



Zoning Application Fee Schedule

As of 07/01/2025

Application Type	Fee
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

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
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

Site & Landscape Plan- Non-Residential- Preliminary <i>(includes zoning sign)</i>	\$305
Site & Landscape Plan- Non-Residential- Final <i>(includes zoning sign)</i>	\$1,230 + \$30 per 1,000
Site & Landscape Plan- Residential-Concept <i>(includes zoning sign)</i>	\$580
Site & Landscape Plan- Residential- Preliminary <i>(includes zoning sign)</i>	\$1,230
Site & Landscape Plan- Residential- Final <i>(includes zoning sign)</i>	\$1,050
Special Exceptions <i>(includes zoning sign and legal advertisement fees)</i>	
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

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 nursery	\$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

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

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 <i>(this fee is in addition to the above listed fees)</i>	\$350
Subdivision- Residential- Concept Plan <i>(includes zoning sign)</i>	\$630
Subdivision- Residential- Preliminary Plan <i>(includes zoning sign)</i>	\$1,830 + \$20 per lot
Subdivision- Non-Residential- Concept Plan <i>(includes zoning sign)</i>	\$630
Subdivision- Non-Residential- Preliminary Plan <i>(includes zoning sign)</i>	\$2,130 + \$50 per lot
Subdivision- Non- Residential- Final Plan <i>(includes zoning sign)</i>	\$930 + \$40 per lot
Subdivision- Mixed- Use and all Others- Concept Plan <i>(includes zoning sign)</i>	\$630
Subdivision- Mixed- Use and all Others- Preliminary Plan <i>(includes zoning sign)</i>	\$2,130 + \$50 per lot
Subdivision- Mixed- Use and all Others – Final Plan <i>(includes zoning sign)</i>	\$930 + \$40 per lot
Text Amendment- Unified Land Development Code <i>(includes zoning sign, legal advertisement and steno transcript)</i>	\$3,448-
Variance- Single Family Residential <i>(includes zoning sign and legal advertisement)</i>	\$550
Variance- Multi-Family <i>(includes zoning sign and legal advertisement)</i>	\$1,000
Variance- Non-Residential- all Other <i>(includes zoning sign and legal advertisement)</i>	\$2,500
Variance- Floodplain <i>(includes zoning sign and legal advertisement)</i>	\$2,300
Copies or Other Requests	
Archive and Record Research	\$150 per address

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.

