



## Home Occupations

### ***Do you know about Fairfax County's Zoning Rules for Businesses in a Residential Setting?***

- Article 10-300 of the Zoning Ordinance regulates home occupations. Only certain home occupations are permitted uses in a residential dwelling unit [subject to approval by the Zoning Administrator], to include but not limited to: artists, authors, clothing alterations, home offices, schools of special education (only 4 pupils at a time and not more than 8 in a day), and renting not more than 2 rooms for a non-transient renter.
- Regulations for Home Occupations include:
  - There shall be no exterior evidence that the property is used in any way other than for a residential dwelling unit. This would include as signage displays or storage of materials/stock-in-trade.
  - There shall be no customers or clients coming to the dwelling
  - Only one non-resident employee, whether paid or not for their services, may be present on the property at any given time.
  - No mechanical or electrical equipment other than that customarily found in the home is permitted.
  - Only one (1) commercial vehicle shall be permitted per dwelling unit.
- To operate a Home Occupation, a Home Occupation Permit must be obtained. For more information, contact: Zoning Permit Review Branch, 703-222-1082.



**To report a possible violation contact:**

**Fairfax County Department of Code Compliance  
12055 Government Center Parkway, Fairfax, VA 22035**



To request this information in an alternate format, call the Department of Code Compliance.

*This Fairfax County, VA Publication (published August 2016) summarizes a few regulations. See relevant codes for specific requirements.*