

COTTAGE FOOD LAW REPORT

Alexandria city

Virginia · Alexandria · FIPS 51510 · Population 157,594 ·
Crosodo Index #2825*

STATE BASELINE

Va. Code §3.2-5130

STATE TIER

Good

ANNUAL SALES CAP (STATE)

Tiered

CONFIDENCE

MEDIUM

LAST VERIFIED

2026-05-05

IMPORTANT — NOT LEGAL ADVICE

This report compiles publicly-available statutes, regulations, and county zoning rules into a research reference. It is **not legal advice** and is provided **without warranty** as to accuracy, completeness, or current applicability.

Cottage food law changes frequently. Counties may amend zoning, health departments may issue new permits, and state legislatures may update statutes after the publication date shown above.

Always verify rules directly with your state department of health/agriculture and your county health and planning offices before relying on them for any business or regulatory decision. Consult a licensed attorney for advice specific to your situation.

How to start — 60-second path

Alexandria city, Virginia — permit, pickup, and label steps before the full county rules.

HOME KITCHEN ALLOWED?

Conditional

STATE SALES CAP

Tiered

HOME OCCUPATION PERMIT?

Yes

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION

Upon-complaint

PETS

If pets present, food processing/storage areas must be enclosed/separated with a latching door (for VDACS Home Food Processing permit pathway).

BEFORE YOU SELL FROM THIS ADDRESS

- ☐ **1. Menu** — Confirm each product under Virginia cottage food rules (county cannot expand a state ban).
- ☐ **2. Pickup & zoning** — Home occupation and porch pickup cells above; HOA/lease may still block customer traffic.
- ☐ **3. Local tax / license** — Business license or sales tax certificate if your city/parish requires it (common even with no state food permit).
- ☐ **4. Training** — Food handler or state registration before market day.
- ☐ **5. Labels** — Disclaimer, allergens, ingredients, net quantity, producer info.
- ☐ **6. Call if unclear** — County health and planning for your exact address.

LABEL FIELDS TO INCLUDE

- ☐ Product name · producer name · address (or allowed alternative)
- ☐ Ingredients by weight · major allergens · net weight/quantity
- ☐ Virginia home-kitchen disclaimer (see live label one-pager)

CONTINUE ONLINE

[Open the live county page →](#)

[Virginia label one-pager →](#)

[Print labels for your first market →](#)

[Local notes & questions →](#)

Planning path only — not legal advice. Rules change. Always verify with state and local offices before selling.

VIRGINIA: ALEXANDRIA CITY

CROSODO INDEX #2825* · FIPS 51510 · Alexandria

Alexandria city

Population 157,594 · State baseline: Va. Code §3.2-5130 · MEDIUM

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Conditional (Virginia §3.2-5130 cottage food exemption applies. Non-TCS shelf-stable foods allowed (limited list). Pickles/acidified vegetables capped at \$9,000/year. Must label 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION.' Virginia's Cottage Food Law effective 2023 allows certain home food sales without a food establishment permit. Home occupation permit and BPOL (business license) required by Alexandria City. Zoning approval required.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

If pets present, food processing/storage areas must be enclosed/separated with a latching door (for VDACS Home Food Processing permit pathway).

HOME OCCUPATION PERMIT?

Yes (Alexandria City requires a home occupation permit for home-based businesses in most zones (per CityRuleLookup, sourced from Alexandria Code of Ordinances via Municode, verified March 2026). Exterior signage generally prohibited for home occupations. BPOL (business license) also required. Customer traffic limits apply. Zoning ordinance under VA Code §15.2-2280. Alexandria City generally prohibits exterior business signage for home-based businesses.)

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION REQUIRED?

Upon-complaint (VDACS may inspect upon consumer complaint.)

Home kitchen rules

HOME KITCHEN ALLOWED	Conditional — Virginia §3.2-5130 cottage food exemption applies. Non-TCS shelf-stable foods allowed (limited list). Pickles/acidified vegetables capped at \$9,000/year. Must label 'NOT FOR RESALE — PROCESSED AND PREPARED WITHOUT STATE INSPECTION.' Virginia's Cottage Food Law effective 2023 allows certain home food sales without a food establishment permit. Home occupation permit and BPOL (business license) required by Alexandria City. Zoning approval required.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	If pets present, food processing/storage areas must be enclosed/separated with a latching door (for VDACS Home Food Processing permit pathway).
WATER SUPPLY	Private water supply requires coliform bacteria test for VDACS Home Food Processing permit. No testing required under §3.2-5130 exemption.
HANDWASHING	Adequate handwashing required.
FOOD STORAGE	Non-TCS shelf-stable foods only under cottage food exemption.

Inspection & permitting

INSPECTION REQUIRED	Upon-complaint — VDACS may inspect upon consumer complaint.
HOME OCCUPATION PERMIT	Yes — Alexandria City requires a home occupation permit for home-based businesses in most zones (per CityRuleLookup, sourced from Alexandria Code of Ordinances via Municode, verified March 2026). Exterior signage generally prohibited for home occupations. BPOL (business license) also required. Customer traffic limits apply. Zoning ordinance under VA Code §15.2-2280. Alexandria City generally prohibits exterior business signage for home-based businesses.
LOCAL BUSINESS LICENSE	Yes

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Conditional
ON-SITE SIGNAGE	No
DELIVERY / PICKUP RULES	Under §3.2-5130 exemption: direct-to-consumer sales only; no resale. Under VDACS permit: broader sales allowed. Customer traffic to home businesses limited in Alexandria City to preserve residential character.
MAX EMPLOYEES IN HOME	Home occupation rules in Alexandria City restrict on-site non-resident employees; residence must remain primarily residential.

Relevant county code

Alexandria Code of Ordinances (home occupation provisions); Va. Code §3.2-5130; VA Code §15.2-2280

RESEARCH NOTES

Verified-large independent city. Alexandria City requires home occupation permit and BPOL business license for home-based businesses. Exterior signage prohibited. Customer traffic restricted. Virginia cottage food law (2023) allows cottage food without food establishment permit but local home occupation rules still apply. No specific county-level health department (Virginia independent city). Sources include VDACS application PDF, CityRuleLookup (sourced from Alexandria Code of Ordinances, verified March 2026).

SOURCES VERIFIED AT RESEARCH TIME

<https://www.alexandriava.gov>
<https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>
<https://www.cityrulelookup.com/home-business/cottage-food/alexandria-city-va>
<https://www.cityrulelookup.com/home-business/zoning/alexandria-city-va>
<https://library.municode.com/>

Questions about this county? Local notes and a place to leave a question: crosodo.com/nb/virginia/alexandria-city-discuss

Alexandria city and nearby places

Regulation	Alexandria city	Arlington County	Fairfax County
HOME KITCHEN ALLOWED	Conditional	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	If pets present, food processing/storage areas must be enclosed/separated with a latching door (for VDACS Home Food Processing permit pathw...	Not specified in state statute	State baseline applies
INSPECTION REQUIRED	Upon-complaint	Upon-complaint	Upon-complaint
ON-SITE CUSTOMER PICKUP	Conditional	Yes	No
ON-SITE SIGNAGE	No	Conditional	No
DELIVERY / PICKUP	Under §3.2-5130 exemption: direct-to-consumer sales only; no resale. Under VDACS permit: broader sales allowed. Customer traffic to home bu...	Direct sales to consumers only per VA state law; no retail consignment. Check Arlington zoning for customer visit limits.	Zoning §4102.7.H: sale and delivery of home-based food and small-scale production items must occur exclusively online or off-site. On-site ...
HOME OCCUPATION PERMIT	Yes	Yes	Yes
LOCAL BUSINESS LICENSE	Yes	Yes	Yes
RESTRICTIONS	Virginia §3.2-5130 cottage food exemption applies. Non-TCS shelf-stable foods allowed (limited list). Pickles/acidified vegetables capped a...	Non-TCS shelf-stable foods only. No state registration required for general cottage foods. Pickles/acidified vegetables capped at \$9,000/ye...	Fairfax County requires a Home-Based Business Permit with a Home-Based Food Production Supplemental Form for all home-based food operations...
FOOD STORAGE	Non-TCS shelf-stable foods only under cottage food exemption.	Non-TCS shelf-stable foods; extensive prohibited list (TCS foods, dairy, meat, fish)	State baseline applies
POPULATION	157,594	235,845	1,145,354

State context — Virginia cottage food law

Alexandria city's rules sit on top of Virginia's state cottage food framework. The state law sets the floor — counties can add but cannot remove protections.

STATUTE

Va. Code §3.2-5130 (HB 402 / 2026 c. 605)

ANNUAL SALES CAP

Tiered

REGISTRATION REQUIRED

No

FOOD HANDLER CERT

No

KITCHEN INSPECTION

No

DIRECT SALES ONLY

Yes

INDIRECT SALES

No — As amended by HB 402 (Acts of Assembly 2026 Ch. 605), effective July 1, 2026: exempt foods may be sold at any location, through the internet, or by phone to an individual in Virginia for their own consumption, and delivered in person, by mail, or by delivery service in Virginia. Still no resale, consignment, restaurants, retail food establishments, or out-of-state sales. Local zoning still applies. The VDACS home-food-processor FAQ PDF is stale (still says no online sales); the statute controls. <https://lis.virginia.gov/bill-details/2026/HB402>

For the full state-level analysis including the verbatim statute text, see the **Virginia cottage food law report** on Crosodo, or open the live guide: crosodo.com/states/virginia.

STATE-LEVEL REFERENCES

State statute: <https://law.lis.virginia.gov/vacode/title3.2/chapter51/section3.2-5130/>

State dept cottage food page: <https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>

Forrager.com: <https://forrager.com/law/virginia/>

Questions about Alexandria city? Local notes and a place to leave a question are on Crosodo. We monitor new threads — start with zoning, permits, or porch pickup.

crosodo.com/nb/virginia/alexandria-city-discuss

Classifieds

Resources for cottage food & home bakers · crosodo.com/advertise

NATIONAL

SUPPLIES

Advertise here — Supplies

Reach home bakers across the country. crosodo.com/advertise

COURSES

Advertise here — Courses

Reach home bakers across the country. crosodo.com/advertise

INSURANCE

Advertise here — Insurance

Reach home bakers across the country. crosodo.com/advertise

LOCAL

Advertise here

Reach home bakers in Alexandria city, Virginia. Supply stores, farmers markets, kitchen rentals, and bakery services welcome.

crosodo.com/advertise

Your business here

Local cottage food listings, kitchen rentals, co-packer referrals, and community events — post yours on Crosodo.

crosodo.com/nb/virginia/alexandria-city-discuss

Free ad space available

Let us know if you're a non-profit or community organization. Farmers markets, kitchen rentals, and cottage food events near you welcome.

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