



City of Oroville

Planning Division - Community Development Department

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www.cityoforoville.org

Donald Rust
 DIRECTOR

TRAKIT#:

RECONSTRUCTION OF NONCONFORMING DWELLINGS

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION			
Completed and signed Application Forms			
Application Fee Paid: (\$585.78) + 6% Tech Fee = \$620.93			
PROJECT INFORMATION			
1. Was the dwelling to be reconstructed lawfully and continuously occupied within 1 year of the time it was destroyed?			
2. Does the reconstruction of the dwelling result in a relocation or expansion of the structure, or an increase in the number of dwelling units within it?			
3. Is the dwelling in a commercial or industrial zoning district?			
Property Address:		Zoning:	
REQUIRED DOCUMENTS			
1. Evidence of the time of substantial destruction; and			
2. Evidence of continuous occupancy, such as utility bills, within 1 year of the destruction.			
CONDITIONS OF APPROVAL			
A nonconforming dwelling in a commercial or industrial zoning district that is involuntarily destroyed or demolished may be reconstructed, if all of the following circumstances apply:			
1. A valid building permit to reconstruct the dwelling is obtained within 1 year of the time it was substantially destroyed, and a certificate of occupancy is obtained for the dwelling within 1 year after issuance of the building permit.			
2. The dwelling to be reconstructed was lawfully and continuously occupied within 1 year of the time it was substantially destroyed. For the purposes of this section, "continuously occupied" means that the dwelling was occupied for at least 9 of the 12 months that preceded its substantial destruction. Prior to issuance of a building permit to reconstruct the dwelling unit, the owner of the property on which it is located shall provide evidence of the time of substantial destruction and evidence of continuous occupancy, such as utility bills, within 1 year of that destruction.			
3. Reconstruction of the dwelling does not result in expansion or relocation of the structure, or the number of dwelling units within it.			
4. Off-Street parking is provided for the dwelling in accordance with City standards in effect at the time of reconstruction.			
DESTRUCTION / DEMOLITION ACCOUNT			
Please explain how the dwelling was destroyed/demolished:			
APPLICANT'S SIGNATURE			
I hereby certify that the information provided in this application is, to my knowledge, true and correct.			
Signature:		Date:	
OFFICE USE ONLY			
Approved By:		Date:	
Payment:		Number:	

ADDITIONAL INFORMATION

Please provide any additional information:

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable