

# **CERTIFICATION FOR LEGAL NON-CONFORMING**

Legal non-conformance occurs when a structure of use existed in compliance with regulations in effect at the time the use or the structure was established but has become non-conforming due to one or more factors. Such as...

- a. Existed prior to October 1, 1940
- b. Existed prior to annexation into the city limits
- c. Existed prior to an amendment to the Zoning Ordinance changing the zoning category in which the use was permitted or the development regulation controlling the location or placement uses and/or structures (i.e.-distance to a single district or yard setback).

Non-Conformities are controlled by Section 7 of the Zoning Ordinance. There are basically two rules controlling discontinuance or abandonment:

- a. Land that has ceased to be used in a bona fide manner for one (1) month; and
- b. A building not used for a bona fide use for 24 consecutive months.

\*Other rules from Section 7 Zoning Ordinance may apply if there are special circumstances

**\*\*Fee cost is \$56.25 per letter**

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## **APPLICANT INFORMATION:**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

## **LOCATION INFORMATION:**

RESIDENTIAL          COMMERCIAL          YEAR BUILT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ZONING CASE #: \_\_\_\_\_ PREVIOUS ZONE: \_\_\_\_\_ CURRENT ZONE: \_\_\_\_\_

ORDINANCE #: \_\_\_\_\_ EFFECTIVE DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

USE REQUESTED FOR LNC DETERMINATION: \_\_\_\_\_

## **DOCUMENTATION SUBMITTED:**

WATER CONSUMPTION RECORDS (*dating back from zoning date change to present*)

Water Development 817-392-8250

ELECTRIC SERVICE RECORDS (*dating back from zoning date change to present*)

LEASING AGREEMENT OR RENT RECEIPTS (*dating back from zoning date change to present*)

BUSINESS LISTINGS IN COLE'S REVERSE DIRECTORY (*dating back from zoning change to present*) Fort Worth History Center 817-392-7740, 501 E. Bolt St, Fort Worth, TX 76110

CERTIFICATE OF OCCUPANCY

FIRE / HEALTH INSPECTIONS

OTHER: \_\_\_\_\_

