

Comprehensive Rezoning – Phase IV

Frequently Asked Questions

Q: Does a rezoning of my property mean that I can't continue the current use of my property?

A: No. If your property contains a legal permitted use and is re-zoned to a designation that does not permit the current use of the property, the use will become non-conforming, or "grandfathered", and the use is permitted to continue on indefinitely. Non-conforming uses, however, are subject to certain limitations with respect to expansion, change of use, and/or period of time the use can be vacant before non-conformity expires.

Q: How will a comprehensive rezoning affect my property taxes?

A: Zoning is only one of many components that make up the assessment of taxable property. How the property is currently being used is more heavily weighted in a tax assessment than the underlying zoning. According to the Tax Assessor's Office at the Department of Assessments and Taxation (DAT), if the property is down-zoned to a designation that is less intensive, and the use of the property does not change, the tax assessment will most likely stay the same. If the property is up-zoned to allow more intensive uses, the Tax Assessor's Office would most likely re-evaluate the assessment.

For properties that are re-zoned during a comprehensive rezoning, the Tax Assessor's Office would not re-evaluate the assessment until the next general re-assessment, which will occur in 2011 for the City.