

## COTTAGE BAKERY FROM HOME

# Can I sell from my kitchen in Powhatan 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

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

## What you need

Powhatan 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

**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/powhatan-county>

**Powhatan County cottage food law page →**

<https://crosodo.com/states/virginia/powhatan-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](https://crosodo.com/reports/pdf/permits/virginia.pdf)

State law page: [crosodo.com/states/virginia](https://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. 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](mailto: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.

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

### Health

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

### Business license

Yes

### Pickup / delivery

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.

**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.powhatanva.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.

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**SOURCES**

<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/>

## 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                                                                                                                                         |

## 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](https://crosodo.com/reports/pdf/permits/virginia.pdf)

Virginia cottage food law: [crosodo.com/states/virginia](https://crosodo.com/states/virginia)

Powhatan County cottage food law: [crosodo.com/states/virginia/powhatan-county](https://crosodo.com/states/virginia/powhatan-county)