

APPENDIX 1: FEE SCHEDULE

ZONING MAP AMENDMENTS

ZONE DISTRICTS	FEE
<b>RESIDENTIAL</b>	
Zoning Map Amendments - Single Family Districts	\$ 1,500.00
Zoning Map Amendments - Multiple Family Districts	\$ 1,500.00 plus \$450.00 per acre (\$13,200.00 cap)
<b>NON-RESIDENTIAL</b>	
Zoning Map Amendments	\$ 1,500.00 plus \$450.00 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 9, 2014
5. Effective Date: January 1, 2015

APPENDIX 1: FEE SCHEDULE

FINAL DEVELOPMENT PLANS

	FEE
<b>FDP PLANS</b>	
Processing fees for FDP applications	\$ 1,900.00
<b>MODIFICATIONS TO FDP PLANS</b>	
Processing fees for FDP Modifications	\$ 1,200.00

NOTES:

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APPENDIX 1: FEE SCHEDULE

VARIANCES AND APPEALS THROUGH THE BOARD OF ZONING APPEALS

VARIANCES	FEE
<b>RESIDENTIAL</b>	
Proposed improvements valued up to \$25,000	\$ 160.00
Proposed improvements valued over \$25,001	\$ 230.00
<b>COMMERCIAL</b>	
Transient Vendor - Special Zoning Certificate	\$ 150.00
Proposed improvements valued up to \$500,000	\$ 825.00
Proposed improvements valued between \$500,001 and \$1,000,000	\$ 1,300.00
Proposed improvements valued between \$1,000,001 and \$10,000,000	\$ 2,000.00
Proposed improvements valued above \$10,000,000	\$ 3,300.00
<b>ZONING CERTIFICATE</b>	
Issuance of a Zoning Certificate	
<b>PENALTIES</b>	
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.	
<b>APPEALS</b>	
Appeal to any order, decision, or determination made by an Administrative Official	\$ 500.00

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NONCONFORMING USE AND COMPATIBLE  
NONCONFORMING USE APPLICATIONS

	FEE
<b>NONCONFORMITIES</b>	
Nonconforming Uses of Land and Structure(s)	\$ 200.00
Noncomplying Structures	No Charge
Nonconforming Lots of Record	No Charge

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APPENDIX 1: FEE SCHEDULE - ZONING CERTIFICATES - Page 1 of 2

ZONING CERTIFICATES	FEE
<b>RESIDENTIAL</b>	
New Single Family Structure	\$ 165 +\$25 dwelling unit
New Multi-Family Structure	\$ 165 +\$25 dwelling unit
Additions	\$ 105.00 + \$25.00
Accessory or Temporary Structure (shed, garage, etc.)	\$ 105.00 + \$25.00
Swimming Pools (inground and above ground)	\$ 105.00 + \$25.00
Walls, Fences and Retaining Walls	\$ 105.00 + \$25.00
Decks (attached or detached)	\$ 105.00 + \$25.00
In-Home Occupation Certificate	\$ 105.00 + \$25.00
Antennas and Satellite Dishes	\$ 105.00 + \$25.00
Plan Review of Modified Zoning Certificate previously issued	One half original certifiacte cost not to exceed \$240
<b>NON-RESIDENTIAL ZONING CERTIFICATES</b>	
Buildings containing 0 to 1,000 sq. ft.	\$ 250.00 + \$25.00
Buildings containing 1,001 to 2,000 sq. ft.	\$ 350.00 + \$25.00
Buildings containing 2,001 to 9,000 sq. ft.	\$ .25per sq. ft. + \$25.00
Buildings containing more than 9,001 sq. ft.	\$2,110.00 + .13 per sq. ft. greater than 9,000 sq. ft. + \$25.00
Tents	\$ 90.00 + \$25.00
Awnings and Marquees	\$ 170.00 + \$25.00
Commerical Swimming Pools and Storage Tanks	\$ 170.00 + \$25.00
Commercial Antenna and Satellite Dishes	\$ 170.00 + \$25.00
Walls and Fences	\$ 170.00 + \$25.00
Retaining Walls	\$ 170.00 + \$25.00
New Signs and Billboards	\$165 plus \$1.50 per sq. ft. of sign face over 32 sq.ft.; max. fee not to exceed \$240 + \$25
Signs - Face Change (one fee per property)	\$ 130.00 + \$25.00
Signs - Temporary	\$ 130.00 + \$25.00
Parking Lots (new or restriping)	\$ 170.00 + \$25.00
Landfill and Excavation (business only)	\$ 2,400.00 + \$25.00
Gravel Mining/Extraction	\$ 1,600.00 + \$25.00
Commercial Alternations (where parking analysis is required)	\$ 280.00 + \$25.00
Commercial Alternation/New Tenant (where parking analysis is required)	\$ 280.00 + \$25.00
Commercial Alternation/New Tenant (where no parking analysis is required)	\$ 90.00 + \$25.00
Plan Review of Modified Zoning Certifiacte previously issued	1/2 the original certificate cost not to exceed \$320

APPENDIX 1: FEE SCHEDULE - ZONING CERTIFICATES - Page 2 of 2

ZONING CERTIFICATES	FEE
<b>OTHER ZONING CERTIFICATES</b>	
Refusal Letter (issued for application which does not meet zoning regulations in order to proceed to the Board of Zoning Appeals)	\$ 105.00
Zoning Certification Letter (Certifying Zoning on a particular parcel)	\$ 100.00
<b>PENALTIES</b>	
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
<b>ADMINISTRATIVE INTERPRETATIONS:</b>	
Application for an Administrative Interpretation	\$ 120.00

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