

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Orange County, Virginia?

Home kitchen sales. Not a shop or rented commercial kitchen. Last verified 2026-05-06.

STATE FOOD PERMIT

No

HOME OCCUPATION

Conditional

BUSINESS LICENSE

No

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 Orange County. Confirm each step with Planning, Health, and the license office before you sell.

What you need

Orange County, 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

Conditional

LOCAL HEALTH

Conditional

BUSINESS LICENSE

No

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/orange-county>

Orange County cottage food law page →

<https://crosodo.com/states/virginia/orange-county>

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

Conditional. No zoning permit is required for a home occupation in Orange County. The county offers a free voluntary Certification Form (strongly recommended for documentation purposes). Orange County has no business license program. Businesses must register with the Virginia Department of Taxation or IRS as applicable. For the VDACS home food processing permit pathway, written zoning approval documentation is required. The certification form is available from Orange County Planning & Zoning Services.

Planning: <https://orangecountyva.gov/>

Health

Conditional. VDACS home food processing permit: initial inspection before operation, complaint-based thereafter. Cottage food exemption (§3.2-5130): no routine inspection; VDACS may inspect upon consumer complaint.

Business license

No

Pickup / delivery

Virginia cottage food exemption: direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online sales allowed. Home occupation rules limit retail sales to a minor part of business; on-site retail must be incidental. Up to 10 vehicle trips per day allowed. VDACS home food processing permit: statewide distribution permitted with zoning documentation.

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://orangecountyva.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://orangecountyva.gov/>

<https://orangecountyva.gov/>

<https://orangecountyva.gov/DocumentCenter/View/2001>

<https://orangecountyva.gov/FAQ.aspx?QID=67>

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

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

Orange County and nearby places

Regulation	Orange County	Louisa County	Greene 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	No	Likely	Likely
RESTRICTIONS	Virginia state cottage food exemption (Va. Code §3.2-5130) applies. Orange County uses a home occupation / home enterprise zoning framework...	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-excluded areas required for VDACS permit pathway.	Non-TCS shelf-stable foods only.	Non-TCS shelf-stable foods only.
POPULATION	36,593	38,106	20,631

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

Orange County cottage food law: crosodo.com/states/virginia/orange-county