

# SUMMARY OF LAND USE DESIGNATIONS

## Conservation

The Conservation designation is intended primarily to recognize and protect the vast amounts of parkland, watershed areas surrounding current or potential public water supply reservoirs, and similar reserved areas. For the most part, these areas are in a natural state and contribute positively to the perception of a rural atmosphere. The Conservation designation is intended to indicate the County's commitment to the proper management and protection of these unique areas as well as other environmentally sensitive areas. While many of these areas are controlled by the federal or state government and are not subject to local land use regulations, such areas should in most situations be placed in the least intensive zoning classification in order to ensure their proper management and protection. This ensures that almost any development, unless it is of extremely low intensity, will be reviewed by the Planning Commission and the Board of Supervisors through the rezoning process.

## Military

This designation recognizes the significant amount 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 with local military installations to ensure their continued viability by promoting land use compatibility between local bases and the areas that surround them.

## Single-Family Residential

The three single-family residential designations are based on density (number of homes permitted per gross acre of land) and are intended to recognize and continue the existing range of single-family densities in the County. Since areas water bodies, wetlands, marshes, major power transmission rights-of-way, steep slopes, and other similarly situated areas should be excluded from single-family lots, the use of clustering is preferred to conventional subdivision. This technique will preserve the environmental amenities that make York County special while maximizing open space retention, reducing impervious surface, and providing efficiency and cost savings in infrastructure construction.

- **LOW DENSITY:** 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 exist.
- **MEDIUM DENSITY:** This designation is intended to provide opportunities primarily for single-family detached housing having a maximum density of **1.75 dwelling units per acre**.
- **HIGH DENSITY:** This designation is intended to provide opportunities for single-family housing having a maximum density of **3.0 dwelling units per acre**.

## 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**. This designation is intended to provide opportunities for a variety of multi-family housing types such as garden apartments, townhouses, duplexes, etc. In addition, it is the intent of this designation to provide opportunities for the establishment of manufactured home subdivisions through appropriate review techniques intended specifically to evaluate the impact of such development on the surrounding area.

## 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. This designation is also intended to recognize and provide opportunities for commercial activities requiring access to the water. These activities have historically been conducted in such areas as Waterview, Seaford, Dandy, and Dare.

## **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.

## **Mixed Use**

The 2005 Comprehensive Plan applied a Mixed Use overlay designation to certain areas of the County identified as being potentially appropriate for a master-planned development approach that includes some type of mixed use development. This overlay designation is intended to create well-designed communities in which people can live, work, and play 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. The identification of the several specific areas for mixed use should not be construed as excluding other areas from consideration, nor should it be construed as a guarantee that a mixed-use development, if proposed, would necessarily be approved. Because of their uniqueness, it is critical to require that any proposed mixed-use developments be individually approved by the Board of Supervisors with Planning Commission review and public hearings.

In addition to the overlay designation, there is a Mixed Use land use designation that is applied to those areas of the County where mixed-use development zoning has been approved. This designation recognizes the planned future use of these properties.

## **Economic Opportunity**

This designation is intended to provide opportunities for a mix of office, light industrial, commercial, and tourist-related uses. The imposition of open space, landscaping, and buffering requirements that exceed the otherwise acceptable levels may be appropriate in order to foster a superior development character. The employment benefit to the County should be positive and enhance the tax base by increasing the County's fiscal strength.

## **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.

## **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 affect surrounding land uses. Desirable features of areas encompassed by this designation include full transportation access (highway, rail, water, air), available utilities, and favorable soil conditions.