

BACKGROUND



The Zoning Ordinance is the basic rulebook for development in the County. Together with the Zoning Map, it determines what can be built where, and how it can be built. Zoning helps ensure that development occurs in an efficient and orderly manner with minimal conflicts between land uses and in accordance with the capacity of the road network, water and sewer systems, school system, etc.

Zoning in York County dates back to the Board of Supervisors' adoption of the first Zoning Ordinance on January 24, 1957. The County's current Zoning Ordinance was adopted in 1995 and has been amended almost 40 times since then. The Zoning Map, also adopted in 1995, was comprehensively reviewed and amended in 2007. Brief descriptions of the requirements for each zoning district – including permitted uses, minimum lot area and width, and minimum setbacks – are included on the inside of this brochure.

AMENDMENTS

A person can 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 \$600 plus \$10.00 per acre.

APPEALS

Under certain circumstances, a property owner can request 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 \$250.

CONTACTS



Copies of the Zoning Ordinance and Zoning 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 & Compliance.....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
P.O. BOX 532
224 BALLARD STREET
YORKTOWN, VIRGINIA 23690-0532
PHONE: 757-890-3404
FAX: 757-890-4031
www.yorkcounty.gov/planning



ZONING CATEGORIES - YORK COUNTY ZONING ORDINANCE

Zoning District	Primary Permitted Uses	Minimum Lot Area ⁽¹⁾	Minimum Lot Width ⁽¹⁾	Yard Regulations			Open Space Percentage
				Front	Side	Rear	
RC	Low Density Single-Family Detached, Farming, Military, Conservation Uses, and Environmentally Sensitive Areas	5 acre	300 feet	50 feet	50 feet	50 feet	-----
RR	Low Density Single-Family Detached, Farming	1 acre	150 feet	50 feet	20 feet	50 feet	-----
R20	Medium Density Single-Family Detached	20,000 sq. ft.	100 feet	40 feet	15 feet	30 feet	-----
R13	High Density Single-Family Detached	13,500 sq. ft.	90 feet	30 feet	12.5 feet	25 feet	-----
R7	Manufactured Homes within a Manufactured Home Subdivision	7,500 sq. ft.	70 feet	30 feet	10 feet	20 feet	-----
RMF	Duplexes, Townhouses, Multiplexes, Apartments, and Condominiums	10 du/acre	-----	50 feet	25 feet	50 feet	-----
YVA	Residential and Nonresidential Uses within Historic Yorktown	None	-----	25 feet ⁽²⁾	10 feet ⁽²⁾	20 feet ⁽²⁾	25% ⁽³⁾
NB	Neighborhood Business, Retail Uses and Services for Nearby Residential Areas	20,000 sq. ft.	100 feet	40 feet	10 feet	20 feet	-----
LB	Limited Business, Limited Commercial Retail Uses, and Business and Professional Services having a predominant "9 to 5" character	20,000 sq. ft.	100 feet	40 feet	10 feet	10 feet	-----
GB	General Business (formerly Community Commercial), Broad Range of Retail Commercial Uses, Shopping Centers, Business and Professional Services, and Automotive Services	20,000 sq. ft.	100 feet	45 feet	10 feet	10 feet	-----
WCI	Waterfront Commercial, Marinas, Marine Supply Stores, Seafood Processing and Storage	1 acre	150 feet	45 feet	20 feet	50 feet	-----
EO	Economic Opportunity, Retail, Tourist-Related and Limited Industrial Activities	20,000 sq. ft.	100 feet	45 feet	10 feet	10 feet	-----
IL	Limited Industrial, Wholesaling and Warehousing Activities, Limited Manufacturing and Assembly, and Recycling Centers	20,000 sq. ft.	100 feet	45 feet	10 feet	10 feet	-----
IG	General Industrial, Warehousing, Petroleum Production, Broad Range of Industrial Uses, and Utility Facilities	30,000 sq. ft.	125 feet	50 feet	15 feet	15 feet	-----
PD	Planned Development	Varies	-----	-----	-----	-----	20% ⁽⁴⁾ - 25% ⁽⁵⁾

⁽¹⁾ Minimum lot requirements apply where both public water and public sewer are available. Larger lots are required where one or both are not available.

⁽²⁾ Single-Family Detached Only

⁽³⁾ Nonresidential only

⁽⁴⁾ Nonresidential

⁽⁵⁾ Residential