

Proposed Fee Increase of 35 Percent

The following table shows a proposed 35 percent increase (rounding to the nearest \$5) for a majority of zoning application fees; staff proposes increasing the fee for appeals by 20 percent to \$720.

8102. Fee Schedule

| TABLE 8102.1: FEE SCHEDULE | | |
|---|------------------------------------|-------------------------------------|
| This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code. | | |
| APPLICATION TYPE | | FEE [1] |
| MISCELLANEOUS PERMITS AND APPROVALS | | |
| General | | |
| Interpretation of Approved Zoning Application or Minor Variation to Proffered Conditions | | \$ 520 <u>\$700</u> |
| Modification to the Affordable Dwelling Unit Program | | \$ 2,755 <u>\$3,720</u> |
| Nonresidential Use Permit (NonRUP) | | \$ 70 <u>\$95</u> |
| Zoning Compliance Letter | Dwelling, Single-Family, Per Lot | \$ 115 <u>\$155</u> |
| | All Other Uses, Per Lot | \$ 320 <u>\$430</u> |
| General Public Facilities | 2232 Review with Public Hearing | \$ 1,500 <u>\$2,025</u> |
| | 2232 Review without Public Hearing | \$ 750 <u>\$1,015</u> |
| Sign Permits | | \$ 95 <u>\$130</u> |
| Wireless Telecommunications | | |
| Wireless Reviews to Determine Compliance with Sect. 6409 of the Spectrum Act | | \$500 |
| Wireless Facilities | Standard Process Project | \$ 6,200 <u>\$8,370</u> |
| Variance [2] | | |
| Increase in Maximum Fence or Wall Height | Residential District | \$ 435 <u>\$585</u> |
| | Commercial or Industrial District | \$ 2,500 <u>\$3,375</u> |
| Modification of Residential Setback | | \$ 910 <u>\$1,230</u> |
| Modification of Residential Accessory Structure Use or Location Standards per subsection 4102.7 | | \$ 910 <u>\$1,230</u> |
| Modification of Grade for Single-Family Detached Dwelling | | \$ 910 <u>\$1,230</u> |
| Increase in Building Height for a Single-Family Detached Dwelling | | \$ 910 <u>\$1,230</u> |
| All Other Variances | | \$ 8,180 <u>\$11,045</u> |
| Appeal | | |
| Appeal to BZA | | \$ 600 <u>\$720</u> |
| Appeal to Board | | \$ 600 <u>\$720</u> |
| ADMINISTRATIVE PERMITS | | |
| General Fee Unless Otherwise Listed | | \$ 205 <u>\$275</u> |
| Accessory Uses | | |
| Accessory Living Unit | Permit | \$ 200 <u>\$270</u> |
| | Renewal Fee | \$ 70 <u>\$95</u> |
| Agritourism Tier 4 | Permit | \$ 205 <u>\$275</u> |
| | Renewal Fee | \$ 50 <u>\$70</u> |

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| APPLICATION TYPE | | FEE [1] |
|--|---|-------------------------------------|
| Family Health Care Structure | | \$100 |
| Home-Based Business | | \$100 <u>\$135</u> |
| Limited Riding or Boarding Stable | | \$50 <u>\$70</u> |
| Short-Term Lodging | Two Year Permit | \$200 <u>\$270</u> |
| Temporary Uses | | |
| Community Garden | Permit | \$205 <u>\$275</u> |
| | Two Year Renewal Fee | \$50 <u>\$70</u> |
| Farmer’s Market | Permit | \$205 <u>\$275</u> |
| | Two Year Renewal Fee | \$50 <u>\$70</u> |
| Food Truck | One Year Operation Permit | \$100 <u>\$135</u> |
| | Location Permit | \$100 <u>\$135</u> |
| Portable Storage Container | | \$0 |
| SPECIAL PERMITS [2] | | |
| Standard fees for special permit approvals are listed below. | | |
| General Fee Unless Otherwise Listed | | \$16,375 <u>\$22,105</u> |
| Principal Uses | | |
| Community Swim, Tennis and Recreation Club | | \$4,085 <u>\$5,515</u> |
| Group Household or Religious Group Living | | \$1,100 <u>\$1,485</u> |
| Marina, Private Noncommercial | | \$4,085 <u>\$5,515</u> |
| Religious Assembly | | \$1,100 <u>\$1,485</u> |
| Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center | Private School, Specialized Instruction Center, or Child Care Center with fewer than 100 children | \$1,100 <u>\$1,485</u> |
| | Private School, Specialized Instruction Center, or Child Care Center with 100 children or more | \$11,025 <u>\$14,885</u> |
| Stable, Riding or Boarding | | \$8,180 <u>\$11,045</u> |
| Accessory and Temporary Uses | | |
| Accessory Living Unit | Special Permit | \$435 <u>\$585</u> |
| | Renewal Fee | \$70 <u>\$95</u> |
| Community Garden | | \$435 <u>\$585</u> |
| Home Day Care Facility | | \$435 <u>\$585</u> |
| Home-Based Business | | \$435 <u>\$585</u> |
| Special Event for longer than 21 days | | \$4,090 <u>\$5,520</u> |
| Other Special Permits | | |
| Accessory Structures on Through Lots | | \$910 <u>\$1,230</u> |
| Increase in the Cumulative Square Footage of Freestanding Accessory Structures | | \$910 <u>\$1,230</u> |
| Increase in Fence or Wall Height | Dwelling, Single-Family | \$435 <u>\$590</u> |
| | All Other Uses | \$2,500 <u>\$3,375</u> |
| Increase in Flagpole Height | | \$435 <u>\$590</u> |

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| APPLICATION TYPE | | FEE [1] |
|---|---|--------------------------|
| Increase in the Height of a Freestanding Accessory Structure | | \$910 <u>\$1,230</u> |
| Increase in Percentage of Rear Setback Coverage | | \$910 <u>\$1,230</u> |
| Installation or Modification of a Noise Barrier on a Single Residential Lot | | \$910 <u>\$1,230</u> |
| Modification of Grade for Single-Family Detached Dwelling | | \$910 <u>\$1,230</u> |
| Modification of Limits to Keeping of Animals | | \$435 <u>\$590</u> |
| Modification of Minimum Setback Requirements | Error in Building Location | \$910 <u>\$1,230</u> |
| | Certain Existing Structures and Uses | \$910 <u>\$1,230</u> |
| | Certain Additions to Existing Single-Family Detached Dwelling | \$910 <u>\$1,230</u> |
| | Reduction of Required Setbacks for a Single-Family Lot | \$910 <u>\$1,230</u> |
| | All Other Uses | \$8,180 <u>\$11,045</u> |
| SPECIAL EXCEPTIONS [2] | | |
| Standard fees for special exception approvals are listed below. | | |
| General Fee Unless Otherwise Listed | | \$16,375 <u>\$22,105</u> |
| Principal Uses | | |
| Adult Day Care Center | Fewer Than 100 Adults | \$1,100 <u>\$1,485</u> |
| | 100 or More Adults | \$11,025 <u>\$14,885</u> |
| Adult Day Support Center | Fewer Than 100 Adults | \$1,100 <u>\$1,485</u> |
| | 100 or More Adults | \$11,025 <u>\$14,885</u> |
| Agritourism | | \$4,090 <u>\$5,520</u> |
| Alternative Use of Historic Building | | \$8,180 <u>\$11,045</u> |
| Bed and Breakfast | | \$8,180 <u>\$11,045</u> |
| Child Care Center | Fewer Than 100 Children | \$1,100 <u>\$1,485</u> |
| | 100 or More Children | \$11,025 <u>\$14,885</u> |
| Club, Service Organization, or Community Center | | \$4,085 <u>\$5,515</u> |
| Congregate Living Facility | | \$8,180 <u>\$11,045</u> |

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| APPLICATION TYPE | | | FEE [1] |
|--|--|--|-------------------------------------|
| Farm Winery, Limited Brewery, or Limited Distillery | R-C District: Development of a new use or expansion of an existing use for any agricultural building or structure: | That does not permit access by any member of the public, whether a customer, guest, or attendee at a public or private event or activity | \$1,000 <u>\$1,350</u> |
| | | With no construction of buildings or structures over 400 SF in GFA or no land disturbance over 2,500 SF | \$4,090 <u>\$5,520</u> |
| | R-C District: Establishment of a new use or expansion of an existing use with construction of buildings or structures over 400 SF in GFA or land disturbance over 2,500 SF | | \$8,180 <u>\$11,045</u> |
| | R-A, R-C, R-E, and R-1 District: Modification of the number of attendees, frequency, or duration of events or activities | | \$4,090 <u>\$5,520</u> |
| Group Household or Religious Group Living | | | \$1,100 <u>\$1,485</u> |
| Independent Living Facilities for Low Income Tenants per Subsection 4102.4.P(1)(c) [3] | | | \$1,100 <u>\$1,485</u> |
| Marina, Private Noncommercial | | | \$4,085 <u>\$5,520</u> |
| Quasi-Public Park, Playground, or Athletic Field | | | \$8,180 <u>\$11,045</u> |
| Religious Assembly | | | \$1,100 <u>\$1,485</u> |
| Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center | Private School, Specialized Instruction Center, or Child Care Center with fewer than 100 children | | \$1,100 <u>\$1,485</u> |
| | Private School, Specialized Instruction Center, or Child Care Center with 100 children or more | | \$11,025 <u>\$14,885</u> |
| School, Private | Fewer than 100 students | | \$1,100 <u>\$1,485</u> |
| | 100 or more students | | \$11,025 <u>\$14,885</u> |
| Specialized Instruction Center | Fewer than 100 students | | \$1,100 <u>\$1,485</u> |
| | 100 or more students | | \$11,025 <u>\$14,885</u> |
| Stable, Riding or Boarding | | | \$8,180 <u>\$11,045</u> |

Zoning Application Fees Handout
Land Use Policy Committee – February 27, 2024

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This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.

| APPLICATION TYPE | | FEE [1] |
|--|---|---|
| Accessory Uses and Other Special Exceptions | | |
| Home Day Care Facility | | \$435 <u>\$590</u> |
| Modification of Shape Factor | | \$8,180 <u>\$11,045</u> |
| Modification of Grade for Single-Family Detached Dwellings | | \$910 <u>\$1,230</u> |
| Modification of Minimum Setback Requirements | Certain Existing Structures and Uses | \$910 <u>\$1,230</u> |
| | Reconstruction of Certain Single-Family Detached Dwellings that are Destroyed by Casualty | \$0 |
| Sign Modifications | | \$8,260 <u>\$11,045</u> |
| Amendment to Approved Sign Modifications | | \$4,130 <u>\$5,575</u> |
| Waiver of Minimum Lot Size Requirements | | \$8,180 <u>\$11,045</u> |
| Addition to or Replacement of a Single-Family Detached Dwelling Existing as of May 10, 2023, in a Floodplain | | \$8,180 <u>\$11,045</u> |
| ZONING MAP AMENDMENTS [5] | | |
| District Requested | | |
| Residential District | | \$27,280 plus \$570 per acre <u>\$36,830 plus \$770 per acre</u> |
| Commercial, Industrial, or Overlay District | | \$27,280 plus \$910 per acre <u>\$36,830 plus \$1,230 per acre</u> |
| PRC District | Rezoning with Concurrent Development Plan | \$27,280 plus \$910 per acre <u>\$36,680 plus \$1,230 per acre</u> |
| | Rezoning with Concurrent Development Plan and PRC Plan | \$27,280 plus \$1,345 per acre <u>\$36,680 plus \$1,815 per acre</u> |
| | PRC Plan | \$13,640 plus \$435 per acre <u>\$18,415 plus \$590 per acre</u> |
| | PRC Plan with Concurrent DPA, PCA, Special Exception, or Special Permit | \$16,375 plus \$435 per acre <u>\$22,105 plus \$590 per acre</u> |
| PDH, PDC, PRM, PTC, and PCC Districts | Rezoning with Concurrent Conceptual Development Plan | \$27,280 plus \$910 per acre <u>\$36,680 plus \$1,230 per acre</u> |
| | Rezoning with Concurrent Conceptual and Final Development Plans | \$27,280 plus \$1,345 per acre <u>\$36,680 plus \$1,815 per acre</u> |
| | Final Development Plan after Prior Approval of Rezoning and Conceptual Development Plan | \$13,640 plus \$435 per acre <u>\$18,415 plus \$590 per acre</u> |
| AMENDMENTS TO PENDING AND PREVIOUSLY APPROVED APPLICATIONS AND EXTENSIONS OF TIME [4][5] | | |
| Applications for Variance, SP, or SE Approvals | | |
| Extension of Time for a Special Permit or Special Exception Per Subsection 8100.3.D(3) or 8100.4.D(3) | | 1/8 of Application Fee |
| Amendment to a Pending Application for a Variance, Special Permit, or Special Exception | | 1/10 of Application Fee |

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Land Use Policy Committee – February 27, 2024

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| APPLICATION TYPE | | FEE [1] |
|---|--|---|
| Amendment to a Previously Approved and Currently Valid Application | Change of Permittee Only (SP) | \$500 or 1/2 of Application Fee, Whichever is Less <u>The lesser of \$675 or 1/2 of Application Fee</u> |
| | With No New Construction (Variance, SP, or SE) | 1/2 of New Application Fee |
| | With New Construction (Variance, SP, or SE) | New Application Fee |
| Applications for Zoning Map and Related Plan Approvals | | |
| Amendment to a Pending Amendment to Zoning Map in all Districts | | \$4,545 plus applicable per acre fee for acreage affected by the amendment <u>\$6,135 plus applicable per acre fee for acreage affected by the amendment</u> |
| Pending Application for a Final Development Plan or Development Plan Amendment or PRC Plan | | \$4,130 <u>\$5,575</u> |
| Amendments to a Previously Approved Proffered Condition and/or Development Plan, Final Development Plan, Conceptual Development Plan, PRC Plan or Concurrent Conceptual/Final Development Plan for: | Increase in Fence or Wall Height on a Single-Family Lot | \$435 <u>\$590</u> |
| | Increase in Fence or Wall Height on All Other Uses | \$2,500 <u>\$3,375</u> |
| | Reduction of Certain Setback Requirements on a Single-Family Lot | \$910 <u>\$1,230</u> |
| | Reduction of Certain Yard Requirements on All Other Uses | \$8,180 <u>\$11,045</u> |
| | Increase in Coverage Limitation for Minimum Required Rear Setbacks | \$910 <u>\$1,230</u> |
| | The Addition of or Modification to an Independent Living Facility for Low Income Tenants | \$1,100 <u>\$1,485</u> |
| | All Other Uses With New Construction | 1/2 of prevailing fee plus applicable per acre fee for acreage affected by the amendment |
| | All Other Uses Without New Construction | 1/2 of prevailing fee |
| Deletion of Land Area Only | 1/4 of prevailing fee | |
| Deferrals of Public Hearings | | |
| Before the Planning Commission or Board of Supervisors | After Public Notice Has Been Given and that are Related Solely to Affidavit Errors | \$260 plus actual costs of advertising, up to a maximum of \$1,000 <u>\$350 plus actual costs of advertising, up to a maximum of \$1,350</u> |

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| APPLICATION TYPE | FEE [1] |
|--|---------|
| <p>Notes:</p> <ul style="list-style-type: none"> [1] In calculating fees that based on acreage, any portion of an acre will count as a full acre. [2] When one application is filed by one applicant for (1) two or more Variances on the same lot, or (2) two or more Special Permit uses on the same lot, or (3) two or more Special Exception uses on the same lot, or (4) a combination of two or more Variances or Special Permits on the same lot, only one filing fee will be required, and that fee will be the highest of the fees required for the individual uses included in the application. [3] Applies to a new application or an amendment to a previously approved and currently valid application, with or without new construction. [4] The fee for an amendment to a pending application is only applicable when the amendment request results in a substantial revision, as determined by the Zoning Administrator. [5] For purposes of computing acreage fees, any portion of an acre is counted as an acre. | |