

CITY OF AMITY

109 Maddox Avenue
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Amity, OR 97101

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NON-CONFORMING USE APPLICATION

I. BACKGROUND INFORMATION

Applicant/Owner: _____ Phone: _____

Mailing Address: _____

Site Address: _____

Township; Range; Section; Tax Lot: _____

Zone: _____ Parcel Size: _____

Existing Use/Structures: _____

Application Proposal: _____

II. REVIEW CRITERIA

Section 3.106.07, of the Amity Zoning and Development Code, establishes findings that must be addressed before granting approval of a Non-Conforming Use. **The applicant must provide a written response to the following:**

1. The City Administrator shall authorize restoration or replacement of a non-conforming use or structure when restoration or replacement is made necessary by fire casualty or natural disaster and does not exceed 50% of the value of the original structure, provided the physical restoration or replacement is lawfully commenced within six (6) months of the damage or destruction. A non-conforming residential structure may be replaced or restored regardless of the value involved, provided current building codes are met by the replaced or restored structure.
2. The Planning Commission, subject to the Type II review procedure, may extend the restoration or replacement period for an additional six (6) months. In no case shall the total restoration or replacement period exceed one (1) year. Requests for extension of restoration or replacement period shall be submitted in writing thirty (30) days prior to the expiration date of the restoration or replacement period.
3. The alteration of a non-conforming use or structure may be authorized by the Planning Commission, subject to the Type II review procedure, provided that the applicant demonstrates that the proposal satisfies the following criteria:

- a. That the alteration of structures would result in a reduction in non-conformity of the use, or would have no greater adverse impact on the neighborhood.
- b. A change in use to another non-conforming use may be permitted if it is of the same or less intensity of use.
- c. The alteration of a non-conforming single-family residence, that does not involve a change in use, is authorized without Planning Commission or City Administrator approval.

III. APPLICATION REQUIREMENTS

- A. Completed and signed application form.
- B. Written response to the criteria in Item II., above.
- C. Five (5) copies of the site plan drawn to scale. The site plan must include the following information (where applicable): existing and proposed structures, driveways, parking, landscaping, and significant natural features.
- D. Names and addresses of all the property owners within 150 feet of the boundaries of the property. This list must be provided by a Title Company or the Yamhill County Assessor.
- E. Copy of the latest deed, sales contract, or title report indicating property ownership.

IV. SIGNATURES

NOTE: All owners *MUST* sign this application or submit a letter of consent authorizing another individual to complete and sign application. Incomplete or missing information may delay the review process.

_____ Applicant/Owner Signature _____ Date

_____ Applicant/Owner Signature _____ Date

<u>For Office Use Only</u>		
Submittal Date: _____	Fee: _____	Received by: _____
Application Type: _____	Completeness: _____	120 Day: _____
Staff Report Received: _____	Commission Hearing: _____	
Application Deposit and Fee paid on: _____		Receipt _____
<input type="checkbox"/> Cash	<input type="checkbox"/> Check # _____ Refund <input type="checkbox"/> Yes, on: _____, check # _____	<input type="checkbox"/> No