

COTTAGE FOOD LAW REPORT

Page County

Virginia · Luray · FIPS 51139 · Population 23,686 · Crosodo
Index #1715*

STATE BASELINE	STATE TIER	ANNUAL SALES CAP (STATE)	CONFIDENCE	LAST VERIFIED
Va. Code §3.2-5130	Good	Tiered	MEDIUM	2026-05-06

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.

VIRGINIA: PAGE COUNTY

CROSODO INDEX #1715* · FIPS 51139 · Luray

Page County

Population 23,686 · State baseline: Va. Code §3.2-5130 · **MEDIUM**

QUICK VIEW FOR BAKERS IN THIS COUNTY

HOME KITCHEN ALLOWED?

Yes (Virginia state cottage food exemption (Va. Code §3.2-5130) applies statewide. Page County is a rural Shenandoah Valley county. No county-specific cottage food ordinance identified. For the VDACS Home Food Processing permit pathway, written zoning approval from the county is required. Producers should contact Page County Planning and Zoning to confirm home occupation allowances in their zoning district.)

SEPARATE KITCHEN REQUIRED?

No

PETS ALLOWED?

VDACS home food processing permit pathway requires pets excluded from food prep, storage, packaging, and equipment cleaning areas at all times via solid latching doors. Cottage food exemption has no explicit statutory pet restriction.

HOME OCCUPATION PERMIT?

Conditional (Page County zoning likely requires home occupation compliance and may require a zoning permit or approval for home-based businesses. Producers should contact Page County Planning (Luray, VA) to confirm requirements. For VDACS home food processing permit, written zoning approval documentation is required.)

ON-SITE / PORCH PICKUP?

Conditional

INSPECTION REQUIRED?

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

Home kitchen rules

HOME KITCHEN ALLOWED	Yes — Virginia state cottage food exemption (Va. Code §3.2-5130) applies statewide. Page County is a rural Shenandoah Valley county. No county-specific cottage food ordinance identified. For the VDACS Home Food Processing permit pathway, written zoning approval from the county is required. Producers should contact Page County Planning and Zoning to confirm home occupation allowances in their zoning district.
SEPARATE DEDICATED KITCHEN	No
PET RESTRICTIONS	VDACS home food processing permit pathway requires pets excluded from food prep, storage, packaging, and equipment cleaning areas at all times via solid latching doors. Cottage food exemption has no explicit statutory pet restriction.
WATER SUPPLY	Private water supply requires coliform-free water test results for VDACS home food processing permit pathway. Cottage food exemption has no stated requirement.
HANDWASHING	Standard handwashing per GMP for VDACS permit pathway.
FOOD STORAGE	Proper storage to prevent contamination; pet exclusion required for VDACS permit pathway.

Inspection & permitting

INSPECTION REQUIRED	Conditional — VDACS home food processing permit: initial inspection required. Cottage food exemption: no routine inspection; complaint-based only.
HOME OCCUPATION PERMIT	Conditional — Page County zoning likely requires home occupation compliance and may require a zoning permit or approval for home-based businesses. Producers should contact Page County Planning (Luray, VA) to confirm requirements. For VDACS home food processing permit, written zoning approval documentation is required.
LOCAL BUSINESS LICENSE	Conditional

Customer-facing rules

ON-SITE CUSTOMER PICKUP	Conditional
ON-SITE SIGNAGE	Conditional
DELIVERY / PICKUP RULES	Virginia cottage food exemption: direct sales only. Home pickup and local delivery permitted for non-TCS shelf-stable items. Online sales allowed. VDACS home food processing permit: statewide distribution with zoning documentation.
MAX EMPLOYEES IN HOME	Virginia state law does not specify a home-based food employee limit. Local zoning may restrict non-resident employee presence.

Relevant county code

Page County Zoning Ordinance (home occupation provisions); Va. Code §3.2-5130 (cottage food exemption); VDACS Home Food Processing regulations

RESEARCH NOTES

No Page County-specific cottage food or home occupation zoning rules were found in searches. State baseline for Virginia applies. Page County is a rural county in the Shenandoah Valley; most rural Virginia counties follow the standard home occupation zoning framework requiring no separate business activity within residential structures beyond what is incidental. Medium confidence based on state baseline application; county-specific zoning confirmation not retrieved.

SOURCES VERIFIED AT RESEARCH TIME

<https://www.pagecounty.virginia.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/>

Questions? Join the Crosodo Forum to discuss your county’s specific zoning rules at <https://crosodo.com/nb/virginia/page-county-discuss>

State context — Virginia cottage food law

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

STATUTE

Va. Code §3.2-5130

ANNUAL SALES CAP

Tiered

REGISTRATION REQUIRED

No

FOOD HANDLER CERT

No

KITCHEN INSPECTION

No

DIRECT SALES ONLY

Yes

INDIRECT SALES

No — Products must be sold in person in the Commonwealth to an individual for his own consumption and not for resale or consignment. They cannot be offered for sale to be used in or offered for consumption in retail food establishments. Sales venues are limited to: private home, temporary event (no more than 14 consecutive days), or farmers market. Internet advertising is explicitly permitted but sales must remain in-person and in-state.

For the full state-level analysis including the verbatim statute text, see the [Virginia cottage food law report](#).

STATE-LEVEL REFERENCES

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

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

Forrager.com: <https://forrager.com/law/virginia/>

Questions?

Join the Crosodo Forum to discuss Page County's specific zoning rules, permits, and what other home bakers are seeing locally.

<https://crosodo.com/nb/virginia/page-county-discuss>
