



## Allowable Business Activities from a Dwelling

Business Type	Districts Allowed	Dwelling Type	Number of Employees Allowed	Number of Customers Allowed	Allowed By Right	Allowed by Special Use Permit
<p><b>Bed and Breakfast Inn (Part 100)*</b></p> <p>An owner or operator-oriented single-family detached dwelling unit which contains no more than one (1) kitchen, unless otherwise approved pursuant to Section 32-300.02.17 and the ten (10) or fewer guest rooms which are occupied for sleeping purposes by guests, other than temporary personal guests of a family in a dwelling unit, for compensations with or without meals.</p>	A-1, SR-1, SR-3, SR-5, R-2, R-4, RPC, PMR, PMD	Single-family detached	As allowed by special use permit	As allowed by special use permit		Yes
<p><b>Home Business (Part 100)*</b></p> <p>Any commercial activity conducted entirely within a dwelling unit as an accessory use to the principal residential use.</p>	A-1 and all R- districts	All dwelling types	As allowed by special use permit	As allowed by special use permit		Yes
<p><b>Family Day Home (Sec. 32-300.02.15)^</b></p> <p>A business activity for keeping of 5 to 12 children, in addition to a provider's own children, conducted as an accessory use to a detached single-family dwelling on lots of 5000 sq. ft. or more, and not more than nine (9) within single-family detached dwellings containing lot area less than 5000 sq. ft., and within any dwellings other than detached single-family dwellings.</p>	A-1 and all R- districts	All dwelling types	No limitation on the number of family members who are employees residing in the dwelling; number of non-resident employees as determined by the Department of Social Services*	5-12 children	Yes (5-12 children within detached single-family dwellings containing lot area of 5000 sq. ft. or more)	Yes (5-9 children within single-family detached dwellings containing lot area less than 5000 sq. ft., mobile home, townhouse, two-family dwelling, multi-family dwelling, or other dwellings as defined by the Zoning Ordinance)

\* Limitation on the number of family members living within a residence subject to [Sec. 32-300.13 of the Zoning Ordinance](#).

\* From the [Design and Construction Standards Manual](#)

^ From the Prince William County [Zoning Ordinance](#)

# Allowable Business Activities from a Dwelling

Business Type	Districts Allowed	Dwelling Type	Number of Employees Allowed	Number of Customers Allowed	Allowed By Right	Allowed by Special Use Permit
<p><b>Boarders or Lodgers</b> (<a href="#">Sec. 32-300.02.18</a>)<sup>^</sup></p> <p>Providing sleeping facilities in exchange for compensation or as a provision of employment (as an au pair, nanny, or other domestic employee) for unrelated persons in a single-family home is permitted as an accessory use.</p>	A-1, SR-1, SR-3, SR-5, R-2, R-4, RPC, PMR, PMD	Single-family detached	None, except for dwellings in the A-1 district containing lot area of 10 acres or more, no limitation on the number of domestic employees, nurses and therapists	Two (2), except for dwellings in the A-1 district containing lot area of 10 acres or more, two (2) lodgers or boarders, not including domestic employees, nurses and therapists	Yes	
<p><b>Home Occupation</b> (<a href="#">Sec. 32-300.07</a>)<sup>^</sup></p> <p>A business activity conducted entirely within a dwelling unit by residents of that unit which is clearly incidental and secondary to its principal use as a dwelling unit</p>	A-1 and all R- districts	All dwelling types	No limitation on the number of family members who are employees residing in the dwelling; none for non-residents*	Zero	Yes	
<p><b>Rural Home Business</b> (<a href="#">Sec. 32-300.14</a>)<sup>^</sup></p> <p>Any business not otherwise permitted in the A-1 zoning district as an accessory use primarily in the dwelling unit, but which may involve outside storage or storage in an accessory building of equipment and materials necessary to the business. Subject to provisions set forth in the Zoning Ordinance</p>	A-1	Single-family detached	As allowed by special use permit	As allowed by special use permit		Yes
<p><b>Home Employment</b> (<a href="#">Sec. 32-300.16</a>)<sup>^</sup></p> <p>A business activity conducted entirely within a single-family detached dwelling unit by residents of that unit which is clearly incidental and secondary to its principal use as a dwelling unit.</p>	A-1, SR-1, SR-3, SR-5, R-2, R-4, RPC, PMR, PMD	Single-family detached on lots containing minimum of 5000 sq. ft.	No limitation on the number of family members who are employees residing in the dwelling; 1 non-resident employee on lots <10,000 sq. ft.; 2 non-resident employees on lots >10,000 sq. ft.*	Maximum five (5) per day (one at a time, except for day-time adult care and tutoring)	Yes	

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+ From the [Design and Construction Standards Manual](#)

^ From the Prince William County [Zoning Ordinance](#)