

CHAPTER 10

ZONING

SECTION 1 – SITE PLAN REVIEWS

Residential & Commercial Site Plans and PUD Non-Refundable Application Fee

\$225 Application Fee
\$275 Pre-Application Meeting Fee
\$500

Residential & Commercial Site Plans

Planning Fees
Preliminary Review \$500
Final Review \$500

Engineering Fees
Preliminary Review \$500
Final Review \$500

Total Residential & Commercial Site Plan Deposit \$2,225

PUD

Planning Fees
Preliminary Review \$1,000
Final Review \$1,000

Total PUD Deposit \$2,225 plus Engineering & Attorney Fees

Add-Ons (Project Based)

	<u>Planning</u>	<u>Engineering</u>
Special Land Use	\$500	\$500
Traffic Impact	\$500	\$500
Easement, Development Agreement, Etc.	\$500	\$500
Detailed Engineering Plan Review*	N/A	\$2K-\$24K (project cost based)
Parking Lot/Drainage Only Review*	N/A	\$2K-\$24K (project cost based)
Fire Marshall Review	\$250	

*In accordance with adopted City Engineering Design Standards

SECTION 2 – BOARD OF ZONING APPEALS, PLANNING COMMISSION

Fence Variance	\$50
Zoning Code Interpretation	\$150
Special meetings	\$500 Additional Charge
Rezoning	\$500
Ordinance Amendment	\$500
Dimensional/Use Variance – Multiple Family and All Non-Residential	\$500
Dimensional/Use Variance – Single Family	\$250

SECTION 3 – ADMINISTRATIVE REVIEW

Outdoor Seating	\$250
Façade	\$250
Outdoor Display & Sales	\$250
Landscaping	\$250 plus Planning Fees (if required)

SECTION 4 – CONSTRUCTION BOARD OF APPEALS

Single Family	\$500.00
Multiple Family and All Non-Residential	\$500.00

Amended 6-15-15
Effective 7-1-15

SECTION 5 – PLANNING AND ZONING FEES

PART A

Engineering Review Minimum deposit of \$500.00

Total: Actual cost of engineering services
+ ½% of project cost for administration and overhead

Volume of Building (Cubic Feet)	Building Code Review Fee BASE FEE	Energy Code Review Fee	Plumbing/Electrical/Mechanical Code Review Fee (per individual review)
Up to 20,000	\$100.00	\$60.00	\$60.00
20,001 to 40,000	\$130.00	\$60.00	\$60.00
40,001 to 60,000	\$175.00	\$60.00	\$60.00
60,001 to 80,000	\$215.00	\$70.00	\$65.00
80,001 to 100,000	\$250.00	\$80.00	\$67.00
100,001 to 150,000	\$290.00	\$88.00	\$75.00
150,001 to 200,000	\$315.00	\$95.00	\$85.00
Over 200,000	\$320 + 3.00 per each 10,000 cu ft over 200,000 cubic feet	35% of BASE FEE	30% of BASE Fee

Building code review fees for Assembly
Institutional and Mercantile Covered
Malls (over 40,000 cu ft)

1.5 times the indicated
base fee

Preliminary plan review

0.50 times the Bldg. Code
Base plan review fee (shall
Be applied to the final review fee)

Re-submissions

\$60.00/hr (1 hour minimum)

Consulting services up to one hour (minimum rate)
Each additional hour computed to the nearest ½ hr

\$70.00/hr
\$70.00

Exterior Site Related - Barrier free design review

\$70.00

Outdoor Seating/Outside Sales

\$50.00

Zoning Compliance Letter

\$100.00

PART B

Escrow Fees

Subdivision

Tentative Preliminary Plat	\$400 + \$3.00 per dwelling unit
Final Preliminary Plat	\$300 + \$1.50 per dwelling unit
Final Plat	\$200 + \$1.50 per dwelling unit

Condominium

Preliminary Site Plan	\$400 + \$3.00 per dwelling unit
Final Site Plan	\$300 + \$1.50 per dwelling unit

Multiple Family Residential	\$400 + \$3.00 per dwelling unit
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Planned Unit Development

Preliminary/Concept	\$500 + \$3.00 per dwelling unit
Final Site Plan	\$400 + \$3.00 per dwelling unit

Non-residential Site Plan	\$450 + \$50.00 per acre
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\$150

Sketch Plan Review

Special Lane Use – Fee in addition to site plan review	\$375 per use plus site plan fee
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Rezoning Review	\$500 + \$25.00 per acre
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