

COTTAGE BAKERY FROM HOME

Can I sell from my kitchen in Virginia Beach 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

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

What you need

Virginia Beach 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

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/virginia-beach-city>

[Virginia Beach City cottage food law page →](#)

<https://crosodo.com/states/virginia/virginia-beach-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. Virginia Beach Zoning Ordinance requires home occupations to comply with accessory use standards. Home occupations in residential zones are permitted as accessory uses; must not generate traffic beyond normal residential levels, no external evidence of business, no employees other than family members in residence, no sales to general public from premises except for agricultural products. A Conditional Use Permit may be required for customer-facing home operations. Virginia Beach Planning Dept: 757-385-8074.

Planning: <https://planning.virginiabeach.gov/zoning>

Health

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

Business license

Varies

Pickup / delivery

Direct-to-consumer sales only. No resale, consignment, or sales to retail food establishments. Sales at farmers markets, roadside stands, home 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.virginiabeach.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://planning.virginiabeach.gov/zoning>

<https://www.virginiabeach.gov>

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

<https://planning.virginiabeach.gov/zoning>

https://www.zoneomics.com/code/virginia-beach-VA/chapter_4

Virginia Beach city and nearby places

Regulation	Virginia Beach city	Chesapeake city	Norfolk city
HOME KITCHEN ALLOWED	Yes	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	Not specified in state statute; standard food safety GMP applies.	Not specified in state statute	Not specified in state statute
INSPECTION REQUIRED	Upon-complaint	Upon-complaint	Upon-complaint
ON-SITE CUSTOMER PICKUP	Conditional	Yes	Yes
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Direct-to-consumer sales only. No resale, consignment, or sales to retail food establishments. Sales at farmers markets, roadside stands, h...	Direct sales to consumers only at home, farmers markets, events. No retail store sales, no consignment, no wholesale.	Direct sales to consumers only; no retail store sales, no consignment, no wholesale.
HOME OCCUPATION PERMIT	Conditional	Conditional	Conditional
LOCAL BUSINESS LICENSE	Varies	Varies	Varies
RESTRICTIONS	Virginia cottage food law exempts non-TCS shelf-stable foods from licensing and inspection (Va. Code §3.2-5130). Permitted items: candies, ...	Non-TCS shelf-stable foods only. No registration required for general non-acidified cottage foods. Pickles/acidified vegetables capped at \$...	Non-TCS shelf-stable foods only. No registration required. Pickles/acidified vegetables capped at \$9,000/year. Label must state 'NOT FOR RE...
FOOD STORAGE	Non-TCS shelf-stable storage. Products not requiring temperature control only.	Non-TCS shelf-stable foods; extensive prohibited list including TCS foods, dairy, meat, fish	Non-TCS shelf-stable foods; prohibited: TCS foods, dairy, meat, fish, refrigerated items
POPULATION	457,900	249,377	236,973

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

Virginia Beach City cottage food law: crosodo.com/states/virginia/virginia-beach-city