

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, Agriculture, 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	-----
R33	Low Density Single-Family Detached, Subdivision Settings	33,000 sq. ft.	130 feet	50 feet	15 feet	30 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