



**County of Powhatan, Virginia**  
**Regulations for**  
**Operating a Business in Your Home**

Powhatan County, Virginia  
 Department of Community Development  
 3834 Old Buckingham Road: Suite F  
 Powhatan, VA 23139

**What is a Home Occupation?**

Per the Powhatan County Zoning Ordinance, a business using a residential dwelling unit as its primary location is considered a **home occupation**.

A **home occupation** is a business that is conducted within or on the premises of a residential dwelling unit for the economic gain or support of a resident of the dwelling. It must be clearly incidental and secondary to the residential use of the lot and shall not adversely and/or perceptively affect the character of the lot or surrounding area.

**Home Occupation Subcategories**

The Powhatan County Zoning Ordinance identifies three sub-categories for more intensive types of home occupations. Businesses falling into any of these three categories will generally require additional zoning approvals before being permitted to operate.

**Home-Based Business**

A *home-based business* is a special type of home occupation that employs up to two persons who are not residents of the dwelling.

**Home-Based Landscaping Business**

A *home-based landscaping business* is a special type of home occupation that provides tree, lawn, and landscaping services including planting, pruning, mulching, and tree/lawn/grounds maintenance.

**Home-Based Truck Hauler Business**

A *home-based truck hauler business* is any home-based business utilizing a truck or commercial vehicle exceeding 5,000 pounds net weight, and having more than two axles.

*\*\* Note: these definitions are not applicable to a home office used for the purposes of teleworking. Working from a home office for a business with a primary business address somewhere other than your primary place of residence is not considered a home occupation, per the Powhatan County Zoning Ordinance.*

**Where Are Home Occupations Permitted?**

	A-20	A-10	A-C	RR	RR-5	CR	R-2	VR	VC	R-U	CHSC
<b>Home Occupation</b>	P	P	P	P	P	P	P	P	P	P	P
<b>Home-Based Business</b>		C		C	C						
<b>Home-Based Landscaping Business</b>	P	P		P	C	C					
<b>Home-Based Truck Hauler Business</b>		C									

P—Permitted    C—Permitted with a Conditional Use Permit

**Obtaining a Business License**

Information on obtaining a business license in Powhatan County can be found at [powhatanva.gov/BusinessLicense](http://powhatanva.gov/BusinessLicense)

*For additional assistance with the business license application or the licensing process, please contact Andrea Ross in the Commissioner of Revenue's Office at 804-598-5616 or [aross@powhatanva.gov](mailto:aross@powhatanva.gov), or visit the office during normal business hours.*

<b>Use Standards</b>		
	<b>Home Occupations</b> <i>Sec. 83-438(j)</i>	<b>Home-Based Business</b> <i>Sec. 83-438(k)</i>
Residency Requirement and Employee Restrictions	No person other than members of the family residing in the dwelling unit shall be engaged in the home occupation, without approval of a Conditional Use Permit.	The operator of the business shall be the owner and occupant of the dwelling to which it is accessory, and no more than two persons who are not residents of the dwelling may be engaged in the home-based business.
Maximum Floor Area	≤ 25% of the floor area of the dwelling unit	≤ 35 % of the floor area of the dwelling unit
Vehicles	≤ 2 vehicles solely dedicated to the home occupation	≤ 5 vehicles solely dedicated to the home occupation
	Heavy equipment or trucks exceeding 5,000 pounds net weight and having more than two axles are prohibited.	
Exterior Appearance	The use shall cause no change in the external appearance of the dwelling or premises.	
Signage <i>[Sec. 83-488(b)(2)(m)]</i>	One sign. Must be ≤ 1 square foot, not illuminated, and mounted flat against the wall of the dwelling	
Shipments	Any shipments or deliveries of products or supplies shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. and shall regularly occur only via single rear axle straight trucks or smaller vehicles generally used to serve residential neighborhoods.	
Noise and Glare	No equipment or process shall be used that creates vibration, glare, fumes, odor, or electrical interference (including visual or audible interference with radio or television reception, or fluctuations in line voltage) that can be detected by the normal senses off the lot.	

#### **Additional Standards for Home-Based Landscaping Businesses [Sec. 83-438(l)]**

1. The use shall comply with the use standards for home occupations, except that the business may include employees other than resident family members. Such employees are not permitted to work on the dwelling site.
2. Equipment used for the business shall be limited to residential or commercial mowing equipment and attachments, string trimmers, and a maximum of one trailer for transportation of such equipment.
3. Only one truck exceeding 5,000 pounds net weight and having more than two axles may be used in the conduct of the

#### **Additional Standards for Home-Based Truck Hauler Businesses [Sec. 83-438(m)]**

Only one truck or commercial vehicle exceeding 5,000 pounds net weight and having more than two axles shall be allowed, and it shall be parked outside of a required front yard.