

Permitted Uses in YVC-1 and YVC-2

Residential Use Category (YVC-1 & YVC-2) - AMENDED 05/21/16

- Single-Family Dwelling- On lots with frontage on York Street, Woodbridge Road or Long Sands Road the use shall only be permitted within a mixed-use building.
- Two-Family Dwelling- On lots with frontage on York Street, Woodbridge Road or Long Sands Road the use shall only be permitted within a mixed-use building.
- Multi-Family Dwelling- Only on lots served by public sewer and public water. On lots with frontage on York Street, Woodbridge Road or Long Sands Road the use shall only be permitted within a mixed-use building.
- Boarding House- Only on lots served by public sewer and public water. On lots with frontage on York Street, Woodbridge Road or Long Sands Road the use shall only be permitted within a mixed-use building.
- Bed & Breakfast- Only on lots served by public sewer and public water.
- Elderly Housing- Only on lots served by public sewer and public water. On lots with frontage on York Street, Woodbridge Road or Long Sands Road the use shall only be permitted within a mixed-use building.
- Elderly Congregate Housing- Only on lots served by public sewer and public water. On lots with frontage on York Street, Woodbridge Road or Long Sands Road the use shall only be permitted within a mixed-use building.
- Short-Term Residential Rental- Only on lots served by public sewer and public water. On lots with frontage on York Street, Woodbridge Road or Long Sands Road the use shall only be permitted within a mixed-use building.

Commercial Use Category (YVC-1 & YVC-2)

- Service Business Serving Local Needs such as, but not limited to, barber shop/hair salon/spa, shoe repair, Laundromat, dry-cleaning pick-up agency, tailoring, printing shop, caterer or other similar use (Individual establishment not to exceed 2,500 square feet of gross floor area).
- Store for Retail Sale of Merchandise provided all display, storage and sale of materials are conducted within a building. Store may also produce goods onsite, provided such are sold on site and the production area is smaller than the retail area (Individual establishment not to exceed 3,500 square feet of gross floor area).
- Bank without drive-through window, not to exceed 2,500 square feet of gross floor area.
- Lodging and Tourist Home/Inn
- Restaurant- Individual establishment not to exceed 3,500 square feet of gross floor area.
- Artisanal Food and/or Beverage Facility- Individual establishment not to exceed 5,000 square feet of gross floor area; retail sales of merchandise as part of this use shall not supersede 2,500 square feet of gross floor area.
- Ice Cream Stand- Individual establishment not to exceed 2,500 square feet of gross floor area.
- Florist- Individual establishment not to exceed 2,500 square feet of gross floor area.
- Pet Supply Shop- The sale of live animals is prohibited. Individual establishment not to exceed 2,500 square feet of gross floor area.
- Commercial School- Permitted throughout except if the lot contains frontage on York Street, Woodbridge Road or Long Sands Road, the use shall be located on the second floor or higher in the YVC-1 District. In both districts, an individual establishment shall not exceed 2,500 square feet of gross floor area.
- Day Care Facility- Individual establishment not to exceed 2,500 square feet of gross floor area.
- Produce Store such as, but not limited to small grocery stores selling meats, cheeses, fruits and vegetables or other similar goods. Individual establishment not to exceed 2,500 square feet of gross floor area.
- EXPRESSLY PROHIBITED Motel/Hotel; Fast Food Restaurant, whether the use is a principal use or an accessory use; Formula Restaurant, whether the use is a principal use or an accessory use; Truck Stop; Marina; Medical Marijuana Registered Caregiver Retail Stores; Medical Marijuana Manufacturing Facility; Medical Marijuana Registered Dispensary; Medical Marijuana Testing Facilities; Dry Cleaning Facility.

-Amended 11/05/2019

Office Use Category (YVC-1 & YVC-2)

- Business, Financial, Professional or Government Office, Excluding Town of York or York School District Office (provided the use does not occupy more than 50% in the rear of the street level gross floor area of a building adjacent to York Street, Woodbridge Road or Long Sands Road).
- Town of York or York School District Office
- Office and or Clinic for Medical, Psychiatric, or Other Health Service for the Examination or Treatment of Persons as Outpatients, including laboratories that are part of such office or clinic provided the use does not occupy more than 50% in the rear of the gross floor area of a building adjacent to York Street, Woodbridge Road or Long Sands Road.
- Radio or Television Studio (provided such use is located on the second floor or above and does not include a tower or antenna).

Civic & Public Use Category (YVC 1 & YVC-2)

- Cemetery
- Civic Use
- Cultural Facility
- Essential Services
- Hospital- Shall only be permitted within the hospital overlay district.
- Medical Facility- Shall only be permitted within the hospital overlay district.
- Membership Organization (provided such use is located on the second floor or above).
- Municipal Use
- Religious Use
- School
- Utility District

Industrial Use Category (YVC-1 & YVC-2)

- Printing, Binding, Publishing and Related Arts and Trades- Individual establishment not to exceed 2,500 square feet of gross floor area.
- Bottling of Beverages- Permitted only as accessory to an Artisanal Food and/or Beverage Facility.
- EXPRESSLY PROHIBITED: Waste Processing or Disposal Facility; Bulk Fuel Storage; Truck Terminal; Waste Transfer Facility; Bulk Storage Collection Bin; Wood Manufacturing and Fabrication; Wholesale Business and Storage in a Roofed Structure; Machine Shop, Assembly, Packaging, or Manufacturing.

Vehicular Use Category (YVC-1 & YVC-2)

- EXPRESSLY PROHIBITED: Sale, Rental and Accessory Storage of Automobiles, Light Trucks, Motorcycles, and Mopeds Conducted Wholly or Partially in Open Lots; Sale of Pickup Coaches, Campers, Tent Trailers and Similar Equipment, including Snowmobiles; Salvage Yard, Junk Yard, Wrecking Yard; Car Washing Establishment; Vehicle Service Station, Auto Repair Garage; Auto Body Repair Shop; Place for Repair, Sale, Rent or Storage of Pleasure Boats.

Rural & Agricultural Use Category (YVC-1 & YVC-2)

- Soil and Water Conservation Practices- Conducted in accordance with the standards of the USDA Natural Resources Conservation Service including but not limited to creation and maintenance of farm ponds for agricultural purposes.
- Aquaculture
- General Purpose Farm, Agriculture and Nurseries
- Timber Harvesting
- Forest Management Activities Except for Timber Harvesting
- Sale of Produce Raised on Same Premises
- Wildlife Management Practices
- Harvesting of Wild Crops
- EXPRESSLY PROHIBITED: Commercial Stable; Veterinary Establishment, Kennel, or Similar Establishment; Mineral Exploration; Sand/Gravel Pit, Quarry, etc.

Recreation & Amusement Use Category (YVC-1 & YVC-2)

- Indoor Amusement/Entertainment/Assembly Place, which may include a performing arts facility (Enclosed and individual establishment not to exceed 5,000 square feet of gross floor area).
- Open Air Venue/Area for Theatrical and Musical Performances (Capacity not to exceed 300 persons).
- Indoor Sports Facility (No Gambling).
- Outdoor Sport and Amusement Facility
- EXPRESSLY PROHIBITED: Campground; Travel Trailer Park; Amusement Arcade (as Primary or Accessory Use); Drive-In Theater; Bath House for Non-Commercial Purposes; Country Club.

Miscellaneous Use Category (YVC-1 & YVC-2)

- Piers, Docks, Wharves, Breakwaters, Causeways, Bridges and Other Structures and Uses Extending Over or Below the Normal High Water Mark- Temporary or Permanent.
- Mortuary, Undertaking or Funeral Establishment- Individual establishment not to exceed 2,500 square feet of gross floor area.
- Lettering or Sale of Gravestones- Individual establishment not to exceed 2,500 square feet of gross floor area.
- Filling or Other Earthmoving Activity
- Road and Driveway Construction

- Structure Accessory to Permitted Use- If the principal structure or principal use is a dwelling unit, an accessory structure shall not have a cooking facility and shall not have more than one of the following: living facility, sanitary facility or sleeping facility.
- Accessory Use Customarily Incidental to Allowed Use
- Use Similar to Permitted Use
- EXPRESSLY PROHIBITED: Casino; Head Shop; Obscene Exhibition; Dump; Billboard; Medium-Scale Ground-Mounted Solar Energy System; Large-Scale Ground-Mounted Solar Energy System; Flea Market; Use Similar to Prohibited Use; Drive through facility.

- AMENDED 05/21/2016, 11/06/2018, 11/05/2024