

Development and Zoning Fees Adopted for FY2025 – 2026

Adopted on May 6, 2025 / Effective on July 1, 2025

Where a conflict exists, the official Rates & Levies document takes precedence over this reference document.

Permanent Sign Permits (Account 413308)

Permit or Fee Type	Fee	Other Fees / Comments
Signs under 100 sq. ft. in total sign area	\$115.00	Flat Fee
Signs 100 sq. ft. and greater in total sign area	\$7.75	Per Square Foot

Temporary Sign Permits (Account 413308)

Permit or Fee Type	Fee	Other Fees / Comments
Additional Residential Message	\$26.00	Flat Fee
Special Event Signs	\$26.00	Flat Fee

Sign Removal (Account 413308)

Signs removed from Public Right-of-Way	\$5.25	Each for signs held 10 days or less
Signs removed from Public Right-of-Way	\$10.50	Each for signs held greater than 10 days

Zoning Permits (Account 413309)

Permit or Fee Type	Fee	Other Fees/Comments
Commercial Building Construction	\$70.00	Each
Commercial Use and Occupancy	\$70.00	Each
Residential Building Construction	\$35.00	Each
Residential Use and Occupancy (Including Accessory Uses)	\$35.00	Each

Zoning Permits (Account 413309) – cont'd

Permit or Fee Type	Fee	Other Fees/Comments
Temporary Use Permit (Nonresidential)	\$210.00	Each
Temporary Use Permit (Residential)	\$20.00	Each
Small Cell Facility	\$100.00	Each facility up to five (5) small cell facilities on an application PLUS \$50.00 for each additional small cell facility above five (5) up to 35 facilities on an application

Erosion and Sediment Control (Account 413310)

Permit or Fee Type	Fee	Other Fees/Comments
Up to ½ acre of disturbed land	\$575.00	Each
Over ½ acre of disturbed land	\$575.00	Each, PLUS \$105.00 per disturbed acre over ½ acre
Additional Inspection	\$105.00	Each
Residential Floodplain Permit (NOT requiring a Special Exception)	\$575.00	Each
All Other Floodplain Permits (NOT requiring a Special Exception)	\$2,625.00	Each
RPA Delineation/Determination	\$290.00	Each

Zoning Fees (Account 413323)

Permit or Fee Type	Fee	Other Fees/Comments
Map Amendment (Rezoning)	\$10,575.00	Each, PLUS \$525.00 per acre/or fraction thereof

Zoning Fees (Account 413323) – cont'd

Permit or Fee Type	Fee	Other Fees/Comments
Planned Development Review	\$20,075.00	Each, PLUS \$1,050.00 per acre or fraction thereof over the minimum required acreage and up to four (4) acres; PLUS \$2,100.00 per acre or fraction thereof for over four (4) acres up to eight (8) acres; PLUS \$3,150.00 per acre or fraction thereof for over eight (8) or more acres
Zoning Compliance Letter	\$525.00	Each – Per tax map parcel
Newspaper Re-advertisement	\$405.00	Each, or actual cost if greater
Property Owner Re-notification	\$290.00	Each
Posted Notice (sign) Re-posting	\$75.00	Per sign
Proffer Amendment Proffer Plan Amendment GDP Amendment PDMP Amendment	\$5,325.00	Each
Comprehensive Plan Amendment	\$5,325.00	Each
Written Interpretation	\$300.00	Each

Special Use Permits – City Council (Account 413328)

Permit or Fee Type	Fee	Other Fees/Comments
Individual Single Family Residential Property	\$600.00	Each, PLUS \$210.00 each additional

Special Use Permits – City Council (Account 413328) – cont'd

Permit or Fee Type	Fee	Other Fees/Comments
Other	\$5,125.00	Each, PLUS \$500.00 each additional
Renewal/Conditional Amendment (Other)	\$1,125.00	Each - Filing Fee
Renewal (Individual Single Family Residential)	\$495.00	Each
Newspaper Re-advertisement	\$405.00	Each, or actual cost if greater
Property Owner Re-notification	\$290.00	Each
Posted Notice (sign) Re-posting	\$75.00	Per sign

Special Exceptions (Account 413328)

Permit or Fee Type	Fee	Other Fees/Comments
Individual Single Family Residential Property	\$600.00	Each, PLUS \$60.00 each additional
Other	\$5,125.00	Each, PLUS \$1,050.00 each additional
Signs	\$3,225.00	Each, PLUS \$105.00 each additional
Newspaper Re-advertisement	\$405.00	Each, or actual cost if greater
Property Owner Re-notification	\$290.00	Each
Posted Notice (sign) Re-posting	\$75.00	Per sign

Variances and Appeals (Account 413329)

Permit or Fee Type	Fee	Other Fees/Comments
Individual Single Family Residential Property	\$600.00	Each
Other Application	\$5,125.00	Each

Variances and Appeals (Account 413329) – cont'd

Permit or Fee Type	Fee	Other Fees/Comments
Affordable Dwelling Unit Modification	\$5,125.00	Each
Administrative Appeals	\$1,050.00	Each
Administrative Adjustment (Other)	\$575.00	Each, PLUS site plan fees if applicable
Administrative Adjustment (Individual Single Family Residential Property)	\$40.00	Each, PLUS site plan fees if applicable
Alternative Compliance	\$575.00	Each, PLUS site plan fees if applicable
Newspaper Re-advertisement	\$405.00	Each, or actual cost if greater
Property Owner Re-notification	\$290.00	Each
Posted Notice (sign) Re-posting	\$75.00	Per sign

Sale of Publications (Account 416460)

Permit or Fee Type	Fee	Other Fees/Comments
Photocopy	\$ 0.15	Per copy. Additional labor charge on large jobs
Comprehensive Plan	CD-\$5.00 per copy	Hardcopy - \$40.00 per copy
Design Guidelines	\$25.00	Each
Zoning Ordinance	Must be purchased from City Clerk	Contact City Clerk's Office

Subdivision Fees (Account 416461)

Permit or Fee Type	Fee	Other Fees/Comments
Minor Subdivision	\$3,000.00	Flat Fee, PLUS \$175.00 per lot, PLUS any itemized fees

Subdivision Fees (Account 416461) – cont'd

Permit or Fee Type	Fee	Other Fees/Comments
Major Subdivision	\$4,500.00	Flat Fee, PLUS \$175.00 per lot, PLUS any itemized fees
Second Revision Fees	\$575.00	Each
Third and Subsequent Revision Fees	\$1,150.00	Each additional
Consolidation Plat	\$150.00	Flat Fee
Plat vacation or boundary line adjustment	\$150.00	Flat Fee
Preliminary plat extension	\$575.00	Each
Administrative appeal	\$1,250.00	Each

Site Plan Fees (Account 416462)

Permit or Fee Type	Fee	Other Fees/Comments
Minor Site Plan Review	\$3,000.00	Each, PLUS itemized fees
Major Site Plan Review	\$7,000.00	Each, PLUS itemized fees
Site Plan Amendment	\$1,200.00	Each, PLUS itemized fees
Easement Plat	\$425.00	Each
Second Revision Fees	\$575.00	Each
Third and Subsequent Revision Fees	\$1,150.00	Each additional
WQIA – Single Family Residential	\$115.00	Per residential lot
WQIA – All Others	\$350.00	Each
As-Built Plan Review	\$575.00 *Minimum Fee = \$690.00	* Each, PLUS \$115.00 for each acre or fraction thereof included
Administrative Plan of Development	\$525.00	Each – portion may be waived for minor actions
Administrative Approval for Changes to Non-conforming Use, Structure, or Sign	\$525.00	Each – portion may be waived for minor actions

Site Plan Fees (Account 416462) – cont'd

Permit or Fee Type	Fee	Other Fees/Comments
Administrative Review – Eligible Project	\$500.00	Each
Inspections not included in other fees	\$105.00	Each
Site Reinspection fee (rescheduling fee)	\$50.00	Each

Board of Architectural Review (Account 416463)

Permit or Fee Type	Fee	Other Fees/Comments
Minor Certificate of Appropriateness (Including Signs)	\$50.00	Each
Amendments to previous approvals (NOT applicable to signs)	\$65.00	Each
Major Certificate of Appropriateness	\$150.00	Each
Appeal to City Council	\$315.00	Each

Tree Removal Permit (Account 416464)

Permit or Fee Type	Fee	Other Fees/Comments
Individual Single Family Residential Lot	\$20.00	Each
Other	\$75.00	Each

Surety Review (Account 416466) – Covers Performance Bonds, Letters of Credit and Cash Escrows

Permit or Fee Type	Fee	Other Fees/Comments
Less than \$100,000	\$290.00	Each site/silt/warranty/telecom
\$100,001 to \$300,000	\$575.00	Each site/silt/warranty/telecom
Greater than \$300,000	\$840.00	Each site/silt/warranty/telecom

Surety Review (Account 416466) – Covers Performance Bonds, Letters of Credit and Cash Escrows – cont'd

Permit or Fee Type	Fee	Other Fees/Comments
Request for reduction	\$290.00	Each site/silt/warranty/telecom
Request for replacement/release	\$290.00	Each site/silt/warranty/telecom

Freedom of Information (FOIA) (Account 418201)

Task	Fee	Other Fees/Comments
Research and Preparation	Hourly Rate	Hourly rate of employee Handling the request
Photocopies for FOIA Request	No charge	Up to 10 copies
Photocopies for FOIA Request	\$ 0.25	11-25 copies
Photocopies for FOIA Request	\$ 0.15	Greater than 25 copies