

York County Planning Map



Meeting #5
Monday, April 8, 2019
7:00 pm

Land Use Map Legend

• Fire Station	----- Existing Bikeways	■ Conservation	■ Limited Business
• Future Fire Station	----- Proposed Bikeways	■ Low-Density Residential	■ Economic Opportunity
📖 Library	----- Proposed Road Connection	■ Medium-Density Residential	■ General Business
🎓 School	----- Railroad	■ High-Density Residential	■ Limited Industrial
🏥 Hospital	----- WAT Bus Routes	■ Multi-Family Residential	■ General Industrial
	----- Greenways	■ Mixed Use	■ Military
	▫ Vacant Land	■ Yorktown	▨ Mixed Use Overlay 2035



🌳 Park	■ Conservation
• Fire Station	■ Low-Density Residential
• Future Fire Station	■ Medium-Density Residential
📖 Library	■ High-Density Residential
🎓 School	■ Multi-Family Residential
🏥 Hospital	■ Mixed Use
----- Proposed Road Connection	■ Yorktown
----- Existing Bikeways	■ Limited Business
----- Proposed Bikeways	■ Economic Opportunity
----- Railroads	■ General Business
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Land Use Map Legend

-  Park
-  Fire Station
-  Future Fire Station
-  Library
-  School
-  Hospital

-  Proposed Road Connection
-  Existing Bikeways
-  Proposed Bikeways
-  Railroads
-  WAT Bus Routes
-  Greenways
-  Vacant Land

Land Use Map Legend



Conservation

- The Conservation designation is intended primarily to recognize the vast amounts of parkland, watershed areas surrounding current or potential public water supply reservoirs, and similar reserved areas and ensure their protection. For the most part, these areas are in a natural state and contribute positively to the perception of a rural atmosphere.

Land Use Map Legend



Low-Density Residential

- This designation is intended to provide opportunities for single-family detached housing having a maximum density of **1.0 dwelling unit per acre**.
- The Low Density designation has also traditionally encompassed areas where agricultural activities such as crop and livestock farming have existed; however, it will be important for the implementing zoning provisions.
- Low-density development is appropriate in areas where physical or environmental constraints are prevalent and/or public services and facilities are limited.

Land Use Map Legend



Medium-Density Residential

- This designation is intended to provide opportunities primarily for single-family detached housing having a maximum density of **1.75 dwelling units per acre**.
- Medium-density development typically generates moderate demands on public services and facilities and should be located in areas where such services will be adequate and environmental constraints will not present development problems.

Land Use Map Legend



High-Density Residential

- This designation is intended to provide opportunities for single-family housing having a maximum density of **3.0 dwelling units per acre**.
- The high-density development envisioned by this designation can be expected to generate intensive demands on public services and facilities and should be located with careful consideration given to the availability and adequacy of public services, transportation facilities, and commercial centers.

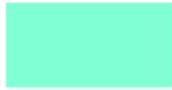
Land Use Map Legend



Multi-Family Residential

- This designation is intended to recognize and encompass those areas of the County that are particularly suitable for residential development at a maximum density of **10.0 units per acre**.
- The high-density development envisioned by this designation can be expected to generate very intensive demands on public services and facilities and should be located accordingly.
- This designation is intended to provide opportunities for a variety of multi-family housing types such as garden apartments, townhouses, duplexes, quadruplexes, etc.

Land Use Map Legend



Yorktown

- Yorktown is designated as an historical village without reference to specific land uses.
- The intent of this designation is to recognize the unique history of the town and to encourage development that is consistent with the mix of historic, residential, and commercial land uses already present.
- Special regulations that recognize the architecture and historic heritage are in place to provide opportunities for a variety of land uses that will complement the unique character of the village.

Land Use Map Legend



Limited Business

- The Limited Business designation is intended to provide opportunities for commercial activities of low to moderate intensity such as business or professional offices, research, development and training facilities, and commercial activities oriented primarily toward serving the day-to-day needs of nearby residents.
- The scope of permitted commercial activities should be limited so as to discourage substantial traffic from outside the immediate neighborhood and/or to promote compatibility with the surrounding area. Because of this limited scope, this designation is appropriate within, or in close proximity to residential areas.

Land Use Map Legend



Economic Opportunity

- This designation is intended to guide a mix of office, light industrial, commercial, and tourist-related uses to certain portions of the County that have or are planned to have the access and infrastructure necessary to support both capital- and labor-intensive uses.
- The employment benefit to the County should be positive and enhance the tax base by increasing the County's fiscal strength. The unique nature of the Economic Opportunity designation excludes uses that may conflict with or detract from the activities proposed.

Land Use Map Legend



General Business

- The General Business designation is intended to provide opportunities for retail and other commercial uses oriented primarily toward supplying goods or services for a community or regional market.
- The scope of commercial activities envisioned by this designation would include uses that need access to arterial highways. The high intensity activity levels envisioned by this designation dictate that it be located with a full understanding of the potential impacts on adjacent residential and commercial development and traffic and circulation patterns.

Land Use Map Legend



Limited Industrial

- This designation is intended to provide opportunities for a variety of industrial activities of low to moderate intensity whose operations will have relatively low impacts in terms of smoke, noise, vibration, or similar factors. Desirable features of areas encompassed by this designation include full transportation access (highway, rail, water, air), available utilities, and favorable soil conditions.

Land Use Map Legend



General Industrial

- This designation is intended mainly to recognize the County's existing heavy industrial base, while providing opportunities for additional industrial activities whose operations and characteristics may necessarily involve significant levels of odor, noise, vibration, traffic and other conditions that may adversely impact surrounding land uses.
- As with the Limited Industrial designation, desirable features of areas encompassed by this designation include full transportation access (highway, rail, water, air), available utilities, and favorable soil conditions.

Land Use Map Legend



- This designation recognizes the vast amounts of military property in the County even though such installations are not subject to local land use regulations.
- Several of these installations also have environmentally sensitive areas that would limit development opportunities if transferred to private ownership. Consequently, such areas should be placed in the least intensive zoning classification to emphasize the County's interest in ensuring their proper management and protection.
- The military plays a significant role in the local and regional economies, and it is important for the County to work in partnership with local military installations to ensure their continued viability by promoting land use compatibility between local bases and the areas that surround them.

Land Use Map Legend



Mixed Use



Mixed Use Overlay 2035

- This overlay designation is intended to create well-designed communities in which people can live, work, and recreate by providing opportunities for a mix of retail, office, and residential uses – and different types of residential uses (i.e., detached, attached, and apartments) – within a single, relatively compact development under a unified, coherent master plan. Proposed uses should have a high degree of physical and functional integration with one another, including extensive pedestrian and bicycle connectivity.

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Questions?