

**Zoning Service Fees**  
 Village of Plain City  
 Adopted , Ordinance #

Zoning Permit	Definition	Fee:
	Permit Fees required for all zoning applications. <b>Please note:</b> A zoning permit is required for each project	
Single Family Residence		\$ 130.00
Twin Single Residence		\$ 260.00
Apartments, multi-family housing units and townhouses	Cost is base fee plus \$25.00 per unit for units in excess of three	\$ 400.00
Garages - 1 car or 2		\$ 70.00
Garages over 2 cars		\$ 130.00
Carports - Under 24' x 24'		\$ 100.00
Carports - Over 24' x 24'		\$ 130.00
Small Storage Building	100 sq. ft. or less	\$ 25.00
Storage Building	Up to 24' x 24' (576 sq. ft)	\$ 70.00
Storage Building	Larger than 576 sq. ft.	\$ 130.00
Deck, open porch or stoop		\$ 70.00
New construction, commercial/industrial	Base fee plus \$10.00 per 1,000 sq. ft.	\$ 400.00
Structure change or exterior addition to dwelling		\$ 100.00
Swimming Pool		\$ 70.00
Structure change or exterior addition to commercial/industrial building	Base fee plus \$10.00 per 1,000 sq. ft.	\$ 400.00
Wellhead Protection District	Base fee plus engineering fees and testing expenses	\$ 200.00
Temporary Zoning Permit, Residential		\$ 70.00
Temporary Zoning Permit, Commercial		\$ 200.00
Temporary Zoning Permit, Industrial	Base fee plus \$5.00 per square foot	\$ 200.00
Sign Permits, Permanent	Cost is \$2.00 per square feet up to a maximum of \$100.00 and a minimum of \$25.00	\$ 25.00
Sign Permits, Temporary		\$ 50.00
Home Occupation Permit		\$ 50.00
Special Permit Request, Communication Tower	Cost is base fee plus cost of review by Village Engineer, legal or other outside services	\$ 660.00
Special Permit Request, Portable structure and temporary use		\$ 130.00
Special Permit Request, Model home		\$ 260.00
Site Plans, Minor site plan review	Cost is base fee plus cost of review by Village Engineer when applicable	\$ 250.00
Site Plans, Major site plan review	Cost is base fee plus cost of review by Village Engineer, legal or other outside services, when applicable	\$ 500.00
Planned Districts, Preliminary	Cost is base fee plus cost of review by Village Engineer, legal or other outside services, when applicable	\$ 500.00
Planned Districts, Final	Base cost is for 20 acres or less; Additional cost of \$50.00 per acre or portion thereof over 20 acres	\$ 1,500.00
Planned Districts, Minor Revision		\$ 750.00
Planned Districts, Time extension		\$ 750.00
Fence Permit, Residential		\$ 50.00
Fence Permit, Commercial/industrial		\$ 100.00
Flood plain development Review		\$ 1,000.00

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	Definition	Fee:
Erosion, sedimentation and stormwater control plan	Base cost is for sites disturbing less than five acres; for sites disturbing five acres or more the cost is \$250.00 plus any additional costs incurred for review by the Village Engineer or inspecting agency, when applicable	\$ 125.00
Park Fees, Residential	Cost is per dwelling unit	\$ 500.00
Park Fees, Commerical, Office, Industrial or other business use	Cost is for each acre of such lot or parcel	\$ 1,500.00
Subdivision Regulations & Zoning Ordinance	Cost is for each copy	\$ 30.00
Development CD	Contains zoning ordiance and subdivision regulations	\$ 15.00
Returned Chek Fee		\$ 35.00
Application to close alley	Cost is base fee plus \$50.00 per adjoining property	\$ 300.00
Tree Removal Permit		\$ 15.00
<b>Appeal Request</b>	If an applicant does not agree with a zoning inspector decision, they have the option to have the Board of Appeals hear their case. <b>Please note:</b> This is a non-refundable fee and does not guarantee approval by the Zoning Appeals Board. Decisions made by the Zoning Appeals Board are final and must be appealed to a Court of Law.	\$ 300.00
<b>Conditional Use Permit Request</b>	A conditional use is when a property is not zoned for a specific use, but by appeal can use the property for the use applied for, if such approval is granted by the Board of Appeals. <b>Please note:</b> This is a non-refundable fee and does not guarantee approval by the Zoning Appeals board. Decisions made by the Zoning Appeals Board are final and must be appealed to a Court of Law.	\$ 300.00
<b>Area Variance Request</b>	A variance is a modification to the terms of the regulations to prevent undue hardship by which can only be approved by the Board of Appeals. <b>Please Note:</b> This is a non-refundable fee and does not guarantee approval by the Zoning Appeals Board. Decisions made by the Zoning Appeals Board are final and must be appealed to the Court of Law. Cost is per lot.	\$ 300.00
<b>Rezoning Application</b>	Cost is base fee plus \$25.00 per acre or portion thereof over one acre.	\$ 660.00

**All checks can be made out to the Village of Russells Point. Fee's are Non-Refundable**