



*If all of these standards for a Minor Home Occupation cannot be met, the business might still be allowed as a Major Home Occupation, which is approved with a Special Permit by the Board of Zoning Appeals. See the brochure on Major Home Occupations.*

- Kennel, veterinary clinics/hospitals, pet grooming (except as specifically authorized in Section 6-303 (6))
- Bed and breakfast, tourist home (however, allowed)
- Abattoir
- Motor vehicle related uses except as specifically authorized in Section 6-303(3) & (4) above, or transportation service establishments meeting those standards for a Minor Home Occupation found in Section 6-302 above
- Recreation uses
- Adult entertainment activities/businesses
- Dismantling, junk, scrap or storage yards

After Zoning approval has been granted for the Minor Home Occupation, please inquire with the Commissioner of the Revenue about a business license before commencing any business activities.

## FAUQUIER COUNTY

### Department of Community Development

ZONING & DEVELOPMENT SERVICES

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[www.fauquiercounty.gov](http://www.fauquiercounty.gov)

# Minor Home Occupations



FAUQUIER COUNTY

Department of Community  
Development



The Fauquier County Zoning Ordinance allows a resident to operate a broad range of businesses from the home in which the individual lives. A home business can be administratively approved by the Zoning Staff as a Minor Home Occupation if it is not on the list of prohibited home occupations found in Section 6-304 of the Zoning Ordinance and it meets the following standards:

- The business is clearly incidental to the residential use, occupying no more than 25% of the area of the home, or no more than 500 sq. ft. within an accessory structure.
- No more than one employee who does not live on the property comes to the property at any time.
- All public contact related to the business occurs between 7 a.m. and 8 p.m.
- All activities related to the business occur indoors, with no change to the outside appearance of the home or lot, and no materials,



goods or equipment are stored outside.

- Certain trailers may be utilized in the Home Occupation provided the area of the trailer is counted toward the area occupied by the home business and the trailer displays no commercial signage or logo; goods, equipment, and materials related to the Home Occupation may be stored in the trailer provided the trailer is completely enclosed.
- No retail or wholesale sales to customers who come on the property may occur, with the exception of “Direct Sales” type businesses where customers are on the premises by prior, individual invitation (i.e., Avon, Tupperware, etc.).
- No more traffic is generated by the business than is typically found in a residential neighborhood, and deliveries are limited to normal daily deliveries by public and private mail carriers.
- Where instruction is occurring, the instruction is given to no more than four persons on the site at one time.

- Parking is available on-site to serve any employee or clients coming to the home.
- The business does not create noise, vibration, glare, fumes, odors, or electrical interference detectable off the lot.
- No more than one commercial vehicle over 1 1/2 tons capacity is parked or regularly brought to the property in conjunction with the business, nor are such vehicles parked on any street within 1/4 mile of the property.

To apply for a Minor Home Occupation Permit, fill out the Minor Home Occupation application form and submit it with the fee required. If the applicant is not the property owner, the application must be accompanied by a letter from the property owner giving permission for the proposed home business. Once approved, a Minor Home Occupation Permit is good as long as the nature or location of the business does not change.

**The following uses cannot be approved as a Home Occupation:**

- Retail uses except those specifically authorized by Section 5-201 (4), 6-302 (1) (E), or 6-303(5)
- Funeral chapel or funeral home
- Assembly uses, including places of worship
- Medical or dental office, clinic, hospital, or care facility;
- Renting of trailers, equipment, vehicles, machinery
- Clubs, eating or drinking establishments

