

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Roanoke County, 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

Varies

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

What you need

Roanoke 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

Upon-complaint

BUSINESS LICENSE

Varies

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-county>

Roanoke County cottage food law page →

<https://crosodo.com/states/virginia/roanoke-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. Roanoke County has home occupation regulations (view Home Occupation Regulations at [roanokecountyva.gov](https://www.roanokecountyva.gov)). More than one home occupation permitted per dwelling but each must meet set standards and maintain residential character. Contact Roanoke County Planning and Zoning at (540) 772-2068 for permit requirements.

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

Health

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

Business license

Varies

Pickup / delivery

Virginia allows direct sales; Roanoke County home occupation rules require residential character be maintained and may restrict customer visits. Farmers markets, events, and in-state online delivery permitted.

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.roanokecounty.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.roanokecountyva.gov>

<https://www.roanokecounty.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.roanokecountyva.gov/FAQ.aspx?QID=301>

Roanoke County and nearby places

Regulation	Roanoke County	Roanoke city	Montgomery County
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No state restriction; local home occupation rules may apply.	No state restriction; Roanoke home occupation rules do not specifically address pets.	No specific state restriction in the cottage food statute.
INSPECTION REQUIRED	Upon-complaint	Upon-complaint	No
ON-SITE CUSTOMER PICKUP	Conditional	Conditional	Yes
ON-SITE SIGNAGE	Conditional	No	Conditional
DELIVERY / PICKUP	Virginia allows direct sales; Roanoke County home occupation rules require residential character be maintained and may restrict customer vi...	Virginia allows direct sales from home but Roanoke zoning code Section 36.2-413 prohibits customers visiting home for general home occupati...	Direct-to-consumer sales only at home, farmers markets, events. No resale, consignment, or retail food establishments. Pickles/acidified ve...
HOME OCCUPATION PERMIT	Conditional	Conditional	Conditional
LOCAL BUSINESS LICENSE	Varies	Yes	Varies
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 allows non-TCS shelf-stable foods from private homes including candies, jams, jellies (not low-acid/acidified), dried fruits, dry ...
FOOD STORAGE	Non-TCS shelf-stable foods only.	Non-TCS shelf-stable foods only; store to prevent contamination.	Non-TCS shelf-stable foods only. TCS foods prohibited. Pickles and acidified vegetables capped at \$9,000/year (one of the lowest pickle-spe...
POPULATION	96,653	99,213	99,373

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