

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS REVIEW COMMITTEE
THURSDAY, MARCH 21, 2024**

PRESENT: John C. Ulfelder, Dranesville District, Chairman
Timothy J. Sargeant, Commissioner At-Large, Vice Chairman
Evelyn S. Spain, Sully District
Candice Bennett, Commissioner At-Large
Phillip A. Niedzielski-Eichner, At-Large (Alternate)

ABSENT: Daniel G. Lagana, Franconia District
Peter F. Murphy, Springfield District
Jeremy Hancock, Providence District
Mary D. Cortina, Braddock District

OTHERS: John A. Carter, Hunter Mill District
Casey Judge, Zoning Administration Division (ZAD),
Department of Planning and Development (DPD)
Adam Nowaczyk, ZAD, DPD
Leslie Johnson, Zoning Administrator/Division Director, ZAD, DPD
Samantha Lawrence, Senior Deputy Clerk, Planning Commission,
Department of Clerk Services

ATTACHMENTS:

- A. HANDOUT: STAFF REPORT FOR ZONING APPLICATION FEES & PLANNED DISTRICT RECREATIONAL FACILITIES MINIMUM EXPENDITURE DATED MARCH 15, 2024

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Chairman John C. Ulfelder called the meeting to order at 8:46 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Ulfelder stated that the purpose of the meeting was to discuss the proposal from the Department of Planning and Development (DPD) to increase the zoning application fees and planned district recreational facilities minimum expenditure.

Adam Nowaczyk, Zoning Administration Division (ZAD), DPD, introduced staff and announced his intent to address questions from the Committee's February 29, 2024 meeting. A copy of the staff report is included in Attachment A.

Mr. Nowaczyk disclosed that the staff report for the Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure was published on March 15, 2024. He followed with a presentation on staff's recommendation for the proposed fee increases. A copy of the staff's handout, is located in the date file.

Mr. Nowaczyk came to a stopping point in his presentation to respond to Chairman Ulfelder's request to provide a breakdown of the 35% fee increase. Chairman Ulfelder also requested that Mr. Nowaczyk provide a brief overview to the public.

In response to Chairman Ulfelder, Mr. Nowaczyk provided background information on fee increases and stated the following:

- Zoning application fees were comprehensively increased in 2011;
- There have been no comprehensive fee increases since 2011, with the exception of the Modernized Zoning Ordinance where additional fees added;
- Staff confirmed the review of personnel costs, neighboring jurisdictions, and cost recovery as a strategy to offset cost that increased over time; and
- The last Consumer Price Index increased to 36% compared to staff's increase of 35%.

There was a discussion between Mr. Nowaczyk; Casey Judge, Zoning Administration Division (ZAD), Department of Planning and Development (DPD); Leslie Johnson, ZAD, DPD; and multiple Committee members regarding the following:

- Discussions about the actual costs and what percentage of those costs were covered by the proposed fee increase;
- Staff confirmed that the current cost recovery for DPD had decreased since 2020 and constituted approximately 18% of the total cost;
- Clarification from staff that 18% were the zoning application fees that covered 18% of DPD's total budget;
- Staff confirmed that in 2011, the zoning application fees covered approximately 32% of DPD's total budget and there were no cost recover numbers;
- Staff explained that a fee increase was implemented in 2009 and the goal was a 75% to 78% cost recovery;
- Staff from ZED collaborated with the Zoning Evaluation Department (ZED) to determine the estimated average review of an application for ZED's cost of time was approximately \$36,000;
- Discussions about systematic approaches toward the evaluation of fee adjustments;
- Clarification from staff that, in conjunction with the Department of Land Development Services (LDS), DPD would continue to review and evaluate the fees on a regular basis;

- Staff recommended that the Board of Supervisors adopt the provisions subject to previous approvals, which would allow the applicants who filed before the effective date of July 1, 2024 to pay the current fees;
- Staff explained that they had conducted public outreach that involved meetings with land use attorneys and civil engineers from Engineers & Surveyors Institute;
- Discussions about implementing a more cost-effective online review processing service for zoning application fees;
- Staff confirmed that the amount of review time was not decreased and planners would have the same timeline to process projects electronically on the PLUS system;
- Staff added that the timeline to review the application internally by more than one reviewer was decreased;
- Staff explained that the maintenance of software applications incurred sufficient technology costs;
- A discussion about community outreach that was useful for determining positive impact and soliciting feedback;
- Staff collaborated with land use attorneys that recommended allocating costs based on the type of the application, the project's district, or the project's size;
- Staff clarified that the rezoning fee would incorporate a principal fee and an acreage fee for additional acreage;
- Explanation from staff that the percentage impact on the total cost of fees would be approximately 1.1%, with further consideration of an increased fee;
- Staff confirmed that a 75% cost recovery goal emerged as part of the budget in 2009;
- Staff provided background information about the appeal fee that was increased to \$1,200 in 2009, but confirmed that it was subsequently decreased to \$600;
- Confirmation from staff that the proposed 35% fee increase was incorporated into the budget;
- Discussions about the level of effort to implement a fee increase initiative annually;
- Staff explained that, in conformance with the *Code of Virginia*, DPD could exceed the costs incurred to process an application;
- Discussions about the Fairfax County Park Authority's (FCPA) increase of the minimum expenditure from \$1,900 to \$2,400 per dwelling unit for recreational facilities;

- Staff explained the justification for the fee increase;
- Staff further clarified that FCPA used Engineering News-Record as a standard for the construction cost index;
- Staff further explained that in 2017, FCPA used recommendations of the 2024 Architects Contractors Engineers Guide to Construction Costs, and that the fee in the amount of \$500 was originally established in 1975;
- Discussion about the recreational facilities minimum expenditure requirements that were not applicable to the Planned Residential Community (PRC) District;
- Explanation from staff that in 2011, the caseload and the number of staffing coordinators increased with the same number of cases;
- Discussions about the efficacy of the electronic filing system and the impact of the fee increase on the projects that were not filed electronically;
- Suggestion that there was interrelation between the 35% fee increase in Fairfax County and the developable land in comparison to neighboring jurisdictions;
- Staff explained that Loudoun, Arlington, and Montgomery Counties' numerical values were presented for comparison reasons, and that those counties intended to raise their zoning application fees; and
- Discussions about maintaining and recruiting new staff coordinators in the County compared to policies adopted in neighboring jurisdictions.

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MINUTES APPROVAL

Commissioner Niedzielski-Eichner MOVED APPROVAL OF THE MINUTES FOR THE LAND USE PROCESS REVIEW COMMITTEE MEETING HELD ON FEBRUARY 29, 2024.

Commissioner Sargeant seconded the motion, which was carried by a vote of 5-0. Commissioners Murphy, Lagana, Cortina, and Hancock were absent from the meeting.

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Discussion continued between Casey Judge, ZAD, DPD; Leslie Johnson, ZAD, DPD; and multiple Committee members regarding the following:

- Confirmation from staff that PRC and Planned Continuing Care Districts did not have an expenditure requirement;

- Staff clarified that each PRC district was supposed to be 750 contiguous acres with recreational amenities and components managed by one coordinated developer;
- Staff added that PRC districts incorporated and maintained a recreational component that was maintained by HOA and provided to the residents;
- Discussions about whether it would be feasible for DPD to increase fees either annually or biannually;
- Staff explained that there would be costs incurred associated with recruiting more workforce personnel and implementing additional information technologies; and
- Staff supported that the biannual term for fee increase recommended by the Chairman, as well as the former Supervisor of Franconia District, would be more effective.

Chairman Ulfelder thanked staff for their presentation and adjourned the meeting.

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The meeting was adjourned at 9:31 p.m.
John C. Ulfelder, Chairman

An audio recording of this meeting is available in the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Catherine Dushin

Approved: May 9, 2024

Jacob Caporaletti, Clerk
Fairfax County Planning Commission

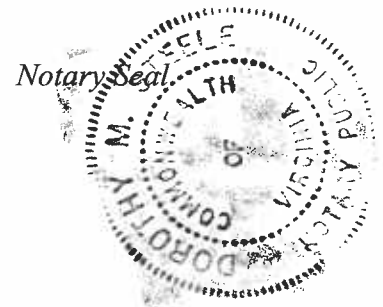
County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 14 day of May 2024, by
Jacob Caporaletti.

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028





FAIRFAX COUNTY

PROPOSED ZONING ORDINANCE AMENDMENT

STAFF REPORT

Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure

March 15, 2024

Hearing Dates

Planning Commission: April 3, 2024, at 7:30 p.m.

Board of Supervisors: April 16, 2024, at 3:00 p.m.

Staff Contact

Adam Nowaczyk, Planner



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call 703-324-1334 or TTY 711 (Virginia Relay Center).



PLANNING & DEVELOPMENT

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Phone 703-324-1314

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Background

A review of zoning application fees and the Planned District recreational facilities minimum expenditure is included as Topic #3 on the Priority 1 FY 2024/2025 Zoning Ordinance Work Program. Specifically, the Work Program states that the review should consider an overall cost of living increase for zoning application fees in accordance with the Construction Cost Index and other adjustments, as well as to consider increasing the minimum expenditure per dwelling unit for on-site recreational facilities required in the PDH, PDC, PRM, and PTC Districts. This document provides an analysis and recommendation for potential fee and expenditure increases.

Zoning Application Fees

Previous Zoning Ordinance Amendments

Zoning application fees were last increased comprehensively in 2009 (ZO 09-418 included a 200-percent increase for a majority of application fees) and in 2011 (ZO-11-429 included 3.1-percent increase, with a minimum fee increase of \$5). Minor updates were made with the Zoning Ordinance Modernization (zMOD) project originally adopted in 2021 and readopted in 2023, which lowered fees for certain uses and introduced new fees for new uses. One of the main justifications for the increases in 2009 and 2011 was to initially meet a cost recovery percentage of approximately 75 percent of staff costs and overhead attributed to the processing and staff review of zoning applications and to ensure that the fees for applications continued to keep pace with increases in staff and overhead costs. In FY 2011, revenue from zoning application fees made up approximately 32 percent of the budget for the Department of Planning and Development (DPD). While personnel and overhead costs continue to increase, application fees have not kept up with inflation and other cost indices.

Research on CPI, Personnel and Overhead Costs, and Neighboring Jurisdictions

The zoning application fee increase in 2011 was based on the CPI-W (Consumer Price Index for Urban Wage Earners and Clerical Workers), which tracks inflation and other costs nationwide. For the current proposed increase, staff has used CPI-U (or the standard Consumer Price Index); CPI-U is based on expenditures of all families living in urban areas, where than CPI-W only captures a subset of families that meet additional employment requirements. Figure 1 below shows the CPI-U annual change using 2011 as the base year.

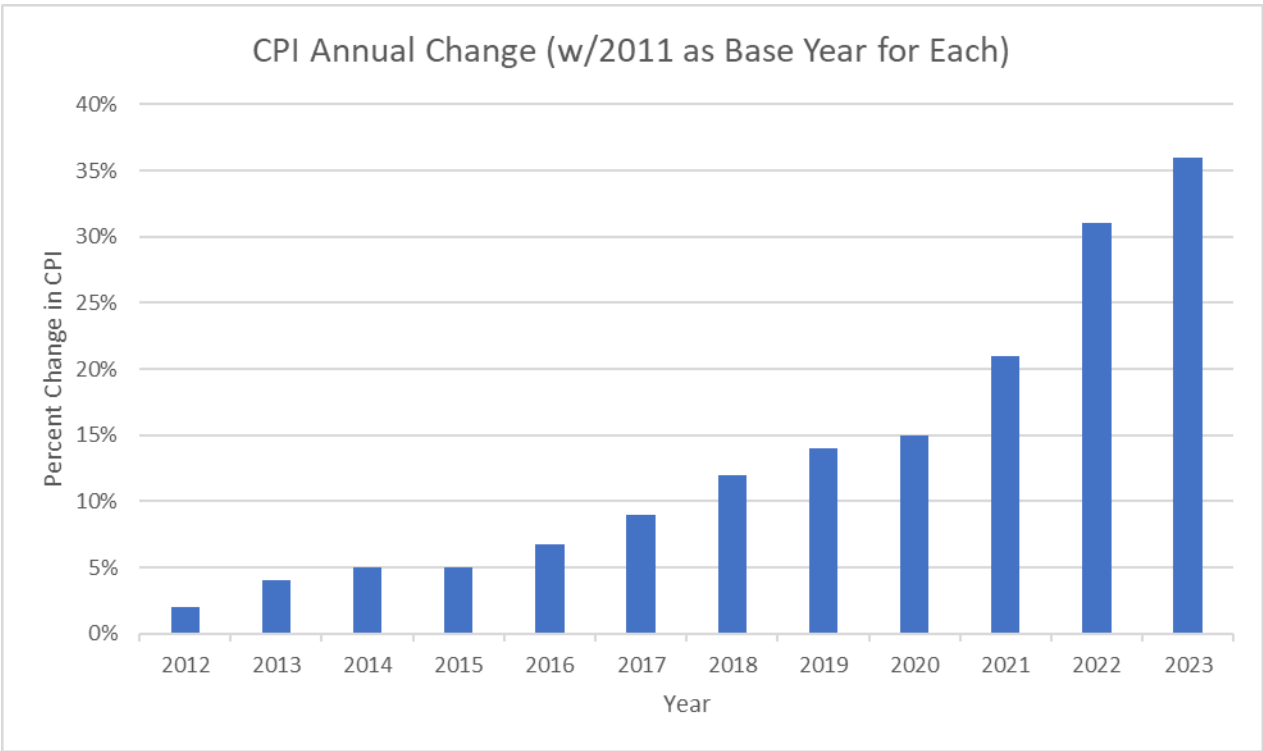


Figure 1: Consumer Price Index Annual Change from 2011

In reviewing personnel costs based on the number of full-time equivalent (FTE) employees for the Planner I-V series, there have been significant increases since 2011. The number of FTE increased by 34 percent (or 21 employees) between 2011 and 2023 in response to Board initiatives and increased caseload. As an example, in 2011 the Zoning Evaluation Division (ZED) had 12 staff coordinators (the planner positions that review and negotiate zoning cases that go through the public hearing process and related work). The FY 2012 caseload of 253 applications resulted in 21 cases/planner. Comparatively, in 2023 ZED had 16 staff coordinators and 335 cases; also resulting in 21 cases/planner. In addition, reflective of inflation, the midpoint hourly salary increased by 36 percent and total hourly salary (midpoint hourly rate and fringe benefits) increased by 51 percent during the same period. As a result, fees for zoning application review continue to cover a reduced portion of the cost over time. In FY 2023, zoning application fees only covered 18 percent of DPD’s total budget as compared to 32% in 2011.

Staff also reviewed the zoning application fees of surrounding jurisdictions, including Loudoun County, Arlington County, Prince William County, Montgomery County, and Prince George’s County for similar application types. Table 1 below provides an overview of neighboring jurisdictions fees relative to Fairfax County’s current and proposed fees. In general, even with the proposed increase of 35 percent, application fees will continue to be comparable to those in other jurisdictions. It should be noted that this comparison reviews the most similar zoning application type, but there may be additional fees associated with the process that are not captured in this chart. Other additional fees may also apply, such as technology fees and additional resubmission fees. During research of surrounding jurisdictions’ fees, Arlington

County, Loudoun County, and Montgomery County indicated that they are each considering increasing application fees.

Application Type	Fairfax Co.	Proposed Fairfax Co. (35%)	Loudoun Co.	Arlington Co.	Prince William Co.	Montgomery Co.	Prince George's Co.
Compliance Letter	\$320	\$430	\$485	\$385	\$100	\$490	\$45
Appeals	\$600	\$720	\$350	\$645	\$825	\$220	\$200
Special Permit (Community Pool)	\$4,085	\$5,515	\$260	\$2,100	\$55	\$1,640	\$825
Special Permit (Home Day Care)	\$435	\$585	\$350	\$143	\$445	\$490	\$700
Special Exception (Religious Assembly)	\$1,100	\$1,485	\$5,955	NA	\$2,925	NA	NA
Special Exception (Vehicle Fueling Station)	\$16,375	\$22,105	\$10,805	\$9,787	\$11,695	\$16,390	\$5,500
Rezoning (Planned District) + per acre	\$27,280 \$910	\$36,380 \$1,230	\$35,605 \$180	\$16,791 NA	\$15,935 \$475	\$7,800 \$700	\$5,000 \$200

Note: Appeals proposed increase 20%

Table 1: Zoning Application Fees by Jurisdiction

Staff Recommendation for Zoning Application Fees

Given rising personnel costs and inflation demonstrated by the increase in CPI since 2011, staff recommends an increase of 35 percent for most zoning application fees. Staff recommends a 20 percent increase for filing an appeal to the Board of Zoning Appeals or Board of Supervisors to challenge a decision of the Zoning Administrator or other administrative authority or the issuance of a Notice of Violation. This limited increase will partially offset increases in staff costs while not being overly burdensome or limiting the ability of an appellant to seek due process through the appeal process if they feel a decision was made in error or incorrectly. In addition, the fees for temporary family health care structures, and those for wireless facility reviews that fall under Sect. 6409 of the Spectrum Act, cannot be increased because they are set by Virginia Code; therefore, staff has proposed to maintain the \$100 fee for family health care structures and the \$500 fee for wireless reviews that fall under Sect. 6409 of the Spectrum Act. Overall, staff believes the proposed fee increases are a necessary, fair, and reasonable approach to offsetting the cost of zoning application review.

On February 27, 2024, staff presented the proposed amendment to the Board’s Land Use Policy Committee where questions were raised regarding the appropriate percentage increase. To preserve flexibility and allow for consideration of community feedback, an increase of up to 35 percent will be advertised, allowing the Board to keep certain fees static or to increase all or certain fees by a lesser percentage. Table 2 shows the resulting application fees at 10 percent, 20 percent, 30 percent, and 35 percent; in addition, Attachment 2 shows fees by individual application type at five percent increments from 10 percent up to 35 percent.

Application Type	Current Fairfax Co.	+ 10% Fairfax Co.	+ 20% Fairfax Co.	+ 30% Fairfax Co.	+ 35% Fairfax Co.
Compliance Letter	\$320	\$350	\$485	\$415	\$430
Appeals	\$600	\$660	\$720	\$780	\$810
Special Permit (Community Pool)	\$4,085	\$4,495	\$4,900	\$5,310	\$5,515
Special Permit (Home Day Care)	\$435	\$480	\$520	\$565	\$585
Special Exception (Religious Assembly)	\$1,100	\$1,210	\$1,320	\$1,430	\$1,485
Special Exception (Vehicle Fueling Station)	\$16,375	\$18,015	\$19,650	\$21,290	\$22,105
Rezoning (Planned District)	\$27,280	\$30,010	\$32,735	\$35,465	\$36,380
+ per acre	\$910	\$1,000	\$1,090	\$1,185	\$1,230

Table 2: Increase in Zoning Application Fees by Percentage

Staff has estimated the total additional projected revenue using the FY 2024 adopted budget revenue of \$2,804,352 as the base. Table 3 below shows the additional and total projected revenue based on the different levels of percent increase.

Projected Revenues Based on 2024 Adopted Budget		
Percent Increase	Additional Projected Revenue	Total Projected Revenue
10%	\$ 280,435	\$3,084,787
15%	\$ 420,653	\$3,225,005
20%	\$ 560,870	\$3,365,222
25%	\$ 701,088	\$3,505,440
30%	\$ 841,306	\$3,645,658
35%	\$ 981,523	\$3,785,875

Table 3: Additional and Total Revenue Projections

At the February 27, 2024, Land Use Policy Committee, the Board also requested additional information about complexity and number of cases over time, and staff review costs over time. While cost recovery is not the only goal of the proposal to increase fees, staff estimated the Zoning Evaluation Division (ZED) review of an average application that is taken through the public hearing process to be approximately \$36,750. While some cases, especially a ‘homeowner’ case such as a special permit heard by the BZA, will cost less to review, those smaller cases also have a significantly smaller fee. (These homeowner special permit fees range from \$435 to \$910). Additionally, this estimation includes only the ZED staff time and costs for review; including review for acceptance, scheduling, advertising, and posting public hearings; for negotiating cases and preparing staff reports and recommendations to the Board of Supervisors, Planning Commission, and Board of Zoning Appeals; and other related review

functions. This does not include costs incurred by the many different County review agencies that may be involved in zoning application review, such as the Planning Division of DPD, the Fairfax County Department of Transportation, Land Development Services, the Park Authority, Department of Public Works and Environmental Services, and others.

Over time, the time spent working on a typical application has increased based on efforts to increase transparency, by providing more information on-line, utilizing mapping tools and other technology and providing more real time information for review by the community, and based on increased complexity of the cases. Staff reviewed a sample of rezoning applications and subsequent amendments to see if the length and complexity of these applications has changed over time. As an example, a proffered condition amendment application filed in 2004 for modifications to an office/mixed use development in the PDC District included a Final Development Plan Amendment with 15 pages. A smaller portion of the same property submitted a subsequent PCA in 2015, and the Final Development Plan Amendment was 50 pages. In general, while staff has worked to increase speed, consistency, and predictability during the application review process, the nature of zoning applications has increased in complexity due to additional review such as more detailed stormwater management submission requirements, and higher expectations for design details.

As DPD is funded by the General Fund, any portion of the application review that exceeds the application fee is funded by the County. Applicants seeking a zoning approval are effectively paying a one-time “user fee,” so aligning application fees to be closer to the actual cost of review reflects the additional value that is created by that action. DPD also does not charge application fees for a variety of additional land development-related services, such as pre-application meetings, Zoning Ordinance amendments, interpretations of the Zoning Ordinance, Comprehensive Plan amendments, and Urban Revitalization efforts. In addition, staff spends significant time conducting a zoning review for all building permits, with no additional zoning fee charged.

The proposed fee increases are in conformance with §15.2-2286 (6) of the Virginia Code, which allows for the collection of fees to cover the costs of making inspections, issuing permits, advertising notices, and other expenses incident to the administration of a zoning ordinance or to the filing or processing of any appeal or amendments thereto.

Planned District Recreational Facilities Minimum Expenditure

Section 2105 of the Fairfax County Zoning Ordinance requires the provision of recreational facilities in all PDH, PDC, PRM, and PTC Districts that include a residential component; this expenditure is not required in the PRC and PCC Districts. The developer must provide on-site recreational facilities, unless the Board approves the provision of the facilities on land outside of the proposed development.

Research on Planned District Recreational Facilities Minimum Expenditure

Zoning Ordinance subsections 2105.2.B(4)(b), 2105.4.B(4)(b), 2105.5.B(4)(b), and 2105.6.B(3)(b) require the provision of recreation facilities as part of developments in all PDH, PDC, PRM, and PTC Districts with a residential component. The minimum expenditure is intended to set an expectation for, and deliverance of, the level of recreational amenities that are necessary to serve the new residents of these more highly designed Planned Districts. These recreation facilities must be provided on site by the developer, unless the Board approves the provision of the facilities on land outside of the proposed development. A per-unit recreation expenditure of \$500 was first added to the Zoning Ordinance in 1975 and has been subsequently amended to the current minimum expenditure of \$1,900 per dwelling unit. The \$1,900 expenditure has been in effect since 2017. The 2017 adjustment was based on increases to The Architects, Contractors, Engineers (ACE) Guide to Construction Costs Construction Cost Index (CCI), 2017 Edition.

Park Authority staff has since identified the Engineering News-Record (ENR) as a more appropriate industry standard for construction cost indices (CCI). ENR's CCI incorporates labor and various material rates, allowing for a more precise inflation estimate than the previously used ACE CCI. Based on ENR's CCI, average construction costs have increased approximately 25 percent since 2017.

Staff Recommendation for Planned District Recreational Facilities Minimum Expenditure

Considering that the average construction costs have increased approximately 25 percent since 2017, in staff's opinion an adjustment to the current \$1,900 per dwelling unit minimum expenditure is appropriate. The proposed amendment would increase the per-dwelling unit recreational facilities minimum expenditure requirement up to \$2,400 (an approximately 26 percent increase for rounding purposes). While facilities such as pools, play equipment, sports courts, and other similar recreational facilities that are provided by the developer typically exceed the per unit cost required, this increase ensures that recreational facilities commensurate with the expectations of high-quality design and additional amenities provided beyond those typically included in conventional residential districts.

Proposed amendments to [Section 8102](#) (Table 8102.1: Fee Schedule), as well as an increase in the Planned District Recreational Facilities Minimum Expenditure from \$1,900 to \$2,400, are provided in Attachment 1

Appendix 1 – Provisions Related to Previous Approvals

While not part of the Zoning Ordinance, staff recommends adding language to Appendix 1 – Provisions Relating to Previous Approvals to address zoning applications *filed* before the effective date of the amendment on July 1, 2024. The proposed language would allow zoning applications that were filed before the effective date of July 1, 2024, to be subject to the previously applicable zoning fee. Any application filed on or after the effective date of will be subject to the new application fee. Given that the electronic PLUS system now used for filing and reviewing applications requires a complete application packet for an application to be

“filed,” and that the application fee is assessed at that time, staff believes this provision is appropriate.

For the Planned District recreational facilities minimum expenditure, staff recommends adding language stating that rezoning applications and proffered condition amendments that are *accepted* before the effective date of the amendment on July 1, 2024, are subject to the previous \$1,900 per dwelling unit minimum expenditure. Any rezoning or proffered condition amendment application proposing to add dwelling units accepted on or after the effective date of the amendment would be subject to the \$2,400 per dwelling unit minimum expenditure for the additional residential units. Because the assessment of expenditure occurs much later in the process (at the time of site plan approval, well after the zoning case has been approved), there is sufficient time for an applicant to plan for the increased cost over the course of the application.

Outreach

Staff presented these proposed amendments to the Board’s Land Use Policy Committee on February 27, 2024, and the Planning Commission’s Land Use Process Review Committee on February 29, 2024. Both meetings were open to the public (to attend in-person or view online) and were posted on Fairfax County’s website. In addition, staff has met with a land use attorneys’ workgroup and plans to present to NVBIA/NAIOP in March 2024. A community lunch and learn session will also be held in advance of the scheduled Planning Commission public hearing.

Summary

Overall, the proposed increase in zoning application fees of 35 percent is in alignment with the increase in CPI since the last comprehensive fee amendment, is reflective of increases in personnel costs and is in alignment with fees charged by neighboring jurisdictions. Similarly, with regard to the planned district recreational facilities minimum expenditure, the expenditure increase is in alignment with increases in the Construction Cost Index since the expenditure was last increased in 2017. It is recommended that the amendment become effective at 12:01 a.m. on July 1, 2024.

Attachments

Attachment 1 – Proposed Text

Attachment 2 – Fee Table with Range of Percentages

Proposed Text

In the revisions shown below, text to be deleted is identified with ~~strike-through~~ and text to be added is underlined. Advertised options are included *(in parentheses, italics, and bold)*. When an option is presented as a range, the Board may approve any number within the advertised range. The proposed changes are based on the provision of the adopted Zoning Ordinance in effect as of March 5, 2024.

2105. Planned Districts

#1 INSTRUCTION: Amend subsection 2105.2.B(4)(b) by increasing the minimum recreational facilities expenditure in the PDH District up to \$2,400.

- (b) As part of the open space to be provided in accordance with Table 2105.2 above, recreational facilities are required to be provided in all PDH Districts in conjunction with approval of a final development plan. Such facilities are subject to the provisions of subsection 8100.2.E(4), and those requirements are based on a minimum expenditure of ~~\$1,900~~ \$2,400 per dwelling unit for the recreational facilities and either:
1. The facilities are provided on-site by the developer in substantial conformance with the approved final development plan; and/or
 2. The Board may approve facilities on land that is not part of the subject PDH District.

#2 INSTRUCTION: Amend subsection 2105.4.B(4)(b) by increasing the minimum recreational facilities expenditure in the PDC District up to \$2,400.

- (b) In a PDC District development where dwelling units are proposed, as part of the open space to be provided in accordance with subsection (a) above, recreational facilities for the enjoyment of the residents of the dwelling units must be provided and shown on the final development plan. The required recreational facilities are subject to the provisions of subsection 8100.2.E(4), and must be based on a minimum expenditure of ~~\$1,900~~ \$2,400 per dwelling unit and either:
1. The facilities are provided on-site by the developer in substantial conformance with the approved final development plan. In the administration of this provision, credit may be considered where there is a plan to provide common recreational facilities for the residents of the dwelling units and the occupants of the principal uses; or
 2. The Board may approve the provision of the facilities located on property that is not part of the subject PDC District.

#3 INSTRUCTION: Amend subsection 2105.5.B(4)(b) by increasing the minimum recreational facilities expenditure in the PRM District up to \$2,400.

- (b) Recreational facilities must be provided in conjunction with approval of a final development plan. Provision of recreational facilities is subject to the provisions of subsection 8100.2.E(4); however, recreational facilities located on rooftops, deck areas, or areas within a building, such as swimming pools, exercise rooms, or health clubs, may be used to fulfill this requirement. The requirement for providing recreational facilities is based on a minimum expenditure of ~~\$1,900~~ \$2,400 per dwelling unit for recreational facilities and either:

1. The facilities will be provided on-site by the developer in substantial conformance with the approved final development plan; or
2. The Board may approve facilities on land that is not part of the subject PRM District.

#4 INSTRUCTION: Amend subsection 2105.6.B(3)(b) by increasing the minimum recreational facilities expenditure in the PTC District up to \$2,400.

- (b) Recreational facilities must be provided in conjunction with approval of a final development plan. These facilities are subject to the provisions of subsection 8100.2.E(4); however, recreational facilities, such as swimming pools, exercise rooms, or health clubs located on rooftops, deck areas, or areas within a building may be used to fulfill this requirement. The requirement for providing recreational facilities will be based on a minimum expenditure of ~~\$1,900~~ \$2,400 per dwelling unit for recreational facilities and either:
1. The facilities will be provided on-site by the developer in substantial conformance with the approved final development plan; or
 2. The Board may approve the provision of the facilities on land that is not part of the subject PTC District.

#5 INSTRUCTION: Amend Table 8102.1 to increase fees up to 35 percent and rounded to the nearest \$5 (*advertised range: 0 percent to 35 percent, rounded to nearest \$5*) except appeals (where staff recommends an increase of 20 percent), and Wireless Reviews to Determine Compliance with Sect. 6409 of the Spectrum Act and Family Health Care Structures (where the fees are set by the Virginia Code, and staff recommends no increase).

8102. Fee Schedule

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>

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]
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>
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>

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]
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>
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>

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]
Congregate Living Facility		\$8,180 <u>\$11,045</u>
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>
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>

APPLICATION TYPE		FEE [1]
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
Amendment to a Previously Approved and Currently Valid Application	Change of Permittee Only (SP)	\$500 or 1/2 of Application Fee, <u>Whichever is Less 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>

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]
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>
Notes:		
[1] In calculating fees that <u>are</u> 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.		

#6 INSTRUCTION: Add 2.b(4) to Appendix 1 as shown below:

APPENDIX 1 - PROVISIONS RELATING TO PREVIOUS APPROVALS

#6 INSTRUCTION: Add 2.B(4) to Appendix 1 as shown below:

2. Specific Provisions Regarding Previous Approvals

B. Amendments Adopted After May 10, 2023

(4) **Zoning Application Fees and Planned District Recreational Minimum Expenditure (ZO 112.2-2024-X)**

- (a) Any application filed before *[insert effective date]* is subject to the previous applicable zoning application fee. Any application filed on or after *[insert effective date]* is subject to the new application fee.
- (b) Any rezoning application or proffered condition amendment application proposing to add dwelling units in the PDH, PDC, PRM, and PTC zoning districts that is filed before *[insert effective date]* is subject to the previous \$1,900 per dwelling unit minimum expenditure for recreational facilities. Any rezoning or proffered condition amendment application proposing to add dwelling units that is filed on or after the effective date is subject to the minimum expenditure for recreational facilities of \$2,400 per dwelling unit.

ATTACHMENT 2 - ZONING FEES INCREASE RANGE TABLE

TABLE 8102.1: FEE SCHEDULE		*NOTE: ALL FEES ARE ROUNDED TO THE NEAREST \$5						
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]	+ 10%	+ 15%	+ 20%	+ 25%	+ 30%	+ 35%
MISCELLANEOUS PERMITS AND APPROVALS								
General								
Interpretation of Approved Zoning Application or Minor Variation to Proffered Conditions		\$520	\$570	\$600	\$625	\$650	\$675	\$700
Modification to the Affordable Dwelling Unit Program		\$2,755	\$3,030	\$3,170	\$3,305	\$3,445	\$3,580	\$3,720
Nonresidential Use Permit (NonRUP)		\$70	\$75	\$80	\$85	\$90	\$90	\$95
Zoning Compliance Letter	Dwelling, Single-Family, Per Lot	\$115	\$125	\$130	\$140	\$145	\$150	\$155
	All Other Uses, Per Lot	\$320	\$350	\$370	\$385	\$400	\$415	\$430
General Public Facilities	2232 Review with Public Hearing	\$1,500	\$1,650	\$1,725	\$1,800	\$1,875	\$1,950	\$2,025
	2232 Review without Public Hearing	\$750	\$825	\$860	\$900	\$940	\$975	\$1,015
Sign Permits		\$95	\$105	\$110	\$115	\$120	\$125	\$130
Wireless Telecommunications								
Wireless Reviews to Determine Compliance with Sect. 6409 of the Spectrum Act		\$500 (no change per Va. Code 15.2-2316.4:1)						
Wireless Facilities	Standard Process Project	\$6,200	\$6,820	\$7,130	\$7,440	\$7,750	\$8,060	\$8,370
Variance [2]								
Increase in Maximum Fence or Wall Height	Residential District	\$435	\$480	\$500	\$520	\$545	\$565	\$585
	Commercial or Industrial District	\$2,500	\$2,750	\$2,875	\$3,000	\$3,125	\$3,250	\$3,375
Modification of Residential Setback		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
Modification of Residential Accessory Structure Use or Location Standards per subsection 4102.7		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
Modification of Grade for Single-Family Detached Dwelling		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
Increase in Building Height for a Single-Family Detached Dwelling		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
All Other Variances		\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
Appeal (NOTE: 20% INCREASE PROPOSED FOR APPEALS)								
Appeal to BZA		\$600	\$660	\$690	\$720	\$750	\$780	\$810
Appeal to Board		\$600	\$660	\$690	\$720	\$750	\$780	\$810

ATTACHMENT 2 - ZONING FEES INCREASE RANGE TABLE

TABLE 8102.1: FEE SCHEDULE

**NOTE: ALL FEES ARE ROUNDED TO THE NEAREST \$5*

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]	+ 10%	+ 15%	+ 20%	+ 25%	+ 30%	+ 35%
ADMINISTRATIVE PERMITS								
General Fee Unless Otherwise Listed		\$205	\$225	\$235	\$245	\$255	\$265	\$275
Accessory Uses								
Accessory Living Unit	Permit	\$200	\$220	\$230	\$240	\$250	\$260	\$270
	Renewal Fee	\$70	\$75	\$80	\$85	\$90	\$90	\$95
Agritourism Tier 4	Permit	\$205	\$225	\$235	\$245	\$255	\$265	\$275
	Renewal Fee	\$50	\$55	\$60	\$60	\$65	\$65	\$70
Family Health Care Structure		\$100 (no change per Va. Code § 15.2-2292.1)						
Home-Based Business		\$100	\$110	\$115	\$120	\$125	\$130	\$135
Limited Riding or Boarding Stable		\$50	\$55	\$60	\$60	\$65	\$65	\$70
Short-Term Lodging	Two Year Permit	\$200	\$220	\$230	\$240	\$250	\$260	\$270
Temporary Uses								
Community Garden	Permit	\$205	\$225	\$235	\$245	\$255	\$265	\$275
	Two Year Renewal Fee	\$50	\$55	\$60	\$60	\$65	\$65	\$70
Farmer's Market	Permit	\$205	\$225	\$235	\$245	\$255	\$265	\$275
	Two Year Renewal Fee	\$50	\$55	\$60	\$60	\$65	\$65	\$70
Food Truck	One Year Operation Permit	\$100	\$110	\$115	\$120	\$125	\$130	\$135
	Location Permit	\$100	\$110	\$115	\$120	\$125	\$130	\$135
Portable Storage Container		\$0						
SPECIAL PERMITS [2]								
Standard fees for special permit approvals are listed below.								
General Fee Unless Otherwise Listed		\$16,375	\$18,015	\$18,830	\$19,650	\$20,470	\$21,290	\$22,105
Principal Uses								
Community Swim, Tennis and Recreation Club		\$4,085	\$4,495	\$4,700	\$4,900	\$5,105	\$5,310	\$5,515
Group Household or Religious Group Living		\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
Marina, Private Noncommercial		\$4,085	\$4,495	\$4,700	\$4,900	\$5,105	\$5,310	\$5,515
Religious Assembly		\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485

ATTACHMENT 2 - ZONING FEES INCREASE RANGE TABLE

TABLE 8102.1: FEE SCHEDULE

**NOTE: ALL FEES ARE ROUNDED TO THE NEAREST \$5*

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]	+ 10%	+ 15%	+ 20%	+ 25%	+ 30%	+ 35%
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	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
	Private School, Specialized Instruction Center, or Child Care Center with 100 children or more	\$11,025	\$12,130	\$12,680	\$13,230	\$13,780	\$14,335	\$14,885
Stable, Riding or Boarding		\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
Accessory and Temporary Uses								
Accessory Living Unit	Special Permit	\$435	\$480	\$500	\$520	\$545	\$565	\$585
	Renewal Fee	\$70	\$75	\$80	\$85	\$90	\$90	\$95
Community Garden		\$435	\$480	\$500	\$520	\$545	\$565	\$585
Home Day Care Facility		\$435	\$480	\$500	\$520	\$545	\$565	\$585
Home-Based Business		\$435	\$480	\$500	\$520	\$545	\$565	\$585
Special Event for longer than 21 days		\$4,090	\$4,500	\$4,705	\$4,910	\$5,115	\$5,315	\$5,520
Other Special Permits								
Accessory Structures on Through Lots		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
Increase in the Cumulative Square Footage of Freestanding Accessory Structures		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
Increase in Fence or Wall Height	Dwelling, Single-Family	\$435	\$480	\$500	\$520	\$545	\$565	\$585
	All Other Uses	\$2,500	\$2,750	\$2,875	\$3,000	\$3,125	\$3,250	\$3,375
Increase in Flagpole Height		\$435	\$480	\$500	\$520	\$545	\$565	\$585
Increase in the Height of a Freestanding Accessory Structure		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
Increase in Percentage of Rear Setback Coverage		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
Installation or Modification of a Noise Barrier on a Single Residential Lot		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
Modification of Grade for Single-Family Detached Dwelling		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
Modification of Limits to Keeping of Animals		\$435	\$480	\$500	\$520	\$545	\$565	\$585
	Error in Building Location	\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
	Certain Existing Structures and Uses	\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230

ATTACHMENT 2 - ZONING FEES INCREASE RANGE TABLE

TABLE 8102.1: FEE SCHEDULE			*NOTE: ALL FEES ARE ROUNDED TO THE NEAREST \$5						
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]	+ 10%	+ 15%	+ 20%	+ 25%	+ 30%	+ 35%
Modification of Minimum Setback Requirements	Certain Additions to Existing Single-Family Detached Dwelling		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
	Reduction of Required Setbacks for a Single-Family Lot		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
	All Other Uses		\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
SPECIAL EXCEPTIONS [2]									
Standard fees for special exception approvals are listed below.									
General Fee Unless Otherwise Listed			\$16,375	\$18,015	\$18,830	\$19,650	\$20,470	\$21,290	\$22,105
Principal Uses									
Adult Day Care Center	Fewer Than 100 Adults		\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
	100 or More Adults		\$11,025	\$12,130	\$12,680	\$13,230	\$13,780	\$14,335	\$14,885
Adult Day Support Center	Fewer Than 100 Adults		\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
	100 or More Adults		\$11,025	\$12,130	\$12,680	\$13,230	\$13,780	\$14,335	\$14,885
Agritourism			\$4,090	\$4,500	\$4,705	\$4,910	\$5,115	\$5,315	\$5,520
Alternative Use of Historic Building			\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
Bed and Breakfast			\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
Child Care Center	Fewer Than 100 Children		\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
	100 or More Children		\$11,025	\$12,130	\$12,680	\$13,230	\$13,780	\$14,335	\$14,885
Club, Service Organization, or Community Center			\$4,085	\$4,495	\$4,700	\$4,900	\$5,105	\$5,310	\$5,515
Congregate Living Facility			\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
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	\$1,100	\$1,150	\$1,200	\$1,250	\$1,300	\$1,350

ATTACHMENT 2 - ZONING FEES INCREASE RANGE TABLE

TABLE 8102.1: FEE SCHEDULE

**NOTE: ALL FEES ARE ROUNDED TO THE NEAREST \$5*

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]	+ 10%	+ 15%	+ 20%	+ 25%	+ 30%	+ 35%
	With no construction of buildings or structures over 400 SF in GFA or no land disturbance over 2,500 SF	\$4,090	\$4,500	\$4,705	\$4,910	\$5,115	\$5,315	\$5,520
	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	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
	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	\$4,500	\$4,705	\$4,910	\$5,115	\$5,315	\$5,520
Group Household or Religious Group Living		\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
Independent Living Facilities for Low Income Tenants per Subsection 4102.4.P(1)(c) [3]		\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
Marina, Private Noncommercial		\$4,085	\$4,495	\$4,700	\$4,900	\$5,105	\$5,310	\$5,515
Quasi-Public Park, Playground, or Athletic Field		\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
Religious Assembly		\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
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	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
	Private School, Specialized Instruction Center, or Child Care Center with 100 children or more	\$11,025	\$12,130	\$12,680	\$13,230	\$13,780	\$14,335	\$14,885
School, Private	Fewer than 100 students	\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
	100 or more students	\$11,025	\$12,130	\$12,680	\$13,230	\$13,780	\$14,335	\$14,885
	Fewer than 100 students	\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485

ATTACHMENT 2 - ZONING FEES INCREASE RANGE TABLE

TABLE 8102.1: FEE SCHEDULE

**NOTE: ALL FEES ARE ROUNDED TO THE NEAREST \$5*

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]	+ 10%	+ 15%	+ 20%	+ 25%	+ 30%	+ 35%
Specialized Instruction Center	100 or more students	\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
Stable, Riding or Boarding		\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
Accessory Uses and Other Special Exceptions								
Home Day Care Facility		\$435	\$480	\$500	\$520	\$545	\$565	\$585
Modification of Shape Factor		\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
Modification of Grade for Single-Family Detached Dwellings		\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
Modification of Minimum Setback Requirements	Certain Existing Structures and Uses	\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
	Reconstruction of Certain Single-Family Detached Dwellings that are Destroyed by Casualty	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sign Modifications		\$8,260	\$9,085	\$9,500	\$9,910	\$10,325	\$10,740	\$11,150
Amendment to Approved Sign Modifications		\$4,130	\$4,545	\$4,750	\$4,955	\$5,165	\$5,370	\$5,575
Waiver of Minimum Lot Size Requirements		\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
Addition to or Replacement of a Single-Family Detached Dwelling Existing as of May 10, 2023, in a Floodplain		\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
ZONING MAP AMENDMENTS [5]								
District Requested								
Residential District		\$27,280 plus \$570 per acre	\$30,010 \$625	\$31,370 \$655	\$32,735 \$685	\$34,100 \$715	\$35,465 \$740	\$36,830 \$770
Commercial, Industrial, or Overlay District		\$27,280 plus \$910 per acre	\$30,010 \$1,000	\$31,370 \$1,045	\$32,735 \$1,090	\$34,100 \$1,140	\$35,465 \$1,180	\$36,830 \$1,230
PRC District	Rezoning with Concurrent Development Plan	\$27,280 plus \$910 per acre	\$30,010 \$1,000	\$31,370 \$1,045	\$32,735 \$1,090	\$34,100 \$1,140	\$35,465 \$1,180	\$36,830 \$1,230
	Rezoning with Concurrent Development Plan and PRC Plan	\$27,280 plus \$1,345 per acre	\$30,010 \$1,480	\$31,370 \$1,545	\$32,735 \$1,615	\$34,100 \$1,680	\$35,465 \$1,710	\$36,830 \$1,815
	PRC Plan	\$13,640 plus \$435 per acre	\$15,005 \$480	\$15,685 \$500	\$16,370 \$520	\$17,050 \$545	\$17,730 \$565	\$18,415 \$590
	PRC Plan with Concurrent DPA, PCA, Special Exception, or Special Permit	\$16,375 plus \$435 per acre	\$18,010 \$480	\$18,830 \$500	\$19,650 \$520	\$20,470 \$545	\$21,290 \$565	\$22,105 \$585

ATTACHMENT 2 - ZONING FEES INCREASE RANGE TABLE

TABLE 8102.1: FEE SCHEDULE

**NOTE: ALL FEES ARE ROUNDED TO THE NEAREST \$5*

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]	+ 10%	+ 15%	+ 20%	+ 25%	+ 30%	+ 35%
PDH, PDC, PRM, PTC, and PCC Districts	Rezoning with Concurrent Conceptual Development Plan	\$27,280 plus \$910 per acre	\$30,010 \$1,000	\$31,370 \$1,045	\$32,735 \$1,090	\$34,100 \$1,140	\$35,465 \$1,180	\$36,830 \$1,230
	Rezoning with Concurrent Conceptual and Final Development Plans	\$27,280 plus \$1,345 per acre	\$30,010 \$1,480	\$31,370 \$1,545	\$32,735 \$1,615	\$34,100 \$1,680	\$35,465 \$1,710	\$36,830 \$1,815
	Final Development Plan after Prior Approval of Rezoning and Conceptual Development Plan	\$13,640 plus \$435 per acre	\$15,005 \$480	\$15,685 \$500	\$16,370 \$520	\$17,050 \$544	\$17,730 \$565	\$18,415/ \$590
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						
Amendment to a Previously Approved and Currently Valid Application	Change of Permittee Only (SP)	\$500 or 1/2 of Application Fee, Whichever is Less	\$550	\$575	\$600	\$625	\$650	\$675
	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	\$5,000	\$5,225	\$5,455	\$5,681	\$5,910	\$6,135
Pending Application for a Final Development Plan or Development Plan Amendment or PRC Plan		\$4,130	\$4,545	\$4,750	\$4,955	\$5,165	\$5,370	\$5,575
Amendments to a Previously Approved Proffered Condition and/or Development Plan, Final	Increase in Fence or Wall Height on a Single-Family Lot	\$435	\$480	\$500	\$520	\$545	\$565	\$585

ATTACHMENT 2 - ZONING FEES INCREASE RANGE TABLE

TABLE 8102.1: FEE SCHEDULE

***NOTE: ALL FEES ARE ROUNDED TO THE NEAREST \$5**

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]	+ 10%	+ 15%	+ 20%	+ 25%	+ 30%	+ 35%
Development Plan, Conceptual Development Plan, PRC Plan or Concurrent Conceptual/Final Development Plan for:	Increase in Fence or Wall Height on All Other Uses	\$2,500	\$2,750	\$2,875	\$3,000	\$3,125	\$3,250	\$3,375
	Reduction of Certain Setback Requirements on a Single-Family Lot	\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
	Reduction of Certain Yard Requirements on All Other Uses	\$8,180	\$9,000	\$9,405	\$9,815	\$10,225	\$10,635	\$11,045
	Increase in Coverage Limitation for Minimum Required Rear Setbacks	\$910	\$1,000	\$1,045	\$1,090	\$1,140	\$1,185	\$1,230
	The Addition of or Modification to an Independent Living Facility for Low Income Tenants	\$1,100	\$1,210	\$1,265	\$1,320	\$1,375	\$1,430	\$1,485
	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	\$285	\$300	\$310	\$325	\$340	\$350

ATTACHMENT 2 - ZONING FEES INCREASE RANGE TABLE

TABLE 8102.1: FEE SCHEDULE

**NOTE: ALL FEES ARE ROUNDED TO THE NEAREST \$5*

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]	+ 10%	+ 15%	+ 20%	+ 25%	+ 30%	+ 35%
<p>Notes:</p> <p>[1] In calculating fees that based on acreage, any portion of an acre will count as a full acre.</p> <p>[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.</p> <p>[3] Applies to a new application or an amendment to a previously approved and currently valid application, with or without new construction.</p> <p>[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.</p> <p>[5] For purposes of computing acreage fees, any portion of an acre is counted as an acre.</p>							