



WHAT IS ZONING?

LEARN HOW THIS WILL AFFECT YOU

What Is Zoning?

Zoning is how the City organizes land into different areas — called zones — to guide where homes, businesses, parks, and industry can be built.

Each zone has rules about what types of buildings and activities are allowed, and how property can be developed.

Why Does It Matter?

Zoning helps shape how the community grows by:

- Protecting neighborhood character
- Supporting local businesses
- Managing traffic and infrastructure
- Ensuring safe, compatible development
- Preserving open spaces and natural areas

NONCONFORMING USE

Type of Nonconformities

Use – When the activity on the property (like a shop or home) no longer fits the zone.

Structure – When a building’s size or placement doesn’t meet new rules, such as height or setback requirements.

Lot – When a parcel of land is smaller than new zoning minimums.



What happens?

Existing legal nonconforming uses can often continue, but may have limits on expansion or rebuilding.

If a property stops its nonconforming use for a set time, it might lose that status.

The goal is to respect existing investments while moving toward the community’s long-term land use vision.



What Does “Nonconforming Use” Mean?

A nonconforming use is when a property or building was legal under old zoning rules, but doesn’t meet the requirements of the new zoning.

For example, a business might be in an area that’s now zoned for housing — that business can keep operating, even though new businesses of that type wouldn’t be allowed there anymore.