

# Understanding Nonconforming Uses in Youngstown

## *What you can and can't do with a nonconforming use*

As an owner of a nonconforming property...

### **You MAY:**

- Continue operating the business or use as it existed at the time of the zoning change.
- Maintain and repair the property as needed.

### **You may NOT:**

- Change the type of business or use.
- Expand the business or use beyond its original scope.
- Make significant structural changes or additions without approval.
- Restart the nonconforming use if it has been discontinued for 24+ months.

### **Why Compliance Matters:**

- Maintaining compliance with zoning regulations is crucial for:
- Ensuring neighborhood compatibility and community safety.
- Avoiding fines and legal actions.
- Protecting your property investment.

### **What is a Nonconforming Use?**

A nonconforming use is a property use that was legally established according to the zoning regulations in place at the time, but does not conform to the current zoning regulations. These uses are “grandfathered” in and are allowed to continue operating as they were before the zoning change.

In other words, a nonconforming use is a property use that doesn't fit into the current zoning rules but is allowed to continue because it was established before the rules changed.

### **Need to Make Changes?**

If you wish to:

- Change the type of business or use,
- Expand your operations,
- Make significant structural changes,

**You must go through the zoning approval process.**

### **For more information:**

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Monday - Friday, 8:00 AM - 4:00 PM

