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Home Occupations

A home occupation is a business conducted out of your home instead of in a workplace. This can include selling goods off-site or over the internet, running your business out of your home office, or doing the accounting and paperwork for a business performed in other people's homes, like pet-sitting, tutoring, landscaping, or housecleaning, among others.

REQUIREMENTS FOR HOME OCCUPATIONS

Requirements for all home occupations are listed below.

- The business must be performed by an occupant of the home.
- The home occupation must not interfere with the quality and character of the neighborhood.
- You must apply for and receive an approved Home Occupation Clearance before commencing your business.

Depending on your zoning district and the type of business you are running, different regulations may apply to your business. Find your zoning district through our County GIS.

RURAL AREA HOME OCCUPATION REGULATIONS

Note: Regulations marked with an asterisk (*) are eligible for special exception.

APPLICATION REQUIRED	MINOR HOME OCCUPATION CLEARANCE	MAJOR HOME OCCUPATION CLEARANCE
Area of home occupation	No more than 25% of gross floor area of dwelling, or 1,500 sf max, whichever is less*	No more than 25% of gross floor area of dwelling, or 1,500 sf max, whichever is less*
May be performed in an accessory structure	No	Yes
Accessory structure setbacks	N/A	Same as primary structure
Clients or customers to home	No	Up to 10 vehicle trips/day or 30 vehicle trips/week, up to 6 days/week, 7:00am - 8:00pm*
Sales at home	No	Only items crafted on-site or directly related to the home occupation

APPLICATION REQUIRED	MINOR HOME OCCUPATION CLEARANCE	MAJOR HOME OCCUPATION CLEARANCE
Signs	No	One sign permitted
Parking of vehicles used in home occupation or belonging to employees, clients, and customers	On-site. No street parking permitted.	On-site. No street parking permitted.
Storage of materials	Must be inside enclosed structure, except for natural landscaping materials (mulch, plants)	Must be inside enclosed structure, except for natural landscaping materials (mulch, plants)
Employees permitted to home (not residents of home)	No	Up to 2 employees, 6 days/week, 7:00am - 8:00pm
Vehicles used by home occupation store at site	Up to 2 motor vehicles and 2 trailers	Up to 2 motor vehicles and 2 trailers
Prohibited home occupations	- Any use requiring a special use permit - Animal rescue centers - Junkyards - Restaurants - Storage yards - Gun sales, unless guns are hand-crafted on-site - On-site pet grooming - Body shops - Equipment, trailers, vehicles, or machinery rentals - Shooting ranges - Commercial stables - Rummage or garage sales, unless they are occasional as determined by the zoning administrator - Veterinary clinics or hospitals - Pyrotechnic (fireworks or bomb) device manufacture or sales - Any use not expressly listed that is determined by the zoning administrator to be contrary to the purpose and intent of the Rural Area	- Any use requiring a special use permit - Animal rescue centers - Junkyards - Restaurants - Storage yards - Gun sales, unless guns are hand-crafted on-site - On-site pet grooming - Body shops - Equipment, trailers, vehicles, or machinery rentals - Shooting ranges - Commercial stables - Rummage or garage sales, unless they are occasional as determined by the zoning administrator - Veterinary clinics or hospitals - Pyrotechnic (fireworks or bomb) device manufacture or sales - Any use not expressly listed that is determined by the zoning administrator to be contrary to the purpose and intent of the Rural Area

RESIDENTIAL DISTRICT HOME OCCUPATION REGULATIONS

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APPLY FOR A HOME OCCUPATION CLEARANCE

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Apply for the appropriate Home Occupation Clearance for your business and zoning district on the [Home Occupation Clearance page](#). Under CLICK TO APPLY, please click the Camino link to start your application.

HAVE ADDITIONAL QUESTIONS?

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(434) 296-5832

cddinquiry@albemarle.org

Frequently Asked Questions?

Expand/Contract Questions and Answers

Do I need a Home Occupation Clearance for a Homestay (Airbnb/Guesthouses/VRBO/Stay Charlottesville/Bed and Breakfast)?

Do I need a Home Occupation Clearance if I work at my dining table/sofa?

Do I need a Home Occupation Clearance if my employer allows me to work from home?

Can I be a pet sitter as a home occupation?

Can I have an in-home daycare as a home occupation?

Can I teach piano/woodworking/yoga/etc at my house as a home occupation?

Do I have to pay taxes on my home occupation?

Do I need a permit if my business doesn't make a lot of money?