

CHAPTER 137
Development and Zoning Fees

137.01 Development review deposit.

137.02 Zoning and occupancy fees.

137.01 DEVELOPMENT REVIEW DEPOSIT.

(a) Collection. Upon the submittal of any plan consisting of a building of more than 1,000 square feet, a subdivision of more than a division of land into two parcels, a site plan review or revision to an existing approved site plan, a proposed Planned Unit Development (PUD) or a revision to an approved PUD, a rezoning or like plan, the City Manager or his/her designee shall ensure that a review deposit of two hundred fifty dollars (\$250.00) has been collected and a separate project account has been established with the Director of Finance for the reimbursement of City expenses paid to consultants employed by the City for the provision of technical and professional services in related project review(s).

(b) Extraordinary Deposits. The City Manager may require a development review deposit to be collected or increased when in the sole discretion of the City Manager that the standard development review deposit would be inadequate to preserve the cash flow of the City. An extraordinary development review deposit shall be in multiples of the standard development review deposit not to exceed any initial deposit of two thousand five hundred dollars (\$2,500).

(c) Additional Payments to the Deposit. Each month after payments have been made to the consultants employed by the City to assist in the development review process and the City has been reimbursed its cost from the funds on deposit with said City for development review, the Director of Finance shall submit to a development project owner/representative an invoice for the amount(s) necessary to return the development review deposit project account to its required balance as a revolving fund for the reimbursement of actual paid consultant services used in the review of a development project.

(d) Approvals Subject to Payment of the Cost. Development related approvals granted by the City by its Planning Commission and/or its Council are not final until all related development review costs have been invoiced to the project owner/representative and received by the Director of Finance.

(e) Return of Unused Deposits. Any portion of the funds placed on deposit or additional payments made to the City for a development review deposit for augmentation remaining after all invoices from consultants have been received, and related payments have been made by the City shall be refunded to the project owner/representative.
(Ord. 95-0-38. Passed 4-6-95.)

137.02 ZONING AND OCCUPANCY FEES.

A fee as herein below set forth is hereby established for the processing and issuing of certificates, applications and appeals as follows:

(a)	Rezoning Applications	\$ 300.00
(b)	Subdivision Applications	
	(1) Preliminary plat	300.00
	(2) Final plat	500.00
	(3) Replat/Lot Consolidation	100.00
	(4) Street name signs	Developer Cost
	(5) Lot split	250.00
(c)	Planned Commercial/Planned Residential	
	(1) Preliminary plan	600.00
	(2) Final plan	300.00
	(3) Modification to final plan	50.00
(d)	Street/Alley Easement Vacation	100.00
(e)	Board of Zoning Appeals Cases	
	(1) Variance	
	(a) Residential	
	Major	200.00
	Minor	100.00
	(b) Commercial/ other	
	Major	400.00
	Minor	200.00
	(c) Industrial	
	Major	400.00
	Minor	200.00
	(2) Conditional Use	
	(a) Residential	200.00
	(b) Commercial/ other	400.00
	(c) Industrial	400.00
	(3) Appeals	
	(a) Residential	200.00
	(b) Commercial/ other	300.00
	(c) Industrial	300.00
	Applications for variances, conditional use permits and appeals filed with the Board of Zoning Appeals by any public school district or private school offering grades kindergarten and above shall be exempt from the fees established in this subsection (e).	
(f)	Site Plan Review	
	(1) Major modification	150.00
	(2) Minor modification	70.00

(g)	Certificates of Zoning Compliance	
(1)	Residential	
	(a) Major	\$ 50.00
	(b) Minor	25.00
(2)	Commercial	100.00
(3)	Industrial	100.00
(4)	Signs	1.00
		per square foot
		(minimum \$30.00)
(5)	Accessory structures	25.00
(h)	Certificate of Zoning Occupancy	
(1)	Residential	35.00
(2)	Commercial	50.00
(3)	Industrial	50.00
(i)	Abatement Action Fee	\$125.00

The Director of Planning and Program Management or the DPPM designee is hereby authorized and directed to collect the fees established herein.
 (Ord. 95-0-37. Passed 4-6-95; Ord. 95-0-59. Passed 11-2-95; Ord. 96-0-68. Passed 7-1-96;
 Resolution 16-R-4153. Passed 3-16-16.)