

APPENDIX 1: FEE SCHEDULE

ZONING MAP AMENDMENTS

ZONE DISTRICTS	FEE
RESIDENTIAL	
Zoning Map Amendments - Single Family Districts	\$ 1,450.00
Zoning Map Amendments - Multiple Family Districts	\$ 1,450.00 plus \$440.00 per acre (\$12,920.00 cap)
NON-RESIDENTIAL	
Zoning Map Amendments	\$ 1,450.00 plus \$440.00 per acre

NOTES:

1. Make checks payable to Symmes Township.
2. Fees do not include cost of legal ad.
3. Amendment processing fees are nonrefundable.
4. Approved by the Board of Symmes Township Trustees: December 10, 2013
5. Effective Date: January 1, 2014

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FINAL DEVELOPMENT PLANS

	FEE
FDP PLANS	
Processing fees for FDP applications	\$ 1,800.00
MODIFICATIONS TO FDP PLANS	
Processing fees for FDP Modifications	\$ 1,100.00

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APPENDIX 1: FEE SCHEDULE

VARIANCES AND APPEALS THROUGH THE BOARD OF ZONING APPEALS

VARIANCES	FEE
RESIDENTIAL	
Proposed improvements valued up to \$25,000	\$ 150.00
Proposed improvements valued over \$25,001	\$ 225.00
COMMERCIAL	
Transient Vendor - Special Zoning Certificate	\$ 100.00
Proposed improvements valued up to \$500,000	\$ 800.00
Proposed improvements valued between \$500,001 and \$1,000,000	\$ 1,200.00
Proposed improvements valued between \$1,000,001 and \$10,000,000	\$ 1,800.00
Proposed improvements valued above \$10,000,000	\$ 3,000.00
ZONING CERTIFICATE	
Issuance of a Zoning Certificate	
PENALTIES	
The Board of Zoning Appeals may invoke a penalty fee of up to two times the application fee when a project is commenced prior to obtaining an approval.	
APPEALS	
Appeal to any order, decision, or determination made by an Administrative Official	\$ 450.00

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NONCONFORMING USE AND COMPATIBLE
NONCONFORMING USE APPLICATIONS

	FEE
NONCONFORMITIES	
Nonconforming Uses of Land and Structure(s)	\$ 150.00
Noncomplying Structures	No Charge
Nonconforming Lots of Record	No Charge

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ZONING CERTIFICATES	FEE
RESIDENTIAL	
New Single Family Structure	\$ 160.00 + \$15.00 per dwelling unit
New Multi-Family Structure	\$ 160.00 + \$15.00 per dwelling unit
Additions	\$ 100.00 + \$15.00
Accessory or Temporary Structure (shed, garage, etc.)	\$ 100.00 + \$15.00
Swimming Pools (inground and above ground)	\$ 100.00 + \$15.00
Walls, Fences and Retaining Walls	\$ 100.00 + \$15.00
Decks (attached or detached)	\$ 100.00 + \$15.00
In-Home Occupation Certificate	\$ 100.00 + \$15.00
Antennas and Satellite Dishes	\$ 100.00 + \$15.00
Plan Review of Modified Zoning Certificate previously issued	One half original certificate cost not to exceed \$232
NON-RESIDENTIAL ZONING CERTIFICATES	
Buildings containing 0 to 1,000 sq. ft.	\$ 235.00 + \$15.00
Buildings containing 1,001 to 2,000 sq. ft.	\$ 325.00 + \$15.00
Buildings containing 2,001 to 9,000 sq. ft.	\$ 0.24 per sq. ft. + \$15.00
Buildings containing more than 9,001 sq. ft.	\$2,061.00 +.13 per sq.ft. greater than 9000sq ft + \$15.00
Tents	\$ 85.00 + \$15.00
Awnings and Marquees	\$ 160.00 + \$15.00
Commerical Swimming Pools and Storage Tanks	\$ 160.00 + \$15.00
Commercial Antenna and Satellite Dishes	\$ 160.00 + \$15.00
Walls and Fences	\$ 160.00 + \$15.00
Retaining Walls	\$ 160.00 + \$15.00
New Signs and Billboards	\$ 160.00 plus \$1.46 per sq.ft. of sign face over 32 sq.ft.; maximum fee not to exceed \$232.00 + \$15.00
Signs - Face Change (one fee per property)	\$ 125.00 + \$15.00
Signs - Temporary	\$ 125.00 + \$15.00
Parking Lots (new or restriping)	\$ 160.00 + \$15.00
Landfill and Excavation (business only)	\$2,259.00 + \$15.00
Gravel Mining/Extraction	\$1,510.00 + \$15.00
Commercial Alternations (where parking analysis is required)	\$ 270.00 + \$15.00
Commercial Alternation/New Tenant (where parking analysis is required)	\$ 270.00 + \$15.00
Commercial Alternation/New Tenant (where no parking analysis is required)	\$ 85.00 + \$15.00
Plan Review of Modified Zoning Certificate previously issued	1/2 the original certificate cost not to exceed \$306.00

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ZONING CERTIFICATES	FEE
OTHER ZONING CERTIFICATES	
Refusal Letter (issued for application which does not meet zoning regulations in order to proceed to the Board of Zoning Appeals)	\$ 100.00
Zoning Certification Letter (Certifying Zoning on a particular parcel)	\$ 75.00
ENALTIES	
Failure to obtain a Zoning Certificate prior to the start of construction shall cause the above fees to be doubled.	

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ADMINISTRATIVE INTERPRETATIONS AND GENERAL
MODIFICATIONS BY THE ZONING COMMISSION

	FEE
ADMINISTRATIVE INTERPRETATIONS:	
Application for an Administrative Interpretation	\$ 100.00

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CONDITIONAL USES

ZONE DISTRICTS	FEE
CONDITIONAL USES	
Conditional Uses	\$ 750.00 plus \$150.00 per acre pertaining to the area of the conditional use
Transient Vendor Application	\$ 150.00
Telecommunication Tower - Application	\$ 600.00
Telecommunication Tower - Co-Location	\$ 125.00
MODIFICATIONS	
Modifications to approved Conditional Uses	\$ 580.00

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