

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Charleston County, South Carolina?

Home kitchen sales. Not a shop or rented commercial kitchen. Last verified 2026-05-05.

STATE FOOD PERMIT

No

HOME OCCUPATION

Yes

BUSINESS LICENSE

Yes

SALES CAP

—

SOUTH CAROLINA RULES. OPEN THESE FIRST.

[South Carolina permits PDF](#)

[South Carolina cottage food law page](#)

[South Carolina Department of Agriculture cottage food program](#)

[Statute: S.C. Code §44-1-145](#)

NOT LEGAL ADVICE

This is what it takes to sell from a home kitchen in Charleston County. Confirm each step with Planning, Health, and the license office before you sell.

What you need

Charleston County, South Carolina. File every Yes. Confirm every Check or Ask. Stay under the sales cap.

STATE FOOD PERMIT

No

ANNUAL SALES CAP

—

HOME OCCUPATION / ZONING

Yes

LOCAL HEALTH

No

BUSINESS LICENSE

Yes

PICKUP AT THE HOUSE

Yes

HOME KITCHEN ONLY

If you want a shop or a rented commercial kitchen, these rows do not apply.

CONTINUE ONLINE

[South Carolina permits PDF →](#)

<https://crosodo.com/reports/pdf/permits/south-carolina.pdf>

[South Carolina cottage food law page →](#)

<https://crosodo.com/states/south-carolina>

[Permit page for this place →](#)

<https://crosodo.com/what-permits/south-carolina/charleston-county>

[Charleston County cottage food law page →](#)

<https://crosodo.com/states/south-carolina/charleston-county>

Not legal advice. Rules change. Confirm with the office before you file.

Where to file

State

South Carolina registration: No. Routine kitchen inspection: No. Since the 2022 amendment, home-based food operations may sell to retail stores and grocery stores in addition to direct-to-consumer sales including online and mail order. Retail stores that sell home-based food products must post clearly visible signage indicating the products are not subject to commercial food regulations.

South Carolina permits PDF: crosodo.com/reports/pdf/permits/south-carolina.pdf

State law page: crosodo.com/states/south-carolina

South Carolina Department of Agriculture: <https://agriculture.sc.gov/programs-services/cottage-food-operations/>

Statute: [S.C. Code §44-1-145](#)

Zoning / home occupation

Yes. City of Charleston requires a Home Occupation permit (application at 2 George St, First Floor) per Zoning Ordinance Sec. 54-211. Home occupation must be incidental to residential use; no retail businesses or activities injurious to health/welfare; no external signage incompatible with residential character; limits on floor area and operations. The completed application constitutes zoning approval. For unincorporated Charleston County areas, county-level home occupation rules apply.

Planning: <https://www.charlestoncounty.gov/planning>

Health

No. No routine inspection. SC Department of Agriculture may investigate upon complaint.

Health: <https://www.charlestoncounty.gov/health>

Business license

Yes

Pickup / delivery

Direct-to-consumer and indirect sales (retail stores, grocery stores) permitted since 2022. Online/mail order allowed. Home occupation rules may limit customer traffic to home.

If you rent a commissary kitchen

DHEC licenses retail food. South Carolina home-based food production is a home path. A commissary is a retail food establishment licensed by DHEC.

Official source: [SCDHEC food safety](#)

Local health office we have on file: <https://www.charlestoncounty.gov/health>

This file is the home-kitchen path. A rented kitchen uses a different permit. Ask the kitchen manager which license they expect, then call the local health office.

SOURCES

<https://www.charlestoncounty.gov/health>

<https://www.charlestoncounty.gov/planning>

<https://www.charlestoncounty.org>

<https://sc-charleston2.civicplus.com/DocumentCenter/View/36488>

<https://agriculture.sc.gov/programs-services/cottage-food-operations/>

<https://www.cityrulelookup.com/home-business/cottage-food/charleston-sc>

Charleston County and nearby places

Regulation	Charleston County	Berkeley County	Dorchester County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No specific state restriction beyond standard food safety.	Not specified in state statute	No specific state restriction on pets for cottage food operations.
INSPECTION REQUIRED	No	No	No
ON-SITE CUSTOMER PICKUP	Yes	Yes	Yes
ON-SITE SIGNAGE	No	Conditional	Conditional
DELIVERY / PICKUP	Direct-to-consumer and indirect sales (retail stores, grocery stores) permitted since 2022. Online/mail order allowed. Home occupation rule...	Direct and indirect sales allowed: at home, online, mail order (within SC), retail stores and grocery stores. No consignment or wholesale v...	Direct-to-consumer, online, mail-order, and indirect retail sales (grocery stores, retail stores) allowed under 2022 expansion. No geograph...
HOME OCCUPATION PERMIT	Yes	Conditional	Varies
LOCAL BUSINESS LICENSE	Yes	Varies	Varies
RESTRICTIONS	South Carolina cottage food law (S.C. Code §44-1-145) allows non-PHF foods produced in primary domestic residence without registration, per...	Non-potentially hazardous foods from primary domestic residence kitchen. No registration required (no fee or ID number needed unless earnin...	South Carolina allows cottage food from the kitchen of a primary domestic residence. No registration, permit, or inspection required. 2022 ...
FOOD STORAGE	Non-PHF shelf-stable products only.	Non-TCS shelf-stable foods; pH >5.6 presumed potentially hazardous; pH >4.6 acidified foods presumed PHF unless product assessment conducted	Non-potentially hazardous foods only. Products must be stored safely.
POPULATION	409,840	231,419	162,139

More pages for this place

These Crosodo pages cover the same home cottage-food path:

South Carolina permits PDF: crosodo.com/reports/pdf/permits/south-carolina.pdf

South Carolina cottage food law: crosodo.com/states/south-carolina

Charleston County cottage food law: crosodo.com/states/south-carolina/charleston-county