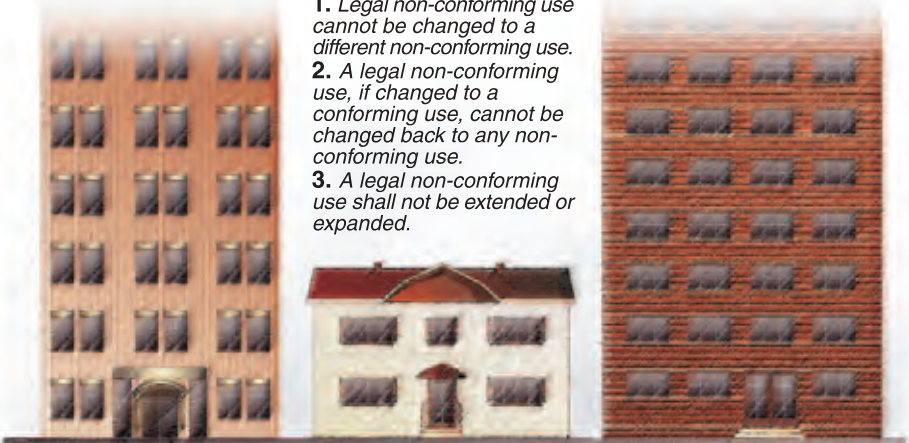


Establish a Legal Non-conforming Use?

Legal Nonconforming Use: *The use of land, premises, buildings or structures which was lawful or allowed at the time of the effective date of the Zoning Resolution or amendment thereto, and which fails to comply with the use regulations applicable to the district in which the property is located as set forth in the current Zoning Resolution.*

Things to know

1. Legal non-conforming use cannot be changed to a different non-conforming use.
2. A legal non-conforming use, if changed to a conforming use, cannot be changed back to any non-conforming use.
3. A legal non-conforming use shall not be extended or expanded.



Planning & Zoning



Step 1. Start with Planning and Zoning

- We can explain what legal non-conforming is and how it relates to your property.
- Provide proper forms, affidavits and worksheets.
- Steps and notification procedures.

Step 2. Property owner does research required for application

- Gather all information
- Return to Planning and Zoning



Step 3. Zoning Administrator Review and Determination

- Zoning Administrator reviews completed application
- Sends letter indicating decision on request