

City of Ontario Planning and Zoning Application Form

444 SW 4th Street, Ontario, OR 97914

Community Development Center: 458 SW 3rd Street

Voice (541) 881-3224 / (541) 881-3222

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DEVELOPMENT APPLICATION

(Site Development & Site Development in Special Flood Hazard (Flood Plain)
(To be used when a Building Permit is not required or in a special flood hazard)

DEVELOPMENT SITE _____, IN SPECIAL FLOOD HAZARD (10A-47-15) _____

FILE # _____

Date Received: _____

Fee: _____

Accepted as Complete: _____

APPLICANT:

Name(s) _____

Address _____

Phone Number(s) _____

OWNER:

Name(s) _____

Address _____

Phone Number(s) _____

PROPERTY DESCRIPTION:

Tax Lot(s) _____ Tax Map(s) _____

Addition _____

(Attach metes and bounds description or deed)

Current Zone _____ Acreage _____

Is proposed use allowed: _____, If No, is it considered Non-Conforming: _____



NATURE OF REQUEST:

Explain in detail the intended use, development, or re-development of the property:

CITY CODES THAT APPLY:

- a) 10A-01-90 - CERTIFICATE OF OCCUPANCY. A Certificate of Occupancy (C of O) is required for any new or redeveloped or remodeled structure that is intended to be utilized as habitable space, commercial space, or industrial space. No such structure may be utilized until a C of O is obtained. A C of O must be signed by the Public Works Official, Planning Official and Building Official to be issued. It is a violation of this Section for a property owner to allow use or occupation of that space noted above without a C of O.

- b) 10A-05-45 - DEVELOPMENT SITE TO BE DESIGNATED. Every building hereafter erected or modified, or every use established, shall be located on a development site which has been declared on the application for a building permit as the site for the proposed use. Such site shall meet the area, dimension and street frontage requirements of this Title and be adequate in size and shape to accommodate all proposed structures, yard spaces, off-street parking and loading, and corner visibility. Only one principal structure may be built upon a single development site, except as may be otherwise specified in this Title.

- c) 10A-30-72 - DEVELOPMENT SITE. A parcel of ground declared on the application for a building permit or certificate of occupancy to be the site for a principal building, or group of buildings and accessory buildings, together with such open spaces, street frontage and setbacks as are required by this Title. A development site shall consist of one or more platted lots or tax lots which together create a site which meets the requirements of this Title for the zone, and for the use provided.

- d) 10A-57-40 - LANDSCAPING REQUIRED. All new development, and changes of use, including the construction of parking lots, shall have at least six percent of the development site area in landscaping, as defined herein, except where another standard is specified for a definite use, group of uses, or a zone.
- e) 10A-47-15 - DEVELOPMENT PERMIT REQUIRED. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 10-47-05. The permit shall be for all structures including manufactured homes, as set forth in the "DEFINITIONS," and for all development including fill and other activities, also as set forth in the "DEFINITIONS."
- f) 10A-47-15 - APPLICATION FOR DEVELOPMENT PERMIT. Application for a development permit shall be made on forms furnished by the City Planning Official and may include but not be limited to plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:
 - 1. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
 - 2. Elevation in relation to mean sea level to which any structure has been flood proofed;
 - 3. Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Section 10A-47-110; and
 - 4. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.

ATTACHMENTS:

- 1. One reproducible print of the site plan.
- 2. If development is with a special flood hazard all the requirements of 10A-47.
- 3. If the application is filed by an authorized agent of the affected property owner, a written copy of such authorization must be submitted.

