

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Newport News City, Virginia?

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

Tiered

VIRGINIA RULES. OPEN THESE FIRST.

[Virginia permits PDF](#)[Virginia cottage food law page](#)[Virginia Department of Agriculture and Consumer Services cottage food program](#)[Statute: Va. Code §3.2-5130 \(HB 402 / 2026 c. 605\)](#)**NOT LEGAL ADVICE**

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

What you need

Newport News City, Virginia. File every Yes. Confirm every Check or Ask. Stay under the sales cap.

STATE FOOD PERMIT

No

ANNUAL SALES CAP

Tiered

HOME OCCUPATION / ZONING

Yes

LOCAL HEALTH

No

BUSINESS LICENSE

Yes

PICKUP AT THE HOUSE

Conditional

HOME KITCHEN ONLY

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

CONTINUE ONLINE

Virginia permits PDF →

<https://crosodo.com/reports/pdf/permits/virginia.pdf>

Virginia cottage food law page →

<https://crosodo.com/states/virginia>

Permit page for this place →

<https://crosodo.com/what-permits/virginia/newport-news-city>

Newport News City cottage food law page →

<https://crosodo.com/states/virginia/newport-news-city>

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

Where to file

State

Virginia registration: No. Routine kitchen inspection: 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/20261/HB402>

Virginia permits PDF: crosodo.com/reports/pdf/permits/virginia.pdf

State law page: crosodo.com/states/virginia

Virginia Department of Agriculture and Consumer Services: <https://www.vdacs.virginia.gov/food-information-for-vendors-and-businesses-home-food-processors.shtml>

Statute: [Va. Code §3.2-5130 \(HB 402 / 2026 c. 605\)](#)

Zoning / home occupation

Yes. Newport News regulates home businesses through zoning ordinance under VA Code §15.2-2280. Virginia is a strict Dillon's Rule state. Home occupation permit required for home-based businesses. A BPOL (business license) is also typically required. Common conditions: home occupation permit, no exterior alteration, no outside storage, no hazardous materials, residence must remain primarily residential. Virginia cottage food law (effective 2023) allows certain home food sales without a food establishment permit.

Health

No. VDACS may inspect upon consumer complaint. No routine inspections.

Business license

Yes

Pickup / delivery

Direct sales at home, farmers markets, online with local delivery. Customer visits limited per zoning rules.

If you rent a commissary kitchen

VDACS treats a commercial kitchen as a food-processing operation. Virginia cottage food is a home exemption. A commissary or commercial kitchen that manufactures food for sale needs a VDACS inspection and permit. VDACS publishes a commercial-kitchen food-processing application. Local health departments permit restaurants and similar food establishments.

Official source: [VDACS home and commercial kitchen businesses](#)

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

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.nnva.gov>

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

<https://www.cityrulelookup.com/home-business/zoning/newport-news-city-va>

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

Newport News city and nearby places

Regulation	Newport News city	Hampton city	Portsmouth city
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No explicit state restriction; good manufacturing practices apply.	Not prohibited by state statute; kitchen must remain sanitary.	No state restriction; Portsmouth home occupation rules do not specifically address pets.
INSPECTION REQUIRED	No	No	Upon-complaint
ON-SITE CUSTOMER PICKUP	Conditional	Yes	Conditional
ON-SITE SIGNAGE	No	Conditional	No
DELIVERY / PICKUP	Direct sales at home, farmers markets, online with local delivery. Customer visits limited per zoning rules.	Direct sales only per state law. Sales from home, farmers markets, roadside stands, and online with local delivery.	Virginia allows direct sales; Portsmouth home occupation rules may restrict customer visits to the home. Customer pickup may be limited. Fa...
HOME OCCUPATION PERMIT	Yes	Varies	Yes
LOCAL BUSINESS LICENSE	Yes	Varies	Yes
RESTRICTIONS	Non-TCS shelf-stable foods only. Non-acidified cottage foods have no stated dollar cap; pickles and acidified vegetables capped at \$9,000/y...	Hampton is an independent city in Virginia. Non-TCS shelf-stable foods only. No state registration required. Pickles/ acidified vegetables c...	Virginia state law (Va. Code §3.2-5130) allows home kitchen production of non-TCS shelf-stable cottage foods with no registration or inspec...
FOOD STORAGE	Shelf-stable storage for non-TCS foods.	Non-TCS shelf-stable products only; stored in food-safe containers.	Non-TCS shelf-stable foods only.
POPULATION	185,118	137,217	97,384

More pages for this place

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

Virginia permits PDF: crosodo.com/reports/pdf/permits/virginia.pdf

Virginia cottage food law: crosodo.com/states/virginia

Newport News City cottage food law: crosodo.com/states/virginia/newport-news-city