



City of Oregon City

P.O. Box 3040
320 Warner Milne Road
Oregon City, OR 97045
(503) 657-0891
Fax (503) 657-7892

NONCONFORMING USE

What is a Nonconforming Use?

A nonconforming use is defined as a use which was initially permitted and no longer conforms with the regulations of the district in which it is located. Lawful Nonconforming Uses, Structures and Lots are described in Chapter 17.58 of the Oregon City Municipal Code.

What is needed to Verify Nonconforming Use Status?

To be considered a lawful nonconforming use, the applicant must submit evidence demonstrating that the nonconforming nature of the property was established lawfully. The evidence shall also confirm that the nonconforming use/structure has not been discontinued for a period exceeding twelve (12) consecutive months. The applicant is responsible for compiling this evidence, demonstrating that the nonconforming use/structure is lawful.

The City will make a written determination of the lawfulness of the nonconforming use/structure based on the information provided by the applicant. Failure to provide sufficient evidence that the nonconforming use/structure was lawfully established and maintained will result in the inability to confirm a lawful status.

Submittal Requirements:

- Detailed Narrative explaining the nonconforming nature of the property.
- Evidence demonstrating that the nonconforming use is lawful.
- Submit evidence such as land use, building, or other permit documents, utility records, dated photographs, property tax appraisal information, dated aerial photographs, tax records, receipts, licenses, bills of sale, and notarized affidavits.
- Responses to the Supplemental Questions Provided Below.
- Site Plan of the Subject Site

Supplemental Questions for Verification of Lawful Nonconforming Status:

1. When was the nonconforming use and/or structure established?
2. What changes have occurred in the nonconforming use and/or structure since establishment?