

WASCO COUNTY
NON-CONFORMING USE DETERMINATION APPLICATION

SPECIFIC NON-CONFORMING USE

Describe the nature and extent of the use

DETAILED STRUCTURAL INFORMATION

Existing Improvements				
	Length	Width	Height	Square Footage
Dwelling				
Garage				
Shed				
Decks				
Fences/Gates				
Driveway				
Agricultural Bldg				
Lighting				
Other				

NON CONFORMING USE REQUIREMENTS

Legal nonconforming structures or uses were lawfully established under all applicable regulations at the time, but no longer conform to the requirements of the zone in which it is located. Using a preponderance of evidence, the petitioner must prove the use was established either prior to zoning ordinances or it was consistent with the applicable ordinance criteria at the time.

1. What is the date the non-conforming use was established? _____
2. What was the property zoned at the time? _____
3. If the property was zoned specify the ordinance criteria that allowed the use. _____

A copy of the applicable criteria is attached to the application?

NO YES N/A

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Review Authority: Sections 2.060(A)(6) , 2.080, and 2.110(D) _____
Review Criteria: Chapter 13 _____
Other: _____

- Legal Parcel:** Property has been determined to be a legal parcel?
- Fire Safety:** A Fire Safety Self Certification Form has been submitted?
- Site Plan:** A site plan has been submitted that includes all required information (verify checklist on site plan sheet)?
- Elevation drawings:** An elevation drawing has been submitted that shows the sides and heights of all proposed buildings including surrounding final grades?

Zoning Overlays – Development Site is within the following Divisions:

- | | | |
|---|-----------------------------|------------------------------|
| 1. Flood Hazard: Specify Zone _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 2. Geological Hazards: | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 4. Cultural, Historic and Archeological _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 5. Mineral & Aggregate | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 7. Natural Areas _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 8. Sensitive Wildlife Habitat _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 12. Sensitive Bird Sites: | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 13. Pond Turtle Sensitive Area: | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| Other: Specify _____ | | |

Easements – Are there any easements on the property (aerial or land based)? NO YES
If easement limits development, deed(s) shall be required which explain the easement.
Describe: _____

Water Resources
Are there water sources on property or adjacent properties? NO YES
If yes indicate resource type, location and required buffer.

Does proposed development meet required buffer? NO YES

Setbacks
Proposed development meets all property and agricultural setbacks? NO YES

Previous Map and Tax Lot #'s: _____

Past Actions: If yes, list review #(s) _____ NO YES
Is property still subject to conditions from previous review? NO YES
If yes, list review # and condition(s). _____

Access:
Property has a legal access from _____
Waiver of Remonstrance is required? NO YES
County or ODOT approach permit is required and has been obtained or initiated? NO YES

Address:
Address exists and has been verified to be correct? _____ NO YES
Address needs to be assigned after approval? NO YES