

Zoning and Development Application Fee Schedule



Planning Division Fee Schedule

As of July 1, 2025

Administrative Adjustment (VAR)	
Application	\$769
Annexation (ANX)	
Annexation Petition	\$1,500 per lot for Single Family Residential Lots \$10,500 plus \$210 per acre or part thereof, no limit for all others
Historic District Application (HDC)	
Certificate of Approval*	No Charge
Map Amendments (MAP)	
Local Map Amendment (Zoning) Applications*	\$2,300 plus \$103.00 per acre or part thereof, no limit
Non-Conforming Alterations	
Chief of Planning Review*	\$769
Planning Commission Review*	\$1,538

Notification Signs		
Where written notification is responsibility of the City		\$52.50
Where written notification is responsibility of the applicant for Site Plan (Level 1 and Level 2), Project Plan and Special Exception applications		\$262
Other Fees		
Zoning Compliance Verification Letter		\$315
Application Resubmission Fee – 3 rd and Subsequent		\$525
Project Plan Resubmission Fee - 3 rd and Subsequent		\$2,100
Plats (PLT)		
Preliminary Plan		\$2,311 plus \$52.50 per lot
Final Record Plat – Existing Single Unit Detached Residential Lot		\$210
Final Record Plat – All Others		\$810 plus \$53 per lot
Ownership Plat		\$3,470 per plan plus \$116 per Ownership lot
Project Plan (PJT)		
New Application*		\$10,500 plus \$20.50 for each 1,000 square feet of nonresidential and \$21 for each dwelling unit
Minor Modification		\$2,311
Major Modification**		Same as Initial Fee
Pre-Application (PAM)		
PAM Submittal (Where required; non-refundable)		\$525
Sign Permits (SGN)		
All signs		\$103
Investigation of erection of a sign without a permit:		
In a single unit detached residential zone		\$180
In all other zones		\$358.75

Site Plan (STP)	
Level 1*	\$2,630 plus \$21 for each 1,000 square feet (GFA) of non-residential use or portion thereof and \$21 for each dwelling unit
Level 2*	\$3,150 plus \$21 for each 1,000 square feet of nonresidential use or portion thereof and \$21 for each dwelling unit
Major Amendment**	Same as Initial Fee
Minor Amendment	\$1,580
Mobile Use	\$315
Renew Mobile Use	\$315
Minor Amendment for Commercial Redevelopment	\$2,630 plus \$21 for each 1,000 square feet (GFA) or portion thereof
Special Exception (SPX)	
Minor Amendment to Existing SPX**	½ of Initial Fee
Major Amendment to Existing SPX**	Same as Initial Fee
Tier 1*:	\$2,563
<u>All others (listed below)</u> Swimming Pool (non-accessory); Home based business (major); Taxicab Service; Charitable and philanthropic institutions; Veterinarian office; Bed and breakfast lodging; Child care center (9 – 12 children).	

Tier 2*:	\$5,125
Adult day care; Personal living quarters; Pawnbroker; Child care center (more than 12 children); Group home (large); housing for senior adults with disabilities; Life care facility; Nursing home; Outdoor and Indoor recreational establishment (commercial, except shooting gallery or range); Restaurant in the I-L zone; Shooting gallery or range; Sports facility (Multi-purpose, indoor commercial); Private club; Animal hospital.	
Tier 3*:	\$5,125
Automobile filling station (Class I and II); Educational institutions (private); Hospital; Hotel; Public utility buildings and structures; Restaurant with drive- through; Wireless communication (freestanding ground mount antenna support structure).	
Tier 4*:	\$15,750
Adult oriented establishments	
Temporary Uses	
Temporary Use Permit <i>Refundable Cash Bond</i>	\$165 for 6 months \$1,000
Temporary Use Permit for Portable Storage Unit <i>Refundable Cash Bond</i>	\$165 \$250
Text Amendments (TXT)	
Application	\$3,150
Time Extensions	
Single Dwelling Unit	\$52.50
All Others	\$315

Variance (VAR)	
Variance and Appeals Application* – Single unit detached, semi-detached, attached and townhouse	\$368
Variance and Appeals Application* - All others	\$2,630
Sign Variance	\$300
Waivers (WAV)	
Waiver of certain development standards as allowed by the Zoning Ordinance and Landscape & Lighting Manual (including parking reductions)	\$525

* Notification Sign Required

** "Initial Fee" for amendment / modification is based on the cost of the current applicable fee