

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Roanoke City, Virginia?

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

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 Roanoke City. Confirm each step with Planning, Health, and the license office before you sell.

What you need

Roanoke 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

Conditional

LOCAL HEALTH

Upon-complaint

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/roanoke-city>

Roanoke City cottage food law page →

<https://crosodo.com/states/virginia/roanoke-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

Conditional. Roanoke City requires a Business License Zoning Verification form for home occupations (Section 36.2-413). Standard home occupations prohibit clients/customers visiting the home. Sales from home to customers visiting in person may be restricted under the 'no customer visit' standard. Operators should contact Roanoke Planning, Building & Development at (540) 853-1090 to confirm whether cottage food customer pickup triggers the 'personal service home occupation' classification or falls under general home occupation standards.

Planning: <https://www.roanokeva.gov/2786/Planning-Building-Development>

Health

Upon-complaint. VDACS may inspect upon consumer complaint per Va. Code §3.2-5130(D).

Business license

Yes

Pickup / delivery

Virginia allows direct sales from home but Roanoke zoning code Section 36.2-413 prohibits customers visiting home for general home occupations. Deliveries limited to USPS, parcel services, messenger services. Customer pickup at home may conflict with standard home occupation rules (no customer/client shall travel to the dwelling). Operators should verify with city planning.

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.roanokeva.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.roanokeva.gov/2786/Planning-Building-Development>

<https://www.roanokeva.gov>

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

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

<https://www.roanokeva.gov/DocumentCenter/View/1364/Business-License-Zoning-Verification-Application>

<https://www.roanokeva.gov/2065/Home-Occupations>

Roanoke city and nearby places

Regulation	Roanoke city	Roanoke County	Salem city
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No state restriction; Roanoke home occupation rules do not specifically address pets.	No state restriction; local home occupation rules may apply.	VDACS home food processing permit pathway requires pets excluded from food prep, storage, packaging, and equipment cleaning areas at all ti...
INSPECTION REQUIRED	Upon-complaint	Upon-complaint	Conditional
ON-SITE CUSTOMER PICKUP	Conditional	Conditional	Conditional
ON-SITE SIGNAGE	No	Conditional	Conditional
DELIVERY / PICKUP	Virginia allows direct sales from home but Roanoke zoning code Section 36.2-413 prohibits customers visiting home for general home occupati...	Virginia allows direct sales; Roanoke County home occupation rules require residential character be maintained and may restrict customer vi...	Virginia cottage food exemption: direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online sales a...
HOME OCCUPATION PERMIT	Conditional	Conditional	Conditional
LOCAL BUSINESS LICENSE	Yes	Varies	Conditional
RESTRICTIONS	Virginia state law (Va. Code §3.2-5130) allows home kitchen production of non-TCS shelf-stable cottage foods with no registration or inspec...	Virginia state law (Va. Code §3.2-5130) allows home kitchen production of non-TCS shelf-stable cottage foods with no registration or inspec...	Virginia state cottage food exemption (Va. Code §3.2-5130) applies. Salem is an independent city adjacent to Roanoke County in southwest Vi...
FOOD STORAGE	Non-TCS shelf-stable foods only; store to prevent contamination.	Non-TCS shelf-stable foods only.	Proper storage to prevent contamination; pet exclusion required for VDACS permit pathway.
POPULATION	99,213	96,653	25,372

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

Roanoke City cottage food law: crosodo.com/states/virginia/roanoke-city