

BACKGROUND



On June 28, 1995, the Board of Supervisors adopted the York County Zoning Ordinance. The Zoning Ordinance sets forth the rules and regulations governing development in the County. The 1995 Zoning Ordinance was adopted to implement the Comprehensive Plan adopted in December 1991. In doing so, it seeks to achieve the following objectives:

- < Expand business opportunities
- < Reduce the rate of residential growth
- < Maintain the high quality of life in the County
- < Protect the County's natural environment

The Board also adopted a new Zoning Map showing how each piece of property in the County is zoned. Brief descriptions of the requirements that apply to each zoning district--including permitted uses, minimum lot area and width, and minimum setbacks--are included on the inside of this brochure.

APPEALS

There are certain occasions when, because of special circumstances, a property owner may be entitled to a **variance** from the terms of the Zoning Ordinance. Requests for variances are heard and decided by the Board of Zoning Appeals. The application fee is \$150.

AMENDMENTS

A person may request the Board of Supervisors to rezone his or her property. Requests for rezonings are heard initially by the Planning Commission, which makes a non-binding recommendation of approval or denial to the Board of Supervisors. The Board makes the final decision. The application fee is \$450 plus \$5.00 per acre.

CONTACTS



Copies of the Zoning Ordinance and Map are available for purchase in the Planning Division office for \$20.00 or can be viewed online at www.yorkcounty.gov/planning. Copies are also available for review in the York County Public Library, the Williamsburg Regional Library, and at the Planning Division office.

For more information about the following subjects, contact the offices listed below.

Applying for a rezoning or Special Use Permit:

Planning Division 757-890-3404
www.yorkcounty.gov/planning

*Zoning inquiries (e.g., "How is my property zoned?"
"What can I do with my property?")*

Development and Compliance Division....757-890-3524
www.yorkcounty.gov/eds

Applying for a variance:

Board of Zoning Appeals.....757-890-3532
www.yorkcounty.gov/eds

To report a zoning violation:

Zoning and Code Enforcement.....757-890-3523
www.yorkcounty.gov/eds

Chesapeake Bay regulations:

Stormwater Division757-890-3777
www.yorkcounty.gov/eds



The YORK COUNTY ZONING ORDINANCE

Adopted June 28, 1995

QUICK REFERENCE GUIDE



YORK COUNTY PLANNING DIVISION

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