



CITY OF ROSEBURG

REPAIR OR ALTERATIONS OF NON-CONFORMING USE CRITERIA

APPLICATION FILING FEE: \$ _____

PURPOSE

Alterations or repair of non-conforming use may allow the use to continue in a reasonable manner when such alterations or repair is necessary to comply with any lawful requirements for the use.

PRE-APPLICATION CONFERENCE

Pre-application conference shall be required for all requests, unless otherwise indicated by Director. Pre-application conference provides exchange of information regarding applicable Codes, programs, plans, and policies, and technical assistance. Conceptual plans are acceptable; more complete plans will provide more complete details.

PROCEDURE

The Community Development Director may approve application for alteration or repair of a non-conforming use administratively. Decisions of the Director may be appealed to Planning Commission upon filing a Notice of Review. Depending on type of project and/or community interest, Director may also refer application to the Planning Commission for review and decision.

TYPE OF REVIEW

Administrative applications require public notice 15 days prior to decision. Notices are mailed to property owners within 100 feet of the subject site, as well as being posted in the vicinity of the property. If the case is referred to Planning Commission, notice mailed to property owners within 300 feet of the subject site, posted in the vicinity of the property, and published in the newspaper.

ADDITIONAL RMC PROVISIONS

Section 12.08.010 may impose conditions necessary to assure compatibility of proposed development with surrounding area. Such conditions may include:

- 1) Special yards and spaces,
- 2) Fences and walls,
- 3) Special parking and/or loading provisions,
- 4) Street dedication, street improvements, or bonds in lieu of improvements,
- 5) Vehicular ingress and egress control,
- 6) Special sign provisions,
- 7) Landscaping and grounds maintenance requirements,
- 8) Control of noise, vibration, odors, or other similar nuisances,
- 9) Time limitations for certain activities,
- 10) Time period for development,
- 11) Limit on duration of use, or
- 12) Transportation improvements mitigating impact of increased traffic and protecting transportation facilities.