

COTTAGE FOOD LAW REPORT

Page County

Virginia · Luray · FIPS 51139 · Population 23,686 · Crosodo
Index #1701*

STATE BASELINE

Va. Code §3.2-5130

STATE TIER

Good

ANNUAL SALES CAP (STATE)

Tiered

CONFIDENCE

MEDIUM

LAST VERIFIED

2026-05-06

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

Page County, Virginia — permit, pickup, and label steps before the full county rules.

HOME KITCHEN ALLOWED?

Yes

STATE SALES CAP

Tiered

HOME OCCUPATION PERMIT?

Conditional

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION

Conditional

PETS

VDACS home food processing permit pathway requires pets excluded from food prep, storage, packaging, and equipment cleaning areas at all times via solid latching doors. Cottage food exemption has no explicit statutory pet restriction.

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: PAGE COUNTY

CROSODO INDEX #1701* · FIPS 51139 · Luray

Page County

Population 23,686 · State baseline: Va. Code §3.2-5130 · **MEDIUM****QUICK VIEW FOR BAKERS IN THIS COUNTY****HOME KITCHEN ALLOWED?**

Yes (Virginia state cottage food exemption (Va. Code §3.2-5130) applies statewide. Page County is a rural Shenandoah Valley county. No county-specific cottage food ordinance identified. For the VDACS Home Food Processing permit pathway, written zoning approval from the county is required. Producers should contact Page County Planning and Zoning to confirm home occupation allowances in their zoning district.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

VDACS home food processing permit pathway requires pets excluded from food prep, storage, packaging, and equipment cleaning areas at all times via solid latching doors. Cottage food exemption has no explicit statutory pet restriction.

HOME OCCUPATION PERMIT?

Conditional (Page County zoning likely requires home occupation compliance and may require a zoning permit or approval for home-based businesses. Producers should contact Page County Planning (Luray, VA) to confirm requirements. For VDACS home food processing permit, written zoning approval documentation is required.)

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION REQUIRED?

Conditional (VDACS home food processing permit: initial inspection required. Cottage food exemption: no routine inspection; complaint-based only.)

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — Virginia state cottage food exemption (Va. Code §3.2-5130) applies statewide. Page County is a rural Shenandoah Valley county. No county-specific cottage food ordinance identified. For the VDACS Home Food Processing permit pathway, written zoning approval from the county is required. Producers should contact Page County Planning and Zoning to confirm home occupation allowances in their zoning district.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	VDACS home food processing permit pathway requires pets excluded from food prep, storage, packaging, and equipment cleaning areas at all times via solid latching doors. Cottage food exemption has no explicit statutory pet restriction.
WATER SUPPLY	Private water supply requires coliform-free water test results for VDACS home food processing permit pathway. Cottage food exemption has no stated requirement.
HANDWASHING	Standard handwashing per GMP for VDACS permit pathway.
FOOD STORAGE	Proper storage to prevent contamination; pet exclusion required for VDACS permit pathway.

Inspection & permitting

INSPECTION REQUIRED	Conditional — VDACS home food processing permit: initial inspection required. Cottage food exemption: no routine inspection; complaint-based only.
HOME OCCUPATION PERMIT	Conditional — Page County zoning likely requires home occupation compliance and may require a zoning permit or approval for home-based businesses. Producers should contact Page County Planning (Luray, VA) to confirm requirements. For VDACS home food processing permit, written zoning approval documentation is required.
LOCAL BUSINESS LICENSE	Conditional

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Conditional
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Virginia cottage food exemption: direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online sales allowed. VDACS home food processing permit: statewide distribution with zoning documentation.
MAX EMPLOYEES IN HOME	Virginia state law does not specify a home-based food employee limit. Local zoning may restrict non-resident employee presence.

Relevant county code

Page County Zoning Ordinance (home occupation provisions); Va. Code §3.2-5130 (cottage food exemption); VDACS Home Food Processing regulations

RESEARCH NOTES

No Page County-specific cottage food or home occupation zoning rules were found in searches. State baseline for Virginia applies. Page County is a rural county in the Shenandoah Valley; most rural Virginia counties follow the standard home occupation zoning framework requiring no separate business activity within residential structures beyond what is incidental. Medium confidence based on state baseline application; county-specific zoning confirmation not retrieved.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.pagecounty.virginia.gov/>

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

<https://law.lis.virginia.gov/vacode/3.2-5130/>

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

Page County and nearby places

Regulation	Page County	Greene County	Madison County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	VDACS home food processing permit pathway requires pets excluded from food prep, storage, packaging, and equipment cleaning areas at all ti...	No specific state cottage food pet restriction.	No specific state cottage food pet restriction.
INSPECTION REQUIRED	Conditional	No	No
ON-SITE CUSTOMER PICKUP	Conditional	Yes	Yes
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Virginia cottage food exemption: direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online sales a...	Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.	Direct sales only at home, farmers markets, or temporary events (up to 14 consecutive days). No online ordering, no shipping, no wholesale.
HOME OCCUPATION PERMIT	Conditional	Varies	Varies
LOCAL BUSINESS LICENSE	Conditional	Likely	Likely
RESTRICTIONS	Virginia state cottage food exemption (Va. Code §3.2-5130) applies statewide. Page County is a rural Shenandoah Valley county. No county-sp...	Virginia Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a p...	Virginia Home Kitchen Food Processing Exemption (Va. Code §3.2-5130) permits direct-to-consumer sale of non-TCS shelf-stable foods from a p...
FOOD STORAGE	Proper storage to prevent contamination; pet exclusion required for VDACS permit pathway.	Non-TCS shelf-stable foods only.	Non-TCS shelf-stable foods only.
POPULATION	23,753	20,631	13,828

State context — Virginia cottage food law

Page County'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 Page County? 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/page-county-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 Page County, 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/page-county-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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