

COTTAGE FOOD LAW REPORT

Powhatan County

Virginia · Powhatan · FIPS 51145 · Population 32,392 ·
Crosodo Index #1703*

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

Powhatan 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: POWHATAN COUNTY

CROSODO INDEX #1703* · FIPS 51145 · Powhatan

Powhatan County

Population 32,392 · 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. Powhatan County has a detailed home occupation framework under Zoning Ordinance Sec. 83-438(j). Home occupations are permitted by-right (P) in all residential and agricultural zoning districts (A-20, A-10, A-C, RR, RR-5, CR, R-2, VR, VC, R-U, CHSC). Only family members residing in the dwelling may be engaged in the home occupation without a Conditional Use Permit. More intensive home-based businesses (up to 2 non-resident employees) require additional approval. Home bakeries and similar cottage food operations qualify as standard home occupations.)

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 (Powhatan County home occupations are permitted by-right in all residential and agricultural zoning districts per Sec. 83-438(j). No separate home occupation permit is required for standard operations. However, a Powhatan County business license is required. Contact the Commissioner of Revenue's Office (Andrea Ross, 804-598-5616, aross@powhatanva.gov) for business licensing. Home occupation floor area limited to 25% of dwelling; home-based business (2 non-resident employees) limited to 35% of dwelling. One sign of 1 sq ft or less, non-illuminated, mounted on dwelling wall is allowed. For VDACS home food processing permit, written zoning approval 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. Powhatan County has a detailed home occupation framework under Zoning Ordinance Sec. 83-438(j). Home occupations are permitted by-right (P) in all residential and agricultural zoning districts (A-20, A-10, A-C, RR, RR-5, CR, R-2, VR, VC, R-U, CHSC). Only family members residing in the dwelling may be engaged in the home occupation without a Conditional Use Permit. More intensive home-based businesses (up to 2 non-resident employees) require additional approval. Home bakeries and similar cottage food operations qualify as standard home occupations.

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.

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 — Powhatan County home occupations are permitted by-right in all residential and agricultural zoning districts per Sec. 83-438(j). No separate home occupation permit is required for standard operations. However, a Powhatan County business license is required. Contact the Commissioner of Revenue's Office (Andrea Ross, 804-598-5616, aross@powhatanva.gov) for business licensing. Home occupation floor area limited to 25% of dwelling; home-based business (2 non-resident employees) limited to 35% of dwelling. One sign of 1 sq ft or less, non-illuminated, mounted on dwelling wall is allowed. For VDACS home food processing permit, written zoning approval is required.
LOCAL BUSINESS LICENSE	Yes

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Conditional
ON-SITE SIGNAGE	Yes
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. Powhatan home occupation rules: no non-family employees without CUP; vehicle deliveries limited; no exterior storage. Home-based business allows up to 5 vehicles dedicated to the occupation.
MAX EMPLOYEES IN HOME	Standard home occupation (Sec. 83-438(j)): no non-family employees without a Conditional Use Permit. Home-based business (Sec. 83-438(k)): up to 2 non-resident employees allowed.

Relevant county code

Powhatan County Zoning Ordinance Sec. 83-438(j) (home occupation) and Sec. 83-438(k) (home-based business); Va. Code §3.2-5130 (cottage food exemption); VDACS Home Food Processing regulations

RESEARCH NOTES

Powhatan County home occupation framework confirmed from official powhatanva.gov document. Home occupations permitted by-right in all residential and agricultural districts. Three sub-categories: standard home occupation (family only, 25% floor area, 1 sq ft sign), home-based business (2 non-resident employees, 35% floor area, CUP if needed), and specialized categories for landscaping/trucking. A county business license is required. State cottage food baseline applies for food rules. Medium confidence: zoning rules confirmed from official source; some details on fees and exact permit process steps not fully retrieved.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.powhatanva.gov/>

<https://www.powhatanva.gov/>

<https://www.powhatanva.gov/DocumentCenter/View/5614/Home-Occupation-Handout>

<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/powhatan-county-discuss

Powhatan County and nearby places

Regulation	Powhatan County	Goochland County	Amelia 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 pet restriction in state cottage food law.
INSPECTION REQUIRED	Conditional	No	No
ON-SITE CUSTOMER PICKUP	Conditional	Yes	Yes
ON-SITE SIGNAGE	Yes	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.	Sales allowed only at the producer's home or at farmers markets and temporary events (events capped at 14 consecutive days). No online sale...
HOME OCCUPATION PERMIT	Conditional	Varies	No
LOCAL BUSINESS LICENSE	Yes	Likely	Varies
RESTRICTIONS	Virginia state cottage food exemption (Va. Code §3.2-5130) applies. Powhatan County has a detailed home occupation framework under Zoning O...	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...	Va. Code §3.2-5130 provides the home kitchen food processing exemption. No permit, registration, or inspection required at the state level....
FOOD STORAGE	Proper storage to prevent contamination; pet exclusion required for VDACS permit pathway.	Non-TCS shelf-stable foods only.	Non-potentially hazardous (non-TCS), shelf-stable foods only.
POPULATION	30,503	24,906	13,309

State context — Virginia cottage food law

Powhatan 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 Powhatan 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/powhatan-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 Powhatan 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/powhatan-county-discuss

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