

Zoning Categories - York County Zoning Ordinance

Zoning Map Color	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, Agriculture, Military, Conservation Uses, and Environmentally Sensitive Areas	5 acres	300 ft.	50 ft.	50 ft.	50 ft.	-----
	RR	Low Density Single-Family Detached, Farming	1 acre	150 ft.	50 ft.	20 ft.	50 ft.	-----
	R33	Low Density Single-Family Detached, Subdivision Settings	33,000 sq. ft.	130 ft.	50 ft.	15 ft.	30 ft.	-----
	R20	Medium Density Single-Family Detached	20,000 sq. ft.	100 ft.	40 ft.	15 ft.	30 ft.	-----
	R13	High Density Single-Family Detached	13,500 sq. ft.	90 ft.	30 ft.	12.5 ft.	25 ft.	-----
	R7	Manufactured Homes within a Manufactured Home Subdivision	7,500 sq. ft.	70 ft.	30 ft.	10 ft.	20 ft.	-----
	RMF	Duplexes, Townhouses, Multiplexes, Apartments, and Condominiums	10 dwelling units per acre	-----	50 ft.	25 ft.	50 ft.	-----
	YVA	Residential and Nonresidential Uses within Historic Yorktown	None	-----	25 ft. ⁽²⁾	10 ft. ⁽²⁾	20 ft. ⁽²⁾	25% ⁽³⁾
	NB	Neighborhood Business, Retail Uses and Services for Nearby Residential Areas	20,000 sq. ft.	100 ft.	40 ft.	10 ft.	20 ft.	-----
	LB	Limited Business, Limited Commercial Retail Uses, and Business and Professional Services having a predominant "9 to 5" character	20,000 sq. ft.	100 ft.	40 ft.	10 ft.	10 ft.	-----
	GB	General Business, Broad Range of Retail Commercial Uses, Shopping Centers, Business and Professional Services, and Automotive Services	20,000 sq. ft.	100 ft.	45 ft.	10 ft.	10 ft.	-----
	WCI	Waterfront Commercial, Marinas, Marine Supply Stores, Seafood Processing and Storage	1 acre	150 ft.	45 ft.	20 ft.	50 ft.	-----
	EO	Economic Opportunity, Retail, Tourist-Related and Limited Industrial Activities	20,000 sq. ft.	100 ft.	45 ft.	10 ft.	10 ft.	-----
	IL	Limited Industrial, Wholesaling and Warehousing Activities, Limited Manufacturing and Assembly, and Recycling Centers	20,000 sq. ft.	100 ft.	45 ft.	10 ft.	10 ft.	-----
	IG	General Industrial, Warehousing, Petroleum Production, Broad Range of Industrial Uses, and Utility Facilities	30,000 sq. ft.	125 ft.	50 ft.	15 ft.	15 ft.	-----
	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