



Town of Westport
Planning & Zoning Commission
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MEMORANDUM

TO: Who It May Concern
FROM: Laurence Bradley, AICP – Planning & Zoning Director
DATE: April 6, 2015
SUBJECT: Non-Conforming Uses

Section 5-2 (Definitions) in the Westport Zoning Regulations, defines a Non-Conforming Use as follows:

***“Non-Conforming
Use:***

A continuous use of land or of a structure which is currently not a permitted use in the district in which it is located, but which either legally existed at the time these regulations were first established, or which was a permitted use under these regulations prior to their being amended. A use which is permitted by variance shall be deemed to be a non-conforming use.”

A change in a zoning district which rezones a property with existing uses into a new zone which does not allow the pre-existing uses creates a non-conforming use.