



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.