



Zoning Application Fee Schedule

As of 07/01/2025

| Application Type | Fee |
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| Historic District Application (HDC) | |
| Certificate of Approval- Residential <i>*If your application is incomplete; missing information, you will be charged, see additional note at the end of this document.</i> | No cost, if complete or \$25 for incomplete |
| Certificate of Approval- Commercial | \$50 |
| Zoning Applications | |
| Annexation <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$5,130 + \$100 per acre |
| Appeal- Administrative Decision- Residential <i>(includes zoning sign and legal advertisement)</i> | \$325 |
| Appeal- Administrative Decision- Commercial <i>(includes zoning sign and legal advertisement)</i> | \$750 |
| Appeal Planning Commission Decision <i>(includes zoning sign and legal advertisement)</i> | \$750 |
| Appeal- Re-establishment of Non-Conforming Use <i>(includes zoning sign and legal advertisement)</i> | \$725 |
| All Preliminary Plan Revisions <i>(change number of lots, road network and lot lines (includes zoning sign)</i> | \$630 |
| Certification of Non-Conforming Use- Residential Use for the property on which the applicant resides <i>(includes zoning sign)</i> | \$105 |
| Certification of Non-Conforming Use- All Other Uses <i>(includes zoning sign)</i> | \$305 |
| Corrective Plat <i>(includes zoning sign)</i> | \$630 |

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| Determination of Substantial Change <i>(includes zoning sign)</i> | \$300 |
| Extension Requests for Validity of Approvals- 1 st Extension <i>(includes zoning sign and legal advertisement fees)</i> | \$300 |
| Extension Requests for Validity of Approvals- 2 nd Extension <i>(includes zoning sign and legal advertisement fees)</i> | \$450 |
| Forest Stand Delineation- Approval of Exemption | \$100 |
| Forest Stand Delineation- Review of Forest Stand Delineation | \$400 |
| Forest Conservation Plan- Preliminary <i>(includes zoning sign)</i> | \$530 + \$10 per acre |
| Forest Conservation Plan- Final <i>(includes zoning sign)</i> | \$530 + \$10 per acre |
| Forest Conservation Plan- Request for Modification <i>(includes zoning sign)</i> | \$330 |
| Map Amendment- Single & Multi-Family- Residential- 1 to 10 acres <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$3,178 |
| Map Amendment- Single & Multi-Family- Residential- 11 to 50 acres <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$3,978 |
| Map Amendment- Single & Multi-Family- Residential- Over 50 acres <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$3,978 + \$100 per acre |
| Map Amendment- Commercial/Industrial/Mixed Use Transportation Oriented (M-X-T) 1 to 10 acres <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$3,978 |
| Map Amendment- Commercial/Industrial/Mixed Use Transportation Oriented (M-X-T) 11 to 50 acres <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$6,178 |
| Map Amendment- Commercial/Industrial/Mixed Use Transportation Oriented (M-X-T) More than 50 acres <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$6,178 |
| Mixed-Use and all other Sites and Landscape Plans- Concept (except projects in M-X-T Zone) <i>(includes zoning sign)</i> | \$580 |
| Mixed-Use and all other Sites and Landscape Plans- Preliminary (except projects in M-X-T Zone) <i>(includes zoning sign)</i> | \$1,230 |
| Mixed-Use and all other Sites and Landscape Plans- Final (except projects in M-X-T Zone) <i>(includes zoning sign)</i> | \$1,230 + \$10 dwelling unit and \$30 per 1,000 sq. ft. non-residential |

| | gross floor area |
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| Mixed-Use Transportation Oriented (M-X-T) Zone- Concept <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$7,578 |
| Mixed-Use Transportation Oriented (M-X-T) Zone- Final <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$7,578 |
| Neo-Traditional, Modification, Revitalization Overlays- Concept <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$7,578 |
| Neo-Traditional, Modification, Revitalization Overlays- Final <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$7,578 |
| Overlay Plan Amendments <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$4,178 |
| Plat of Consolidation <i>(includes zoning sign)</i> | \$630 |
| Overlay Plan Amendments <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$4,178 |
| PUD-E, PDA-E & C-SH Zones- 1 to 10 acres <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$3,978 |
| PUD-E, PDA-E & C-SH Zones- 11 to 50 acres <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$6,778 |
| PUD-E, PDA-E & C-SH Zones- More than 50 acres <i>(includes zoning sign, legal advertisement and steno transcript)</i> | \$6,778+ \$300 per acre |
| Residential Record Plat <i>(includes zoning sign)</i> | \$630 + \$10 per lot |
| Sign Waiver- Residential <i>(includes zoning sign)</i> | \$350 |
| Sign Waiver- Commercial <i>(includes zoning sign)</i> | \$650 |
| Site & Landscape Plan- Residential- Amended <i>(includes zoning sign)</i> | \$630 |
| Site & Landscape Plan- Commercial- Amended <i>(includes zoning sign)</i> | \$1,530 |
| Site & Landscape Plan- Mixed Use, MXT, all others- Amended <i>(includes zoning sign)</i> | \$2,030 |
| Site & Landscape Plan- Non-Residential-Concept <i>(includes zoning sign)</i> | \$680 |

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| Site & Landscape Plan- Non-Residential- Preliminary (includes zoning sign) | \$305 |
| Site & Landscape Plan- Non-Residential- Final (includes zoning sign) | \$1,230 + \$30 per 1,000 |
| Site & Landscape Plan- Residential-Concept (includes zoning sign) | \$580 |
| Site & Landscape Plan- Residential- Preliminary (includes zoning sign) | \$1,230 |
| Site & Landscape Plan- Residential- Final (includes zoning sign) | \$1,050 |
| Special Exceptions (includes zoning sign and legal advertisement fees) | |
| Accessory Apartments | \$1,300 |
| Accessory building, increase in height | \$1,300 |
| Adult entertainment facilities in the I-G Zone | \$6,100 |
| Agricultural uses, general | \$1,300 |
| Amusement and recreational service | \$1,900 |
| Animal hospital; pet shop; veterinarian | \$2,300 |
| Antique shop | \$1,300 |
| Apartment hotels | \$3,900 |
| Assisted living facility | \$2,300 |
| Art or cultural center | \$3,100 |
| Auction facility | \$3,100 |
| Automated teller machines, exterior | \$2,100 |
| Automobile filling station | \$4,000 |
| Automobile laundry (car wash) | \$2,300 |
| Automobile parking lots, public and private | \$2,100 |
| Automobile rental agencies | \$2,600 |
| Automobile service station; automobile garage, repair; automobile sales and service center; automobile sales lot; automobile service | \$2,600 |
| Banks/savings and loan association, credit union with exterior automated teller machines and drive through facilities | \$2,100 |
| Banquet hall/Rental Hall | \$1,600 |
| Bed and breakfast facility | \$2,100 |
| Boat sales | \$1,600 |
| Brewery/Distillery | \$5,100 |

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| Building supply sales yard or lumber sales yard, excluding sales of sand, gravel, cement or concrete | \$5,100 |
| Bulk distribution of gasoline and oil | \$2,100 |
| Campgrounds | \$1,600 |
| Cemetery or Crematory | \$2,100 |
| Childcare residences | \$1,900 |
| Childcare facilities | \$2,300 |
| Children's rides, miniature amusements | \$1,800 |
| Club or lodge | \$1,600 |
| Commercial parking lot | \$5,500 |
| Communications tower, monopole, antenna or small cell facility | \$3,100 |
| Congregate living facilities | \$1,900 |
| Convenience stores (within shopping centers or commercial complexes under 50,000 sq. ft. of gross floor area) | \$5,300 |
| Convention Center | \$5,200 |
| Drive-in, carryout, or fast-food restaurant | \$4,100 |
| Drive-in, carryout, or fast-food restaurant; "in-line" store | \$3,600 |
| Dry cleaning plants, retail | \$1,300 |
| Dwellings | \$3,100 |
| Educational institution, private | \$2,600 |
| Elderly daycare facility or center | \$2,100 |
| Entertainment uses | \$2,100 |
| Funeral home (funeral parlors) | \$2,100 |
| Garden supplies and horticultural nursesey | \$5,000 |
| Gas station complex | \$4,100 |
| General contractors' office | \$1,900 |
| Golf course; country club; driving range | \$2,100 |
| Greenhouses, private non-commercial | \$2,900 |
| Gun shop | \$2,600 |
| Health club or spa | \$3,100 |
| Health, eleemosynary and philanthropic institutions, congregate living facilities, personal care facilities for the elderly or physically | \$5,600 |
| Heliport | \$2,300 |
| House of worship | \$3,100 |
| Housing for senior or handicapped persons | \$2,900 |
| Indoor shooting range | \$5,000 |

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| Industrial staffing agencies | \$1,900 |
| Interim limited retail uses | \$2,900 |
| Laboratories | \$1,600 |
| Limited professional uses in residential zones | \$2,900 |
| Liquor store, off-sales | \$3,900 |
| Marijuana dispensaries | \$5,600 |
| Motel/hotel including accessory swimming pool for the use of transient guest | \$2,400 |
| Motorcycle, boat sales and repair | \$2,100 |
| Newspaper publishing establishment or printing office | \$2,100 |
| Private automobile and other motor vehicle auction | \$2,100 |
| Public utility use or structure | \$5,000 |
| Public water supply reservoir, tower and pumping station | \$2,100 |
| Recreation establishment of a commercial nature | \$2,100 |
| Respite care facility | \$1,900 |
| Restaurant, standard | \$2,100 |
| Restaurant, standard, permitting dancing, live and recorded entertainment | \$2,100 |
| Retail sales and consumer service establishment | \$1,600 |
| Rooming and boarding house | \$5,300 |
| Sand, gravel, or clay pits; rock or stone quarries; mining; removal of earth or topsoil; other operations involving extraction of natural | \$1,600 |
| Small wind energy system | \$1,900 |
| Smoking lounge | \$5,100 |
| Storage unit facility | \$5,600 |
| Swimming pools, community | \$3,300 |
| Tattoo/piercing studios | \$5,200 |
| Television or radio broadcasting stations | \$1,600 |
| Temporary structures | \$5,300 |
| Theatre | \$2,300 |

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| Trade schools or job training centers | \$1,300 |
| Winery Boutique | \$1,600 |
| Wholesale of goods | \$2,100 |
| Wholesale offices and showrooms | \$5,200 |
| *Other uses not listed above | \$1,600 |
| Special Planning Commission/Board of Appeals Meeting (this fee is in addition to the above listed fees) | \$350 |
| Subdivision- Residential- Concept Plan (includes zoning sign) | \$630 |
| Subdivision- Residential- Preliminary Plan (includes zoning sign) | \$1,830 + \$20 per lot |
| Subdivision- Non-Residential- Concept Plan (includes zoning sign) | \$630 |
| Subdivision- Non-Residential- Preliminary Plan (includes zoning sign) | \$2,130 + \$50 per lot |
| Subdivision- Non- Residential- Final Plan (includes zoning sign) | \$930 + \$40 per lot |
| Subdivision- Mixed- Use and all Others- Concept Plan (includes zoning sign) | \$630 |
| Subdivision- Mixed- Use and all Others- Preliminary Plan (includes zoning sign) | \$2,130 + \$50 per lot |
| Subdivision- Mixed- Use and all Others – Final Plan (includes zoning sign) | \$930 + \$40 per lot |
| Text Amendment- Unified Land Development Code (includes zoning sign, legal advertisement and steno transcript) | \$3,448- |
| Variance- Single Family Residential (includes zoning sign and legal advertisement) | \$550 |
| Variance- Multi-Family (includes zoning sign and legal advertisement) | \$1,000 |
| Variance- Non-Residential- all Other (includes zoning sign and legal advertisement) | \$2,500 |
| Variance- Floodplain (includes zoning sign and legal advertisement) | \$2,300 |
| Copies or Other Requests | |
| Archive and Record Research | \$150 per address |

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| Board of Appeals Rules of Procedure | \$20 |
| Forest Conservation Regulations | \$20 |
| Planning Commission Rules of Procedure | \$20 |
| Historic District Commission Rules of Procedure | \$20 |
| Landscape Manual | \$20 |
| Master Plan Copy | — \$50 |
| Photocopies | \$0.60 first copy, \$0.10 each additional copy |
| Plats and Plans | \$18 per page |
| Unified Land Development Code | \$40 |
| Zoning Map | \$20 |
| Zoning Verification Letter | \$300 |

ADDITIONAL NOTES:

§ **Zoning Signs are \$30 per sign and (1) one is included in the application fee for particular applications. Depending on the application you may need more than (1) one therefore may have to pay an additional fee.**

§ **Legal advertisement fees are approximately \$80 and are included in the fees on this chart unless noted differently for a specific zoning application. When final invoices are received for legal advertisement, the applicant will be billed or refunded if necessary.**

Court reporting fees are \$382.50 plus a minimum transcription fee of \$165.00. The total for court reporting and transcription is \$547.50 and these fees are included in the totals on this chart unless noted differently for a specific zoning application.

§ **Credit cards are preferred for payment through the online portal, however, checks and money orders are also accepted.**

§ **Historic District Commission applications will be free of charge if the initial application submittal is complete with all necessary documentation/photos. If more information is requested from staff, there will be a charge of \$25.00 for residential properties.**

