

APPENDIX I – ZONING FEE SCHEDULE

(January 1, 1998; Amended 6/15/2007, 5/5/2010 and 11/2/2011)

RESIDENTIAL ZONING PERMIT APPLICATION	FEES
New Dwelling Unit	\$300 per unit
Addition to a Dwelling Unit	\$75
Deck: New Construction or Addition	\$50
Structural Alterations not involving expansion or substantial reconstruction	\$30
Accessory Building or other Accessory Structure not provided for herein and requiring a Zoning Permit, including Gazebos, Pavilions, Detached Carports	\$15 – less than 100 sq. ft. \$30 – 100 to 500 sq. ft. \$60 – greater than 500 sq. ft.
Swimming Pools	\$25 – above ground pools \$50 – in-ground pools (includes fence)
Fences: Construction or Addition - R-1, R-2, R-4, R-6, R-8 Districts	\$30
Parking Lot Alterations for Residential Developments, not requiring Site Plan Review	\$100
Dish-type satellite antenna	\$50
COMMERCIAL /INDUSTRIAL/ NON-RESIDENTIAL ZONING PERMIT APPLICATION	
Construction or Reconstruction of a Main Commercial/Industrial/Non-Residential Building	\$0.07/sq. ft. with a minimum fee of \$350; the cost per sq. ft. is reduced to \$.03/sq. ft. after 50,000 sq. ft.
Addition to a Commercial/Industrial/Non-Residential Building	\$0.07/sq. ft. with a minimum fee of \$250; the cost per sq. ft. is reduced to \$.03/sq. ft. after 50,000 sq. ft.
Alterations to a Commercial/Industrial/Non-Residential Building, not involving building footprint expansion or substantial reconstruction, and otherwise not requiring Site Plan Review	\$200
Accessory Commercial/Industrial/Non-Residential Building or Structure not otherwise provided for herein and requiring a Zoning Permit	\$100
Parking Lot Alterations not involving substantial reconstruction and not requiring Site Plan Review	\$100
Fences: Construction or Addition – B-1, B-2, THC, THN, BX, GB, RD-2, S, M, or R-3 Districts, or for non-residential uses permitted in Residential Districts	\$100
Change of Use/Occupancy (Tenant Changes) in Existing Building, not involving building construction or additions (not a change in zoning classification)	\$25
Extraction of sand, gravel or other earth materials	\$750
SITE PLAN REVIEW APPLICATION	
New Application, as required per Section 36.03	\$500
For Amended Approvals, upon Alteration of an Approved Site Plan	\$500

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ZONING AMENDMENT (TEXT or MAP) APPLICATION ⁽¹⁾	<u>FEES</u>
Change in Zoning Classification or Zoning Text Amendment	\$500
VARIANCE, APPEAL, CONDITIONAL USE PERMIT (CUP) APPLICATIONS ^{(1) (2)}	
Residential Properties in the R-1, R-2, R-4, R-6, or R-8 Districts	\$150
Properties located in B-1, B-2, THC, THN, BX, GB, RD-2, S, M, or R-3 Districts, or Non-Residential Uses permitted in the Residential Districts	\$300
BZA Special Meeting, at the request of applicant (other than regularly scheduled monthly mtg. date)	\$600
SIGN PERMIT APPLICATIONS	
Residential Districts:	
• Non-illuminated Identification Sign	\$30
• Illuminated Identification for Multi-Family Dev.	\$100
• Identification or Bulletin Board for public or religious institution or school	\$100
• Temporary Subdivision signs	\$150
• Permanent Subdivision signs	\$100
Commercial, Industrial, Research Districts:	
• Wall Signs	\$100
• Freestanding Signs (or Planter)	
• Shopping Centers of 20 acres or more	\$400
• Business Developments less than 20 acres	\$250
• All Other Signs, except political, and not listed above	\$50
WIRELESS TELECOMMUNICATION FACILITIES	
New Tower or Facility in Residential Districts (Zoning Permit Fee following CUP Approval)	\$300
Co-location on an existing tower (Zoning Permit Fee following CUP Approval)	\$150
MISCELLANEOUS	
Concord Twp. Zoning Resolution Book, Comprehensive Plan or Business Corridor Study	\$25
Concord Twp. Zoning Map	\$2
Copy Charges	\$0.25 each – COLOR \$0.05 each – BLK/WHT
Temporary Sign Permit Deposit	\$25
Temporary Outdoor Storage Unit Deposit	\$100
Notes to Table:	
⁽¹⁾ All fees shall be paid at the time of application submittal. Fees are not refundable after legal notices sent and posted. Continuances, at the request of the applicant or as a result of insufficient documentation provided by the applicant, shall require a new fee, as outlined above.	
⁽²⁾ In the event a Conditional Use Permit is applied for, which also requires Site Plan Review, a single review fee of \$500 will be required for BZA review (final zoning permit fees still apply, subsequent to board approval, as applicable and outlined above).	