

Major Home Occupations

Have questions about the Major Home Occupation regulations?

Check with Development Services staff at 540-422-8220.

Want to apply for a Major Home Occupation?

Call Planning Staff at 540-422-8210.

FAUQUIER COUNTY

Department of
Community Development
ZONING & DEVELOPMENT SERVICES

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FAUQUIER COUNTY

Department of Community
Development

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The Fauquier County Zoning Ordinance allows a resident to operate a broad range of businesses from the home in which the individual lives. Home Businesses that can be administratively approved by the Zoning Staff are detailed in the brochure entitled *Minor Home Occupations*. Because a Major Home Occupation could potentially have more impact on the surrounding neighborhood, it must be reviewed by the Planning Commission (PC) and approved by the Board of Supervisors (BOS). The PC and BOS will evaluate the proposed business, hold a public hearing on the proposal, and may place conditions on the approval to protect the neighborhood.

A Major Home Occupation must meet the following standards, or alternatively fit into one of the specialized categories noted elsewhere in this brochure and meet the specialized standards for that category:



- The home business use must be clearly incidental to the residential use of the property.
- No more than two employees other than members of the household may work in the business if the property is less than five acres in size; up to 5 such employees may be authorized for parcels over five acres.
- All public contact related to the business shall occur between 7 a.m. and 8 p.m. unless the BOS specifically authorizes otherwise.
- 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.
- The business does not create noise, vibration, glare, fumes, odors, or electrical interference detectable off the lot.

- Retail goods may be authorized for display, storage or sale on the premises if they are hand-crafted on the premises, have been substantially repaired on-site (adding at least 100% of the value), or are accessory to the main business and sold only to clients or customers utilizing the main business.
- Off-street parking for the use is provided in the amount deemed necessary by the BOS, and shall not be located in any required front yard except within an existing driveway.

Specialized Home Occupation Categories:

These Major Home Occupations are allowed with BOS approval. Not all of these additional Home Occupations are allowed in all Zoning Districts, and each Home Occupation has its own specific standards in the Zoning Ordinance, as noted below.

- Small Contracting Business (Section 5-202)
- Auto Repair Garage (Section 5-203)
- Antique/Classic Automobile Sales (Section 5-204)
- Gunsmithing with Accessory Firearms Sales (Section 5-205)
- Pet Grooming (Section 5-206)

Check with the Development Services staff for further information on these uses.

Following approval by the BOS and Zoning office, please inquire with the Commissioner of Revenue about a business license before commencing any business activities.

