcd/
Virginia Cooperative Extension, Fauquier	Fauquier	offices.ext.vt.edu/fauquier/
Rural Madison	Madison	ruralmadison.org/
Virginia Cooperative Extension, Madison	Madison	offices.ext.vt.edu/madison/
Virginia Cooperative Extension, Orange	Orange	offices.ext.vt.edu/orange/
Rappahannock County Conservation Alliance	Rappahannock	www.rccava.org/
Virginia Cooperative Extension, Rappahannock	Rappahannock	offices.ext.vt.edu/rappahannock/
Piedmont Environmental Council	Statewide	www.pecva.org/
Virginia Department of Agriculture and Consumer Services	Statewide	www.vdacs.virginia.gov/
Virginia Department of Forestry	Statewide	www.dof.virginia.gov/
Virginia Department of Housing and Community Development	Statewide	www.dhcd.virginia.gov/
Virginia Food Council	Statewide	virginiafoodsystemcouncil.org/
Farm Bureau	National	www.fb.org/
Farm Credit	National	www.farmcreditnetwork.com/
Farm Service Agency	National	www.fsa.usda.gov/FSA/
Natural Resource Conservation Service	National	www.nrcs.usda.gov/
U.S. Department of Agriculture	National	www.usda.gov/wps/portal/usda/usdahome
Other local government agencies (to be expanded)		
Other producer organizations (to be expanded)		

4. Financial and Political Capital

Financial Incentive & Loan Programs

Financial Incentive/Loan Programs	Organization	Cost Share Rate to Establish Practices
Conservation Reserve Program (CRP)	CSWCD	50%
CRP Continuous	CSWCD	50%
Conservation Reserve Enhancement Program (CREP)	CSWCD	50%
Wetlands Reserve Program (WRP)	CSWCD	75-100%
Environmental Quality Incentives Program (EQIP)	CSWCD	Up to 90% of estimated costs
Wildlife Incentive Program (WHIP)	CSWCD	75% of estimated costs
Reforestation of Timberlands (RT)	CSWCD	75% of estimated costs
US Fish & Wildlife Service Partners for Fish & Wildlife	CSWCD	75-100%
Virginia BMP Program	CSWCD	Up to 75% plus incentive
Virginia BMP Loan Program	CSWCD	Low interest (3%) loans – no maximum
BMP Tax Credit Program	CSWCD	25% of out-of-pocket expenses
Virginia Small Business Environmental Compliance Assistance Fund	CSWCD	Low-interest (3%) loans of up to \$100,000
Emergency Conservation Program (ECP)	CSWCD	50 - 64%
Grassland Reserve Program (GRP)	CSWCD	Variable
TMDL Ag BMP Program	CSWCD	50-85% depending on practice
TMDL Septic Cost Share Program	CSWCD	50-75% depending on income
Conservation Reserve Program (CRP)	JMSWCD	50%
CRP Continuous	JMSWCD	50%
Conservation Reserve Enhancement Program (CREP)	JMSWCD	50-75%
Wetlands Reserve Program (WRP)	JMSWCD	75-100%
Environmental Quality Incentives Program (EQIP)	JMSWCD	Up to 75% of estimated costs
Wildlife Incentive Program (WHIP)	JMSWCD	75% of estimated costs
Reforestation of Timberlands (RT)	JMSWCD	\$22/acre
Virginia BMP Program	JMSWCD	Up to 75%
Virginia BMP Loan Program	JMSWCD	Low interest (3%) loans – no maximum.

BMP Tax Credit Program	JMSWCD	25% of out-of-pocket expenses
Virginia Small Business Environmental Compliance Assistance Fund	JMSWCD	Low-interest (3%) loans of up to \$100,000
Emergency Conservation Program (ECP)	JMSWCD	50-64%

Policies & Regulatory Programs

Purchase of Development Rights

Publicly supported Purchase of Development Rights programs pay landowners to limit the development potential of their land through a conservation easement (PEC). The purchase of development rights permits the landowner to continue agricultural use of the property while extinguishing their right to develop the property further (Culpeper 2010 5-9).

Culpeper: Provided for in Appendix D of the Culpeper County Zoning Ordinance. Adopted in 2007, this appendix established a countywide agricultural reserve program by which the County is able to acquire the development rights on eligible parcels of farmland. As funding is made available, this program will allow the purchase of agricultural land preservation easements from qualifying land owners (2010 5-9).

Fauquier: As of April 2015, a total of 48 farms containing a total of 10,125 acres have been permanently preserved through the County’s PDR program.

Conservation Easements

A conservation easement is a legal agreement between a landowner and a government agency or a non-profit organization that places permanent limits on the future development of the property in order to protect its conservation values. Each easement is unique, depending on the needs of the landowners and the specific features of the property. Because conservation easements provide considerable public benefits, landowners become eligible for state and federal tax incentives when they donate an easement (PEC).

	Culpeper	Fauquier	Madison	Orange	Rappahannock
Acres	15,000	99,322	14,362	29,000	16,000
as of	2014	2014	2014	2013	2004

Culpeper: There are more than 15,000 acres of privately conserved land in Culpeper County (2015 5-5). See Map 5.3.

Fauquier: There are approximately 99,000 acres under open space and historic easements in Fauquier County. The majority of easements in Fauquier County are held by the Virginia Outdoor Foundation (4-15). See Map 4.5.

Madison: Six properties in Madison County, totaling approximately 1,160 acres, were protected by conservation easements in 2013. This brings the total of conserved land in the county to approximately 14,362 acres (PEC).

Orange: Approximately 15% (32,900 acres) of land area in Orange County has been placed in historic (3,900 acres) or conservation (29,000 acres) easements (2013 13).

Rappahannock: The Virginia Outdoors Foundation is the principal public body that accepts open space easements, and currently holds easements on over 16,000 acres of land in Rappahannock County (2004 102). See Map No. 11 (2004 48).

Land Use Taxation

Under land-use taxation, some rural properties are taxed at their land use value instead of their fair market value. The state allows localities to offer land use taxation for eligible properties in any of the following categories: agricultural, forestal, horticultural and/or open space. When the land changes to a use no longer qualifying for land use assessment, the landowner must pay back the difference between use value tax and the fair market value tax for a certain number of years, depending on the locality (PEC).

	Culpeper	Fauquier	Madison	Orange	Rappahannock
Acres	144,672	266,485		66,028	
as of	2014	2014		2013	

Culpeper: Provided for in Chapter 12, Article II of the Culpeper County Code. As of August 30, 2014, approximately 144,671.88 acres of agriculture and forestland were enrolled in the program (2015 5-4).

Fauquier: Provided for in Chapter 8, Article III of the Fauquier County Code. Presently, of the 25,549 parcels in the County, 3,726 are in the Land Use Program covering 266,485 acres (4-16).

Madison: Maintains the current plan of land use taxation. Continues the elimination of the tax on farm and forest harvesting equipment (2012 74).

Orange: Provided for in Chapter 58, Article VIII of the Orange County Code. Approximately 66,028 acres in the County are enrolled in the agricultural land use taxation program; the 2007 Census of Agriculture County Profile indicates that nearly 34,000 acres are used for harvested cropland (2013 13).

Rappahannock: Provided for in Chapter 151, Article VII of the Rappahannock County Code. Such a system of taxation is used by the County to protect the agricultural sector from rising taxes created from development pressures (2004 101).

Agricultural and Forestal Districts

An Agricultural and Forestal district results from a voluntary agreement between one or more landowners and the local governing body to temporarily protect forests and farmland. Landowners agree not to develop their property for a certain period of time, usually eight years. During this period of time, the property will be eligible for land use taxation, if it is not already eligible (PEC).

	Culpeper	Fauquier	Madison	Orange	Rappahannock
Acres	46,296	90,780			20,600
as of	2014	2014			1994

Culpeper: Provided for in Article 8E of the Culpeper County Zoning Ordinance. As of October 3, 2014, there were 46,296 acres of land in 15 Agricultural and Forestal Districts in Culpeper County, representing 18.99% of total County land (2015 5-3). See Map 5.2.

Fauquier: Provided for in Chapter 8, Article XIV of the Fauquier County Code. There are now 13 Agricultural and Forestal Districts which cumulatively total over 90,780 acres, and restrict any subdivision to family divisions or large lot subdivisions of 50 acres or more in size (8-2).

Madison: The county supports the creation of agricultural and forestal districts by private landowners (2012 76).

Rappahannock: As of 1994, there were approximately 20,600 acres in Agricultural and Forestal Districts (2004 48). See Map No. 10.

Large-Lot Zoning

By limiting the number of houses that can be built in rural areas, large-lot zoning aims to preserve open space and keep rural land viable for agriculture or forestry (PEC).

Fauquier: Provided for in Section 2-310 of the Fauquier County Zoning Ordinance. As an alternative to division in accordance with the sliding scale zoning density set forth in Section 2-308, eligible parcels in Agricultural and Conservation Districts may be divided into large lots.

Rappahannock: Provided for in Chapter 170, Article 37 of the Rappahannock County Code. Only one dwelling is permitted per 25 acres in the Agriculture and Conservation Districts.

Sliding Scale Zoning

Sliding scale zoning helps to keep large parcels of land intact by allowing fewer building rights per acre for large tracts of land than for smaller tracts. The theory is that the larger the parcel, the more of an agricultural resource it represents and thus the potential for non-agricultural use should be more limited.

Fauquier: Provided for in Section 2-308 of the Fauquier County Zoning Ordinance. The residential density for the Agriculture and Conservation Districts shall be based on a sliding scale zoning density whereby the number of new lots created from a parcel is determined by the size in acres of the parent parcel.

Phasing

Phasing limits the number of lots into which a tract of land can be divided over a certain period of time. Phasing does not change the total number of development rights, but it can help to prevent the rapid suburbanization of rural areas.

Madison: Provided for in Section 4-11 of the Madison County Code. No lot, tract or parcel of land in the Agricultural District shall be subdivided into more than four smaller lots, tracts or parcels of land within any ten year period.

Clustering

Clustering can limit the amount of land consumed by development by concentrating buildings on a small percentage of the property, leaving the rest as open space (PEC).

Orange: Provided for in Chapter 70, Article VI of the Orange County Code. The minimum area for a cluster development in an agriculturally zoned area shall be 112 acres to permit an easement of 100 acres while meeting the 90 percent open space requirement. A minimum of 90 percent of the land area shall be reserved as open space and can only be used for agriculture, forestry, or a nature preserve.

Rappahannock: Cluster development is encouraged under the County's Zoning and Subdivision Ordinances (2004 102).

Other Zoning

Culpeper: The current zoning regulations which govern the Agricultural and Rural Area Districts provide for limited development on lot sizes of five and three acres, respectively (2010 5-8). For A-1 and RA, all buildings shall not cover more than 25% of the total area of the lot for parcels five and three acres or greater, respectively. In May of 2013 the County Zoning Ordinance was revised in order to allow a greater number of residents the opportunity to keep hogs and poultry for personal use (2015 5-5).

Fauquier: In 1990, the County adopted the requirement that mandates that in the RA and RC zoning districts, one of the lots must contain at least 85% of the total acreage of the parcel (8-1). A long-standing and important Fauquier County planning goal since 1967 has been to concentrate and guide growth into the Service Districts. Service Districts are the areas planned for relatively more intensive use and density.

***Sources:** Culpeper Comp Plan 2010; Culpeper Comp Plan 2015 Draft; Culpeper Code 2005; Fauquier Comp Plan; Fauquier Code 1987; Fauquier PDR Progress Report; Madison Comp Plan 2012; Madison Zoning Ordinance 2014; Orange Comp Plan 2013; Orange Code 2000; Rappahannock Comp Plan 2004; Rappahannock Code (rev 9/14)*