



## Land Development Fee Schedule 2026-2027

Residential & Non- Residential Plan Review*	
Preliminary Site Development Plan Review (Concept Plan Major & Minor)	\$600.00
<b>Major Subdivision &amp; Construction Document Preliminary Review (Article 7.7-1)*</b>	
0 to 10 acres	\$2,000.00 plus \$350.00 per total acre
10+ acres	\$2,500.00 plus \$375.00 per total acre
<b>Minor Subdivision Review (Article 7.7-2)</b>	
Residential - 4 lots or less created	\$250 for the first lot or unit plus \$150.00 for each additional lot or unit
Non- Residential	\$500.00
<b>Final Subdivision Plat Review (Final Plat - Major)</b>	
Per Map	\$600.00 plus \$75 per lot or unit
Fee in Lieu	See Article 21
<b>Revisions</b>	
Minor (4 lots or less)	\$250.00
Major (5 or more lots & Non-Residential)	\$500.00
Excessive (determined by the Development Administrator)	1/3 of the total original review fee
<b>Resubmittals (w/ 4th plan submittal &amp; each submittal thereafter)</b>	
Minor	\$250.00
Major	\$500.00
Excessive Resubmittals (determined by the Development Administrator)	1/3 of the total original review fee
Two or more years dormant	Re-payment & re-application of fees from current schedule
<b>*Additional Engineering &amp; Stormwater Fees apply.</b>	

Engineering & Stormwater Fees	
Traffic Impact Analysis	Defined Per TIA Ordinance (Article 7)
Bond Review	\$100.00
Driveway Permit (New driveway)	\$100.00
Driveway Permit (Any modifications)	\$50.00
Encroachment Agreements	\$100.00
Retaining walls within public rights-of-way and/or easements	3rd Party Review - TBD Upon Submittal (Approx. \$1,000.00 per wall)
<b>Storm Water Review Fees (if Article 19 is triggered)</b>	
Floodplain Development & Certification Permit	\$2500.00 plus \$100.00 per total acre
Minor- Stormwater Review	\$250.00 plus \$150.00 per total acre
Major Construction Documents - Stormwater Review	\$2,500.00 plus \$100.00 per total acre
Surcharge per on-site detention facility	\$1,000.00
Appeal of PCSWO	\$1,000.00

Zoning Amendment Fees	
Text Amendment - Development Ordinance (Article 5.3)	\$600.00
Vested Rights Zoning Permit - Minor Subdivision (Article 7.13)	\$300.00
Vested Rights Zoning Permit - Major Subdivision (Article 7.13)	\$300.00
<b>Conventional - Zoning Map Amendment (General Rezoning - Article 5.3)</b>	
Less than 2 acres	\$600.00
2-10 acres	\$800.00
Greater than 10 acres	\$1500.00 plus \$75 per total acre
<b>Conditional Zoning (CZ) - Zoning Map Amendment (Article 5.4)</b>	
Less than 2 acres	\$1,000.00
2-10 acres	\$1,400.00
Greater than 10 acres	\$2,400.00 plus \$100 per total acre
<b>Board of Adjustment Request - Quasi-Judicial (Article 6)</b>	
Appeal Request	\$600.00
Variance Request	\$600.00
<b>Special Use Permit Request - Quasi-Judicial (Article 7.8)</b>	
Less than 2 acres	\$600.00

2-10 acres	\$1,000.00
Greater than 10 acres	\$2000.00 plus \$50 per total acre
<b>Revisions</b>	
Modifications to any Zoning Amendment submittal	\$250.00 per revision submittal

Administrative Planning & Zoning Fees	
<b>Zoning Permits (Article 7.5)</b>	
Residential - New Construction	\$150.00 per unit
Residential - New Construction for Multi-Family (Apartments only)	\$150.00 plus \$75.00 per unit
Residential - Accessory Structure, Additions, Interior Upfit	\$75.00 each
Pool Installation Permit	\$150.00
Use Permit - Permanent & Accessory (Non-Residential)	\$50.00 per use
Home Occupation Use Permit (Article 10.1-21)	\$75.00
Temporary Use Permit	\$50.00
Commercial - New Construction	\$250.00
Commercial - Accessory Structure, Additions, Upfits not requiring site plan review	\$100.00 each
<b>Sign Permits (Article 17)</b>	
Permanent Wall Sign	\$75.00 per sign
Permanent Free Standing Sign (Monument, etc.)	\$125.00 per sign
Temporary Sign Permit (Banners, feather flags etc.)	\$25.00 per sign
Master Sign Plan (Article 17.10)	\$200.00
<b>Certificate of Zoning Compliance (Zoning Compliance Inspection)</b>	
Residential Zoning Compliance Inspection - New Construction	\$150.00 per unit
Residential - Accessory Structures/Additions that require site plan review	\$50.00 each
Site Plan Review	\$200.00
Commercial - Accessory Structures/Additions that require site plan review	\$75.00
w/ 4th Zoning Compliance inspection & each inspection thereafter	Original fee plus \$50.00 for each inspection thereafter
Letter of Zoning Compliance (Zoning Verification Letter)	\$75.00
<b>Miscellaneous Fees</b>	
Chicken Permit	\$25.00
Special Events & Temporary Structures Permit (Article 15)	\$50.00
Demolition Permit - Residential	\$50.00 per structure
Demolition Permit (Non-Residential)	\$100.00 per structure
Development Agreement (Article 7.15)	\$8,500.00
Land Disturbance Permit (Non-Structural)	\$150.00 plus \$150.00 per 1/2 acre disturbed
Tree Disturbance Permit (Article 11.10)	\$150.00 plus \$150.00 per 1/2 acre disturbed
<b>Revisions</b>	
w/ 3rd revision & each thereafter	Original Fee
<b>After the Fact Permit Fees</b>	
Minor work without a permit ( <i>Applies to minor projects such as residential additions, signage, driveway expansions, etc.</i> )	Required permit + \$50.00 to base fee per permit
Major work without a permit ( <i>Applies to major projects such as commercial, industrial developments, land disturbance activities and other major activities as determined by the Development Administrator.</i> )	Required permit + \$300.00 to base fee per permit

Copies & Maps	
Copies	\$0.50 per page
<b>Maps (Color)</b>	
A Size (8.5 X 11)	\$1.00
B Size (11 x 17)	\$5.00
C Size (17 x 22)	\$10.00
D Size (22 x 34)	\$15.00
E Size (34 x 44)	\$20.00
Custom Maps	\$35.00 per hour rounded to ¼ hour

Fee Schedule Revisions	
<b>Town Council Authority</b>	
The Town Council reserves the right to amend any fee amount listed in this schedule through official decision-making processes.	

**Unlisted Fees**

For fees not explicitly listed within this schedule, the applicable charge is \$100.00.

**Adopted**

June 08, 2026