



Neighborhood Conference 2018

*Prince William County
Planning Office*

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Non-Conforming Rights



What's the difference between grandfathered and non-conforming?



Non-Conforming Rights



Types of non-conforming:

Use

Structure

Lot

Sign



Non-Conforming Use



- When the use is not permitted by-right in the current standards.



Non-Conforming Structure



- A structure is nonconforming if one or more of the following standards are not met as a result of enactment or amendment of this chapter or by virtue of public action:

Setbacks

Buffers

Stormwater management

Lot coverage

Height

SUP

Yards

Chesapeake Bay

Open space

Tree canopy

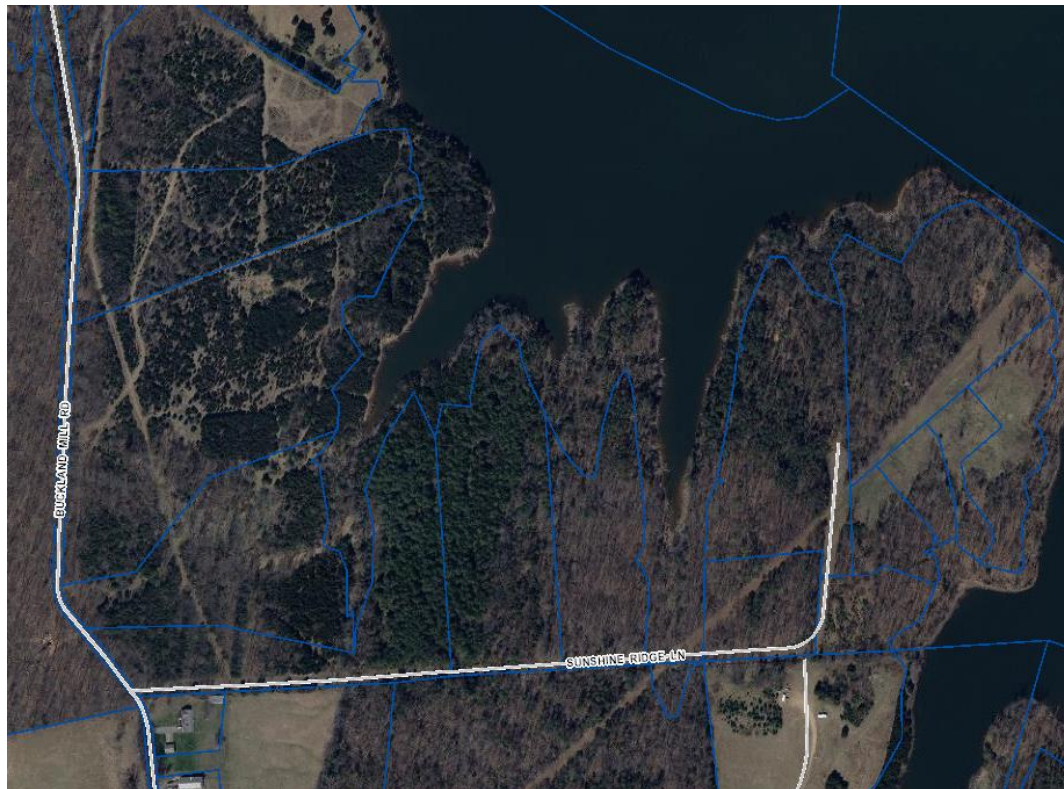
FAR



Non-Conforming Lot



- When the lot does not meet the current standards.



Non-Conforming Sign



- When the sign exceeds the height, size, or number beyond what the current standards allow. Also can be a non-conforming sign type.
 - ◆ Sec. 32-601.34. - Nonconforming signs



Non-Conforming Versus Illegal



- What is the difference between non-conforming and illegal?
 - ◆ Any use that was unlawful on the date of enactment of this chapter, or amendment thereto, shall remain unlawful and shall not be a "nonconforming use".



Non-Conforming Versus Variance



- What is the difference between non-conforming and variance?



Planning Office



- Planning Office: 703-792-7615
- Website:
 - ◆ <http://www.pwcgov.org/government/dept/planning/pages/default.aspx>

