

SECTION 1301.5 FEES (approved 1/14/2020 and effective 2/1/2020)

A. Zoning Certificate Fee Schedule

Fees for zoning certificates, application to the Board of Zoning Appeals, Zoning Amendments, Conditional Use Permits, and other zoning fees shall be established by the Resolution of the Plain Township Board of Trustees.

1. Residential New Construction Uses

- a. Single-family Dwelling.....\$115.00
Plus **10** cents per sq. ft. of outside dimensions of the structure of each floor.
- b. Two-family Dwelling.....\$165.00
Plus **10** cents per sq. ft. of outside dimensions of the structure of each floor.
- c. Three-family Dwelling Units or More (Multifamily).....\$200.00
Plus **10** cents per sq. ft. of outside dimensions of the structure of each floor, including apartment units.

2. Residential Additions/Accessory Uses

- a. Accessory buildings – Including decks, storage sheds, and unattached garages.....\$40.00
Plus **10** cents per sq. ft. (Children’s play houses, gymnastic equipment, dog houses, kennels and fences/walls not included.)
- b. Alterations and additions to existing structure including attached garages.....\$40.00
Plus **10** cents per sq. ft. of outside dimensions of the structure of each floor.
- c. Above-ground or in-ground private swimming pools or other water basins.....\$65.00
- d. Satellite Dish.....\$40.00

3. Commercial and Industrial Uses

- a. All new commercial and industrial construction.....\$265.00
Plus **10** cents per sq. ft. of outside dimensions of the structure of each floor up to 10,000 sq. ft. Plus 1 cent per sq. ft. for any outside dimensions of the structure of each floor over 10,000 sq. ft.
- b. All alterations, additions, and accessory uses to existing structure.....\$115.00
Plus **10** cents per sq. ft. of outside dimensions of the structure of each floor up to 10,000 sq. ft. Plus 1 cent per sq. ft. for any outside dimensions of the structure of each floor over 10,000 sq. ft.
- c. Hotels, Motels, Inns – per single room.....\$265.00
Plus **10** cents per sq. ft. of outside dimensions of the structure of each floor up to 10,000 sq. ft. Plus 1 cent per sq. ft. for any outside dimensions of the structure of each floor over 10,000 sq. ft.
- d. Certificate of Conformance.....\$55.00
- e. Satellite Dish.....\$40.00
- f. Parking Lots..... \$115.00
Principal use, private or public

4. Churches

- a. All new construction.....\$115.00
Plus **10** cents per sq. ft. of outside dimensions of the structure of each floor up to 10,000 sq. ft. Plus an additional 1 cent per sq. ft. for any sq. ft. over 10,000.
- b. All alterations, additions, and accessory uses to existing structure..... \$40.00
Plus **10** cents per sq. ft. of outside dimensions of the structure of each floor.

5. Recreational, institutional, governmental, and miscellaneous structures and/or accessory buildings or additions.....\$65.00

Plus **10** cents per sq. ft. of area within the outside dimension of the foundation. Swimming pools included.

6. Signs and Billboards

- a. Signs advertising a business or service other than a home occupation, being operated on the premises:
 - 1. 50 sq. feet or less.....\$65.00
 - 2. 51-200 sq. feet.....\$115.00
 - 3. 201 sq. feet or over.....\$215.00
- b. Subdivision, apartment, or condominium complex identification signs.....\$65.00
- c. Temporary and/or portable signs 30 days.....\$65.00
- d. Billboards & off-premises signs.....\$315.00
- e. Home occupation sign.....\$40.00
- f. An additional penalty for any sign erected or installed prior to obtaining sign permit.....\$40.00
- 7. Roadside Stand (Farm Market).....\$40.00
- 8. Other Permitted Uses Not Specified Above for land use not otherwise covered in this fee schedule.....\$115.00
- 9. Application for Board of Appeals.....\$350.00
 Plus certificate of mailing fees
 When the Board finds it necessary to maintain a strict record of public hearing procedures, or when the Board deems it necessary to cause special studies to be made, the applicant shall bear all direct and related costs.
- 10. Zoning Amendment Fee.....\$450.00
 Plus certificate of mailing and County Recorders fees
 Application to the Zoning Commission for a change in zoning classification or a text amendment.

11. Conditional Use Permit
The fee for a Conditional Zoning Certificate as authorized by the Board of Appeals:
 - a. Cemeteries.....\$115.00
 - b. Junkyards.....\$2,015.00 + \$50.00 per acre
 - c. Sanitary Landfills.....\$2,015.00 + \$50.00 per acre
 - d. Extraction of Mineral Deposits.....\$515.00 + \$50.00 per acre
 - e. Home Occupations.....\$65.00
 - f. Extensive Recreational Facilities.....\$315.00
 - g. Child Day Care center.....\$65.00
 - h. Adult Uses.....\$265.00
 - i. Wireless Telecommunication Tower/Antenna.....\$265.00
 - j. Group Dwelling Development.....\$215.00
 - k. Planned Office/Commercial/Industrial Complex.....\$165.00
 - l. Mini-Storage or Mini Warehouse Facilities.....\$165.00
 - m. Churches.....\$215.00
 - n. Other permitted conditional uses..... \$215.00

12. Subdivision of Property Without Plat.....\$30.00

13. Zoning Certification.....\$65.00

14. Zoning Resolution Book.....\$15.00

15. Special Inspection.....\$65.00

16. Zoning Maps
 - a. Large 24" x 36".....\$10.00
 - b. Small 11" x 17".....\$3.00

17. Transient Vendor.....\$150.00

B. Failure to obtain permit before construction or use has commenced

The zoning certificate required herein shall be obtained BEFORE any location, erection, construction, reconstruction, enlargement, or structural alteration is commenced. Any Zoning Certificate issued in conflict with the provisions of this Resolution shall be null and void. Where construction is commenced prior to obtaining a zoning certificate, the Zoning Inspector is authorized to make a special preliminary inspection of the premises prior to issuing a zoning certificate, in order to ensure that the construction already commenced fully complies with the requirements of this Resolution. Where such preliminary inspection is necessary, an additional fee shall be charged for such zoning certificate and special inspection, as set by Resolution adopted by the Plain Township Board of Trustees which is available at the township office (Amendment #525/Effective 12-10-03).