

ZONING ORDINANCE

Annexations, Rezoning, Text Amendments & Development Agreements	
Service	Fee Amount
Application for Annexation	\$100.00 <i>Note: The fee shall not apply to any annexation application submitted by a government agency or to those using the 25% petition-and-election method.</i>
Application for Rezoning (Excluding Mixed Use)	\$350.00
Application for Rezoning (Mixed Use)	New Application: \$1,000.00 + \$20.00 per acre (Max. \$5,000.00) Amendment: \$500.00 + \$10.00 per acre (Max. \$2,500.00)
Development Agreement Review	Actual Attorney Cost + 10%
Board of Zoning Appeals	
Service	Fee Amount
Application for Variance	Residential: \$125.00 Non-Residential: \$250.00
Application for Special Exception	Residential: \$125.00 Non-Residential: \$250.00
Application for Administrative Appeal	Residential: \$125.00 Non-Residential: \$250.00
Historic Review Board	
Service	Fee Amount
Application for Certificate of Appropriateness	Residential: \$125.00 Non-Residential: \$250.00
Application for Substantial Hardship	Residential: \$125.00 Non-Residential: \$250.00
Application for Special Tax Assessment for Rehabilitated Historic Properties ("Bailey Bill")	Owner-Occupied: \$125.00 Non-Owner Occupied: \$250.00
Planning Commission	
Service	Fee Amount
Application for Site Plan/Architectural Review	Included in Zoning Compliance Permit Fee
Application for Administrative Appeal	Residential: \$125.00 Non-Residential: \$250.00
Zoning Permits	
Permit Type	Fee Amount
Residential Zoning Compliance Permit (With Site Plan Review)	Single-Family/Duplex: \$250.00 (New) \$150.00 (Additional) Multi-Family: \$300.00 + \$20.00 Per Unit (Max. \$5,000.00)
Non-Residential Zoning Compliance Permit (With Site Plan Review)	\$0.25 Per Building Square Foot (Min. \$300.00; Max. \$5,000.00)
Wireless Communication Permit	Antenna Only/Co-Location: \$50.00 Replacement Tower: \$500.00 New Tower: \$1,000.00
Sign Permit	New Sign: \$50.00 Sign Reface: \$20.00
Accessory Use Permit	\$75.00
Change of Use / Occupancy Permit	\$50.00
Home Occupation Permit	\$35.00
Temporary Use Permit	\$35.00
Temporary Sign Permit	\$15.00
Plan Review Fees ¹	
Service	Fee Amount
Standard Plan Review Fee	Included in Zoning Permit Fee
Express Plan Review Fee	50% of Zoning Permit Fee

	<i>Note: Express plan review requests will be processed within three (3) business days following receipt of a completed submittal. Express plan review fees are in addition to standard zoning permit fees, and shall be paid at the time of submittal.</i>
¹ <i>Express Plan Review Fees Non-Refundable: Fees for express plan review shall be non-refundable in the event of a cancelled/refunded zoning permit.</i>	
Revision to Approved Plans	
Revision to Approved Plans	25% of Zoning Permit Fee (\$10.00 min)
Post Facto Permits	
Post Facto Permits	In instances where work begins prior to obtaining a required permit, the zoning permit fees shall be doubled
Permit Cancellation Fee	
Permit Cancellation Fee	Refunds for cancelled permits shall be subject to a processing fee in the amount of 50% of the original zoning permit fee (\$10.00 min.)
Other Services	
Service	Fee Amount
Zoning Certification/Verification Letter	Standard Letter: \$35.00 (No Site Inspection) \$85.00 (With Site Inspection)
	Express Letter (3 Bus. Days): \$70.00 (No Site Inspection) \$170.00 (With Site Inspection)
Transportation Impact Analysis Review	Actual Engineer Cost + 10%
Field Verification Fee ²	\$50.00
² <i>Field Verification Fee: A field verification fee shall be required for any zoning application that is not accompanied by a property survey that is two years old or less and requires field verification prior to the issuance of a zoning permit</i>	