

COTTAGE FOOD LAW REPORT

Buncombe County

North Carolina · Asheville · FIPS 37021 · Population 269,449 ·
Crosodo Index #2811*

STATE BASELINE	STATE TIER	ANNUAL SALES CAP (STATE)	CONFIDENCE	LAST VERIFIED
02 NCAC 9C.0307	Good	—	HIGH	2026-05-05

IMPORTANT — NOT LEGAL ADVICE

This report compiles publicly-available statutes, regulations, and county zoning rules into a research reference. It is **not legal advice** and is provided **without warranty** as to accuracy, completeness, or current applicability.

Cottage food law changes frequently. Counties may amend zoning, health departments may issue new permits, and state legislatures may update statutes after the publication date shown above.

Always verify rules directly with your state department of health/agriculture and your county health and planning offices before relying on them for any business or regulatory decision. Consult a licensed attorney for advice specific to your situation.

How to start — 60-second path

Buncombe County, North Carolina — permit, pickup, and label steps before the full county rules.

HOME KITCHEN ALLOWED?

Conditional

STATE SALES CAP

—

HOME OCCUPATION PERMIT?

Yes

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION

Yes

PETS

No pets allowed in home at any time — presence of any pet disqualifies applicant from the NC home processor program

BEFORE YOU SELL FROM THIS ADDRESS

- ☐ **1. Menu** — Confirm each product under North Carolina cottage food rules (county cannot expand a state ban).
- ☐ **2. Pickup & zoning** — Home occupation and porch pickup cells above; HOA/lease may still block customer traffic.
- ☐ **3. Local tax / license** — Business license or sales tax certificate if your city/parish requires it (common even with no state food permit).
- ☐ **4. Training** — Food handler or state registration before market day.
- ☐ **5. Labels** — Disclaimer, allergens, ingredients, net quantity, producer info.
- ☐ **6. Call if unclear** — County health and planning for your exact address.

LABEL FIELDS TO INCLUDE

- ☐ Product name · producer name · address (or allowed alternative)
- ☐ Ingredients by weight · major allergens · net weight/quantity
- ☐ North Carolina home-kitchen disclaimer (see live label one-pager)

CONTINUE ONLINE

[Open the live county page →](#)

[North Carolina label one-pager →](#)

[Local notes & questions →](#)

Planning path only — not legal advice. Rules change. Always verify with state and local offices before selling.

NORTH CAROLINA: BUNCOMBE COUNTY

CROSODO INDEX #2811* · FIPS 37021 · Asheville

Buncombe County

Population 269,449 · State baseline: 02 NCAC 9C.0307 · **HIGH**

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Conditional (Annual home kitchen inspection required by NCDA&CS before operating. Pets in the home at any time disqualify the applicant entirely. Kitchen must be in the dwelling (not garage, basement, or separate building). Shelf-stable low-risk foods only. Must also obtain Buncombe County home occupation permit from Planning & Development.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

No pets allowed in home at any time — presence of any pet disqualifies applicant from the NC home processor program

HOME OCCUPATION PERMIT?

Yes (Buncombe County requires a Home Occupation Permit (BNC Home Occupation form). Conditions: must be in dwelling or accessory structure; occupation incidental/secondary to residence; no more than 25% of floor space; no outside storage or visible evidence of business; no excessive traffic; max 2 non-resident employees; no nuisance equipment or processes; unlighted sign only, max 2 sq ft.)

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION REQUIRED?

Yes (Annual inspection by NCDA&CS required; initial and yearly re-inspection)

Home kitchen rules

HOME KITCHEN ALLOWED	Conditional — Annual home kitchen inspection required by NCDA&CS before operating. Pets in the home at any time disqualify the applicant entirely. Kitchen must be in the dwelling (not garage, basement, or separate building). Shelf-stable low-risk foods only. Must also obtain Buncombe County home occupation permit from Planning & Development.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	No pets allowed in home at any time — presence of any pet disqualifies applicant from the NC home processor program
WATER SUPPLY	Potable water supply required; private well may require testing
HANDWASHING	Adequate handwashing facilities; sanitary kitchen required per GMP inspection
FOOD STORAGE	Shelf-stable foods only; no refrigerated or frozen products

Inspection & permitting

INSPECTION REQUIRED	Yes — Annual inspection by NCDA&CS required; initial and yearly re-inspection
HOME OCCUPATION PERMIT	Yes — Buncombe County requires a Home Occupation Permit (BNC Home Occupation form). Conditions: must be in dwelling or accessory structure; occupation incidental/secondary to residence; no more than 25% of floor space; no outside storage or visible evidence of business; no excessive traffic; max 2 non-resident employees; no nuisance equipment or processes; unlighted sign only, max 2 sq ft.
LOCAL BUSINESS LICENSE	Conditional

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Conditional
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Direct and indirect sales allowed (retail stores, restaurants, farmers markets, online); annual inspection report serves as authorization. City of Asheville has separate municipal zoning rules.
MAX EMPLOYEES IN HOME	Max 2 non-resident employees per Buncombe County home occupation permit

Relevant county code

Buncombe County Zoning Ordinance (Home Occupation provisions); 02 NCAC 9C.0307 (state)

RESEARCH NOTES

Buncombe County Home Occupation Permit application PDF retrieved directly from buncombenc.gov (.gov source). NC state home processor program confirms annual inspection requirement, pet prohibition, and kitchen location rules. The combination of state annual inspection plus county home occupation permit makes this one of the more demanding county frameworks in the batch. Confidence high due to direct county .gov document retrieved.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.buncombecounty.org/governing/depts/PDS/development/zoning.aspx>

<https://www.buncombecounty.org>

<https://www.buncombenc.gov/DocumentCenter/View/1496/Home-Occupation-Permit-PDF>

<https://www.ncagr.gov/divisions/food-drug-protection/food-program/food-drug-food-program-home-processor>

<https://www.ncagr.gov/divisions/food-and-drug-protection/home-processor-inspections>

Questions about this county? Local notes and a place to leave a question: crosodo.com/nb/north-carolina/buncombe-county-discuss

Bordering counties — cottage food law

Regulation	Buncombe County	Henderson County	Rutherford County
HOME KITCHEN ALLOWED	Conditional	Yes	Yes
SEPARATE DEDICATED KITCHEN	No	No	No
PETS ALLOWED	No pets allowed in home at any time — presence of any pet disqualifies applicant from the NC home processor program	Pets anywhere in the home disqualify the applicant for a home processor permit. Complete pet prohibition.	Pets in the home DISQUALIFY the applicant entirely from the NC Home Processor program
INSPECTION REQUIRED	Yes	Yes	Yes
ON-SITE CUSTOMER PICKUP	Conditional	Yes	Conditional
ON-SITE SIGNAGE	Conditional	Conditional	Conditional
DELIVERY / PICKUP	Direct and indirect sales allowed (retail stores, restaurants, farmers markets, online); annual inspection report serves as authorization. ...	North Carolina allows direct and indirect sales (retail stores, restaurants). No sales cap. Shelf-stable only.	Direct and indirect sales allowed; no online shipping restriction; products must be shelf-stable
HOME OCCUPATION PERMIT	Yes	Varies	Varies
LOCAL BUSINESS LICENSE	Conditional	Varies	Varies
RESTRICTIONS	Annual home kitchen inspection required by NCDA&CS before operating. Pets in the home at any time disqualify the applicant entirely. Kitche...	North Carolina requires annual kitchen inspection by NCDA&CS. Pets anywhere in the home disqualify the applicant. Henderson County follows ...	NC requires annual inspection by NCDA&CS. Pets in the home disqualify applicants. Kitchen must meet GMP requirements. No sales cap.
FOOD STORAGE	Shelf-stable foods only; no refrigerated or frozen products	Shelf-stable products only. Acidified foods require pH/ water activity testing.	Shelf-stable low-risk foods; proper storage required
POPULATION	269,449	116,469	64,680

State context — North Carolina cottage food law

Buncombe County's rules sit on top of North Carolina's state cottage food framework. The state law sets the floor — counties can add but cannot remove protections.

STATUTE 02 NCAC 9C.0307	ANNUAL SALES CAP —
REGISTRATION REQUIRED Yes	FOOD HANDLER CERT No
KITCHEN INSPECTION Yes	DIRECT SALES ONLY No
INDIRECT SALES Yes — Home processors may sell to retail stores, restaurants, and directly to consumers. Sales at farmers markets are permitted. Labels are required for wholesale and packaged self-service retail; direct hand-to-consumer sales (e.g., from home or at events) may be exempt from affixed labels if ingredient info is available on request. NC requires annual home kitchen inspection, which is unusual among no-cap states.	

For the full state-level analysis including the verbatim statute text, see the **North Carolina cottage food law report** on Crosodo, or open the live guide: crosodo.com/states/north-carolina.

STATE-LEVEL REFERENCES

State statute: <http://reports.oah.state.nc.us/ncac/title%2002%20-%20agriculture%20and%20consumer%20services/chapter%2009%20-%20food%20and%20drug%20protection/subchapter%20c/02%20ncac%2009c%20.0307.pdf>

State dept cottage food page: <https://www.ncagr.gov/divisions/food-drug-protection/food-program/fdpd-food-program-home-processor>

Forrager.com: <https://forrager.com/law/north-carolina/>

Questions about Buncombe County? Local notes and a place to leave a question are on Crosodo. We monitor new threads — start with zoning, permits, or porch pickup.

crosodo.com/nb/north-carolina/buncombe-county-discuss

Classifieds

Resources for cottage food & home bakers · crosodo.com/advertise

NATIONAL

SUPPLIES

Advertise here — Supplies

Reach home bakers across the country. crosodo.com/advertise

COURSES

Advertise here — Courses

Reach home bakers across the country. crosodo.com/advertise

INSURANCE

Advertise here — Insurance

Reach home bakers across the country. crosodo.com/advertise

LOCAL

Advertise here

Reach home bakers in Buncombe County, North Carolina. Supply stores, farmers markets, kitchen rentals, and bakery services welcome.

crosodo.com/advertise

Your business here

Local cottage food listings, kitchen rentals, co-packer referrals, and community events — post yours on Crosodo.

crosodo.com/nb/north-carolina/buncombe-county-discuss

Free ad space available

Let us know if you're a non-profit or community organization. Farmers markets, kitchen rentals, and cottage food events near you welcome.

Ads are paid placements. Crosodo does not endorse listed vendors. Verify all information independently. · To advertise: crosodo.com/advertise