Home-Based Businesses

Do you know about Fairfax County’s Zoning Regulations for Businesses in Residential Districts?

Under the Zoning Ordinance, home-based businesses that may be permitted include: offices; small health and exercise facilities; music, photography or art studios; household repair and rental service (limited to small household items); sewing or tailoring, specialized instruction centers; and general retail sales or small-scale production for items produced onsite (such as home-based food production). For both general retail sales and small-scale production uses, the sale and delivery of items must occur exclusively online or off-site. The use standards for home-based business include the following:

- There must be no exterior evidence that the property is used in any way other than for a residential dwelling unit. Signs are limited to a cumulative size of 12 square feet with no single sign exceeding four square feet in area or height.
- The total area used for the home-based business is limited to 400 square feet.
- No customers or clients are permitted on-site, except with a specialized instruction center or a small health and exercise facility, where up to four students at a time and eight students in a day are allowed.
- One non-resident employee is permitted onsite with a home-based business in a single-family detached dwelling between 7:00 AM and 6:00 PM. No nonresident employees are permitted in other dwelling types.
- Only one commercial vehicle is permitted per dwelling unit, subject to the use standards of subsection 4102.1.B of the Zoning Ordinance.

Certain home-based business use standards may be modified with special permit approval, which requires a public hearing process before the Board of Zoning Appeals. Special permit information is available from the Zoning Evaluation Division at 703-324-1290, TTY 711.

A home-based business administrative or special permit must be obtained. For more information on home-based business administrative permits, please contact the Zoning Permits Section at 703-222-1082, TTY 711.

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 July 2021) summarizes a few regulations. See relevant codes for specific requirements.