ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of February 20, 2010

DATE: February 2, 2010

SUBJECT: Authorization of advertisement of public hearings on a proposed schedule of zoning fees for Fiscal Year 2011 that would implement a 1.0% inflationary increase over Fiscal Year 2010 fees.

C. M. RECOMMENDATION:

Adopt the attached resolution to authorize advertisement of a public hearing by the County Board on March 25, 2010, on a schedule of zoning fees for Fiscal Year (FY) 2011 that would implement a 1.0% inflationary increase over the Fiscal Year 2010 fees, in order to provide for efficient administration of the County's review process; to encourage economic development; and to promote the health, safety, and general welfare of the public.

ISSUES: As part of the regular budget process, authorization from the County Board is being requested to advertise a public hearing on various proposed Department of Community Planning, Housing and Development (CPHD) and Department of Environmental Services (DES) fee increases.

SUMMARY: The zoning fee schedule changes in this report are proposed for the Fiscal Year (FY) 2011 Budget. The rate of inflation over the last year was one percent, and was applied to all fees in the "Consolidated Fee Schedule for Applications, Various Permits, Building Permits, Subdivision plats, Application Fees and Rezoning Requests," reflecting the inflation rate since these fees were last raised in FY 2010 (effective July 1, 2009). In addition, some new fees are proposed related to use permit amendments; use permits for comprehensive sign plans and landscape plans; use permits for modifications to nonconforming apartment buildings including a request for a voluntary coordinated housing and preservation development district; rezoning to "CP-FBC"; temporary sign permits and revised fees for determination and buildability letters. The proposed new fees and fee increases will not result in more revenue than the cost of the services provided. The modified fee schedule would become effective on July 1, 2010, if approved by the County Board. The increases are intended to further the County's goal of recovering the costs of

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County Attorney: CWM SAM

Staff: Deborah Albert, DCPHD, Planning Division
Jennifer Fioretti, DES

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PLA-5512

reviews and processing as well as operating the Current Planning and Zoning Administration programs in the CPHD Planning Division, and the Planning Development Services Bureau in the DES Transportation Division.

BACKGROUND: In September 2007, the County Board authorized creation of an enterprise fund that includes the Inspections Services Division and the Planning Division's Zoning Section, and addressed the development demands placed on the CPHD's Current Planning Section and DES' Transportation Division by increasing fees and earmarking the revenue for additional positions. These changes went into effect on October 1, 2007, and starting with FY 2009, inflation increases have been implemented on an annual basis to all fees.

DISCUSSION: The proposed increases for all fees are based on an inflation adjustment for the past year of one percent. Rounding for numbers has been done upward to the nearest dollar, and results in staff proposing raising most fees by approximately one percent (1.0%) to four percent; the fee increases will not result in more revenue than the cost of providing the services. Existing fees that are below twenty-five dollars are not proposed to be increased this year in order to avoid disproportionate increases due to rounding. Fees for Dance Hall permits and for copies of the Zoning Ordinance are not increased as part of the annual fee increase. The modified fee schedule would become effective on July 1, 2010, if approved by the County Board. The proposed fee schedule changes are shown in Table 2. The proposed FY 2011 fee schedule is attached. Action on the proposed fee schedule will take place at the April 24, 2010, County Board Meeting.

New Fees: There are several new fees proposed to be added to the fee schedule for FY 2011. A description and explanation for each fee is provided in Table 1 below. These fees are also highlighted in the comprehensive table of changes (Table 2) below.

Table 1: Proposed New FY 2011 Fees

Proposed New Fee Item	**Proposed Fee**	**Reason for New Fee**
Rezoning to "CP-FBC"	$6,927 plus DES fee of $3,278 for site area of 25,000 sq. ft. or less $9,699 plus DES fee of $5,463 for site area greater than 25,000 sq. ft.	Fees for rezoning to "CP-FBC" were not identified when the "CP-FBC" Zoning District was adopted. The proposed fee is the same fee as that for rezoning to "S", "C", "M" and "MU-VS" districts.
New DES fee only: Rezoning to "S", "C", "M", "MU-VS" Districts on sites >25,000 sf:	$9,699 plus DES fee* of $5,463 for site area greater than 25,000 sq. ft. *DES fee is proposed to be increased. Current DES fee is the same as for sites <= 25,000 sf. CPHD fee reflects only the proposed 1% increase.	The proposed new DES fee reflects the staff time spent reviewing such requests.

Proposed New Fee Item	Proposed Fee	Reason for New Fee
Use Permit for Landscape Plan (new submittal)	$548 plus $302 DES Fee	Fee was proposed to be added in FY 2010 but was inadvertently omitted from the fee schedule.
Use Permit Amendment: Family Day Care Homes, Schools, Type I, Type II or associated Landscape Plan	50% of the original fee	Fees for use permit amendments were not previously reflected on the fee schedule. The proposed new fees reflect the staff time spent reviewing such requests.
Use Permit Amendment: Type III or associated Landscape Plan	10% of the original CPHD and 10% of the original DES fees	
Use Permit Amendment: All other or associated Landscape Plan	50% (each) of the original CPHD and DES fees for use permit amendments meeting the criteria for a minor site plan, as defined in Section 36.H.2.b; 100% (each)of the original CPHD and DES fee for use permit amendments meeting the criteria for a major site plan, as defined in Section 36.H.2.a	
Use Permit for creation of VCHPDD with modifications to nonconforming apartments (as in Section 12.B.2, et. seq.)	$1,782 plus DES fee of $1,782	A fee was not identified as part of the Zoning Ordinance Amendment that permitted this use (adopted October 24, 2009). The proposed fee is the same as "Type I Commercial & non-commercial conditional uses"
Use Permit for Comprehensive Sign Plan	$1782	Fee was inadvertently omitted in FY 2010.
Buildability letters requiring plat and deed research and determination letters	$329 Note: fees for buildability letters that do not require plat or deed research will remain $56	Previously the same fee was used for buildability letters and determination letters. The proposed new fee for determination and buildability letters requiring research, reflect the staff time spent reviewing such requests
Temporary Sign Fee	$107 plus $1.25 per sf for any sign exceeding 100 sq. ft.	The adopted fee specifies only fees for permanent signs. The proposed fee is the same for permanent signs.

Table 2: Proposed Fee Increases (Comprehensive). Proposed new fees are highlighted.

ZO SECTION		FY 2010 ADOPTED FEES	PROPOSED FY 2011 FEE (rounded up)
		REZONING	
	Rezoning (Site Area < = 25,000 sq. ft.)		
36.F.3.	"R" Districts	$4,143 Plus DES fee of $1,082	$4,185 plus DES fee of $1,093
36.F.3.	"RA" Districts	$4,143 Plus DES fee of $1,082	$4,185 Plus DES fee of $1,093
36.F.3.	"RA-H", "R-C", "RA-H3.2", and "RA4.8" Districts	$9,411 Plus DES fee of $3,245	$9,506 Plus DES fee of $3,278
36.F.3.	"S", "C" and "M", "MU-VS" and "CP-FBC" Districts	$6,858 Plus DES fee of $3,245	$6,927 Plus DES fee of $3,278
36.F.3.	"C-O" Districts	$14,110 Plus DES fee of $5408	$14,252 Plus DES fee of $5,463
	Rezoning (Site Area > 25,000 sq. ft.)		
36.F.3	"R" Districts	$5,500 Plus DES fee of $2,164	$5,555 Plus DES fee of $2,186
36.F.3.	"RA" Districts	$6,858 Plus DES fee of $3,245	$6,927 Plus DES fee of $3,278
36.F.3.	"RA-H", "R-C", "RA-H3.2", and "RA4.8" Districts	$14,110 Plus DES fee of $5,408	$14,252 Plus DES fee of $5,463
36.F.3.	"S", "C", "M", "MU-VS" and "CP-FBC" Districts	$9,573 Plus DES fee of $3,245	$9,669 Plus DES fee of $5,463
36.F.3.	"C-O" Districts	$14,110 Plus DES fee of $5,408	$14,252 Plus DES fee of $5,463
36.F.3	Rezoning on the County Board's Own Motion	Above fee + $6,858 Plus DES fee of $2,164	Above fee + $6,927 Plus DES fee of $2,186
36.F.3	Rezoning requiring a GLUP Amendment	Above fee + $8,653 Plus DES fee of $4,327	Above fee + $8,740 Plus DES fee of $4,371
36.F.3	Amendment in the public interest	No fee	n/a
		SITE PLAN APPROVALS & AMENDMENTS	
36.H	Phased Development Site Plan	$19,858 plus $120 per acre plus DES fee of $19,858 plus $120 per acre	$20,057 Plus $122 per acre plus DES fee of $20,057 Plus $122 Per acre

ZO SECTION		FY 2010 ADOPTED FEES	PROPOSED FY 2011 FEE (rounded up)
36.H	Final Site Plan (R, RA of less than 25 units, C-2, VCHPDD)	$2,943 Plus $25 per 100 sq. ft. office/commercial plus $109 per unit plus DES $1,082 Plus $11 per 100 sq. ft. office/commercial plus $55 per unit	$2,973 Plus $26 per 100 sq. ft. office/commercial plus $111 Per unit plus DES $1,093 Plus $11 per 100 sq. ft. office/commercial plus $56 Per unit
36.H	Final Site Plan (All other)	$9,411 Plus $25 per 100 sq. ft. office/commercial plus $109 per unit plus $109 per unit plus DES fee of $4,327 plus $11 per 100 sq. ft. office/commercial plus $55 per unit	$9,506 Plus $26 per 100 sq. ft. office/commercial plus $111 Per unit plus $111 Per unit plus DES fee of $4,371 Plus $11 per 100 sq. ft. office/commercial plus $56 Per unit
36.H	Major Site Plan Amendment (R, RA of less than 25 units, C-2, VCHPDD)	$2,943 plus $25 per 100 sq. ft. office/commercial plus $109 per unit plus $109 per hotel unit plus DES fee of $1,082 Plus $11 per 100 sq. ft. office/commercial plus $55 per unit	$2,973 plus $26 per 100 sq. ft. office/commercial plus $111 per unit plus $111 per hotel unit plus DES fee of $1,093 plus $11 per 100 sq. ft. office/ commercial plus $56 per unit
36.H	Major Site Plan Amendments (All other)	$9,411 plus $25 per 100 sq. ft. office/commercial plus $109 per unit plus $109 per hotel unit plus DES fee of $4,327 plus $11 per 100 sq. ft. of office/ commercial plus $55 per unit	$9,506 Plus $26 per 100 sq. ft. office/commercial plus $111 Per unit plus $111 per hotel unit plus DES fee of $4,371 plus $11 per 100 sq. ft. of office/ commercial plus $56 Per unit

ZO SECTION		FY 2010 ADOPTED FEES	PROPOSED FY 2011 FEE (rounded up)
36.H	Minor Site Plan Amendment (R, RA of less than 25 units and C-2)	$2,358 plus $25 per 100 sq. ft. office/commercial plus $109 plus $109 per hotel unit plus DES fee of $1,082 plus $11 per 100 sq. ft. of office/ commercial plus $55 per unit	$2,382 Plus $26 per 100 sq. ft. office/commercial Plus $111 plus $111 Per hotel unit plus DES fee of $1,093 plus $11 per 100 sq. ft. of office/ commercial plus $56 Per unit
	Additional Review Fee (prior to acceptance of application)	$542 per resubmittal after the first resubmittal plus $11 per unit residential $11 per 1,000 sq. ft. nonresidential plus DES fee of $272 plus $6 per unit residential plus $6 per 1,000 sf nonresidential space	$548 per resubmittal after the first resubmittal plus $11 Per unit residential $11 per 1,000 sq. ft. nonresidential plus DES fee of $275 Plus $6 Per unit residential plus $6 per 1,000 sf nonresidential space
36.H	Final 4.1 Plan Review	$1,191 plus $25 per 100 sq. ft. office/commercial plus $109 per unit plus $109 per hotel unit $655 plus $11 per sf of office/commercial space plus $55 per hotel/dwelling unit	$1,203 plus $26 per 100 sq. ft. office/commercial Plus $111 Per unit plus $111 Per hotel unit $662 plus $11 per sf of office/commercial space plus $56 Per hotel/dwelling unit
36.H	Landscape Plan Reviews (TH, Cluster, URD and UCD)	$299 Plus DES fee of $299	$302 Plus DES fee of $302

ZO SECTION		FY 2010 ADOPTED FEES	PROPOSED FY 2011 FEE (rounded up)
36.H	Landscape Plan Reviews (All other)	$542 Plus DES fee of $299	$548 Plus DES fee of $302
36.H	Final Façade Review	$542	$548
	ADMINISTRATIVE CHANGES TO APPROVED SITE PLANS		
36.H	Administrative Changes	$590	$596
36.H	Administrative Changes to Landscape Plan (TH, Cluster)	$55 plus DES fee of $14	$56 plus DES fee of $14
36.H	Administrative Changes to Landscape Plan Changes (All Other)	$650 plus DES fee of $163	$657 plus DES fee of $165
36.H	Administrative Changes to Comprehensive Sign Plans	$109	$111
34.A.3	Administrative Review for Signs	$120	$122
36.H	Admin. Changes to Parking	$650 plus DES fee of $163	$657 Plus DES fee of $165
36.H	Admin. Changes to allow dishes and antennas	$272	$275
36.H	Admin. Changes for Temporary Uses	$650	$657
36.H	Admin. Changes for Outdoor Seating	$272 plus DES fee of $68	$275 Plus DES fee of $69
36.H	Admin Changes for Tenant changes	$109	$111
36.H	Admin Changes for Façade Changes	$650	$657
36.H	Admin Changes for All Other and requests with multiple items	$1,082 plus DES fee of $271	$1,093 Plus DES fee of $274
	USE PERMITS		
36.G.4	Family home day care	$120	$122
36.G.4	Schools (< 100 students)	$137 plus DES fee of $35	$139 Plus DES fee of $36
36.G.4	Schools (>100 students)	$325 plus DES fee of $82	$329 Plus DES fee of $83
36.G.4	Type I: Other (commercial or non-commercial)	$1,764	$1,782
36.G.4	Type II: live entertainment and food delivery	$1,191	$1,203
36.G.4	Type II: public garages	$1,191 plus DES fee of $298	$1,203 Plus DES fee of $301

ZO SECTION		FY 2010 ADOPTED FEES	PROPOSED FY 2011 FEE (rounded up)
36.G.4	Type III: Commercial uses with substantial alternation (including ALL drive-through uses)	$8,220 plus DES fee of $2,055	$8,303 Plus DES fee of $2,076
36.G.4	Use Permit Amendment: Family Day Care Homes, Schools, Type I, II, and associated landscape plans	n/a	50% of the above fees
36.G.4	Use Permit Amendment: Type III and associated landscape plans	n/a	10% of the above fees
34.A.3	Comprehensive Sign Plan	$1,764	$1,782
	Landscape Plan (new submittal)	$542 plus DES fee of $299	$548 plus DES fee of $302
36.G.4	New building construction	$8,220 plus DES fee of $2,055	$8,303 Plus DES fee of $2,076
36.G.4	URD	$2,380 plus $6.00 per dwelling unit, plus DES fee of $1,429	$2,404 Plus $6 per dwelling unit, plus DES fee of $1,444
36.G.4	UCD or CP FBC	$1.20 per square foot, not to exceed $5,842 plus DES fee of $1,429	$1.25 Per square foot, not to exceed $5,901 Plus DES fee of $1,444
12.B.2, 13.B.2, 14.E.2, 15.B.2	Modifications of regulations with creation of VCHPDD in nonconforming apartments	n/a	$1,782
36.G.4	Use permit amendments (all other types) and associated landscape plans	n/a	100% of the above fees for amendments meeting the criteria for a major site plan amendment, as defined in ZO subsection 36.H.2.a.
36.G.4	Use permit amendments (all other types) and associated landscape plans	n/a	50% of the above fees for amendments meeting the criteria for a minor site plan amendment, as defined in ZO subsection 36.H.2.b.
j.	Places of worship or lodges permitting secondary use of parking lots	$299 plus DES fee of $299	$302 Plus DES fee of $302
36.G.4	Administrative changes to approved landscape plans	$55 plus DES fee of $14	$56 plus DES fee of $14
	VARIANCE/USE PERMITS		
36.E.2	Variance or Use Permit for existing single-family residential	$337 plus 20% for each additional subsection	$341 plus 20% for each additional subsection

ZO SECTION		FY 2010 ADOPTED FEES	PROPOSED FY 2011 FEE (rounded up)
36.E.2	New single-family construction/new subdivision	$2,662 plus 20% for each additional subsection	$2,689 plus 20% for each additional subsection
36.E.2	Building Location Error	$4,003	$4,044
36.E.2	All other	$3,316 plus 20% for each additional subsection	$3,350 plus 20% for each additional subsection
36.E.2	Non-profit Organization and non-profit institutional use	$277	$280
36.E.2	Appeals to determination of Zoning Administrator	$542	$548
ADMINISTRATIVELY REVIEWED PERMITS AND REQUESTS			
	Landscape Plan (Administrative Reviews)	$542 Plus DES fee of $299	$548 Plus DES fee of $302
	Requests for Columbia Pike Form-based Code Reviews	$1.20 per square foot not to exceed $5,842 plus DES fee of $1,429	$1.25 Per square foot not to exceed $5,901 Plus DES fee of $1,444
n/a	Dance Hall Permits	$600	NO CHANGE - $600
34.A.1	Sign Permit for permanent signs	$105.00 plus $1.20 per sq. ft. over 100 sq. ft.	$107 plus $1.25 per sq. ft. over 100 sq. ft.
34.A.1	Sign Permit for temporary signs	$105.00 plus $1.20 per sq. ft. over 100 sq. ft.	$107 Plus $1.25 Per sq. ft. over 100 sq. ft.
n/a	Zoning Ordinance	$10/Tabs $14	NO CHANGE - $10/Tabs $14
ZONING COMPLIANCE LETTERS			
36.B.	DMV Letter	$542	$548
36.B.	Verification of compliance	$325	$329
36.B.	Special Agreement Letters	$2,164	$2,186
36.B.	buildability letters (requiring no plat or deed research)	$55	$56
36.B.	Buildability letters (requiring plat or deed research)	$55	$329
36.B.	Determination letters	$55	$329
36.C.	Request for sink letter	$28	$29
36.D.	Request for replacement of lost CO	$28	$29
CERTIFICATE OF OCCUPANCY			
36.D	**Certificates of Occupancy**		
Type II	***Residential, Commercial, Office, Hotel and Industrial Buildings***		
	Master CO (including condo conversion)		
Type II.1.	New Apts, office, commercial and hotel with or without elevators	$2,164 plus $17 per unit	$2,186 Plus $17 Per unit

ZO SECTION		FY 2010 ADOPTED FEES	PROPOSED FY 2011 FEE (rounded up)
Type II.1.	New motels, tourist homes, rooming houses and boarding houses	$542 plus $17 per unit	$548 Plus $17 Per unit
Type II.1.	New one and two-family dwellings	$272	$275
Type II.1.	New TH Projects	$1,082	$1,093
Type II.1.	Change in Ownership – office and commercial	$1,082	$1,093
Type II.1.	Change in Ownership – multi-family, TH	$1,082 plus $22 per unit	$1,093 Plus $22 Per unit
Type II.1.	Change in Ownership -hotels, motels, tourist homes, rooming houses and boardinghouses	$1,082 plus $22 Per unit	$1,093 Plus $22 Per unit
Type II.1.	Condo conversion (with and without elevators)	$1,082 plus $22 per unit	$1,093 Plus $22 Per unit
Type II.1.	Re-inspection fee	$163	$165
Type II.2	**Shell and Core Certificate for Elevator Buildings**		
Type II.2.	New Apts, office, commercial and hotel < 150,000 sq. ft.	$2,164	$2,186
Type II.2.	New Apts, office, commercial and hotel > 150,000 sq. ft.	$2,705	$2,733
Type II.2.	Re-inspection fee	$163	$165
Type II.3	**Partial CO (including change in business or use of an existing structure)**		
Type II.3.	Commercial, Office and Industrial Uses up to 150 sf gfa	$217	$220
Type II.3.	Commercial, Office, Industrial >150 sq. ft. up to 2,000 sq. ft.	$325	$329
Type II.3.	Commercial, Office, Industrial >150 sq. ft. up to 2,000 sq. ft.	$542 per 10,000 sq. ft.	$548 Per 10,000 sq. ft.
Type II.3.	Multiple-family dwellings (apartments and hotels)	$434 plus $22 per unit	$439 Plus $22 Per unit
Type II.3.	Hotels	$434 plus $22 per unit	$439 Plus $22 Per unit
Type II.3.	Townhouse Units	$272 plus $22 per unit	$275 Plus $22 Per unit

ZO SECTION		FY 2010 ADOPTED FEES	PROPOSED FY 2011 FEE (rounded up)
	OTHER TYPES OF CERTIFICATES OF OCCUPANCY		
36.D. Type II.3.	Parking structures associated with office, commercial, apt and hotel	$542 plus $55 per unit	$548 Plus $56 Per unit
Type II.	Re-inspection fee per inspection	$163	$165
Type III.	***Parking Structures – not associated with other uses***	$109 per 5,000 sq. ft.	$111 per 5,000 sq. ft.
Type IV	***Short term activities of Non- Profit organizations***		no fee
Type V	***Family Home Day Care***	$28	$29
Type I	***Flat Fees***		
1	Swimming Pools	$217	$220
2	Parking Lots	$217	$220
3	Vehicle Dealers	$1,082	$1,093
5	Accessory Dwelling Unit	$206	$209
4	Uses not elsewhere specified	$217	$220
6	Re-inspection fee	$163	$165
	SUBDIVISION PLAT REVIEW		
36.K.	Subdivision Plat	$148 base fee plus $81 per lot	$150 Base fee plus $82 Per lot
36.K.	Residential and Commercial condominium plats (<=9 units)	$148	$150
36.K.	Residential and Commercial condominium plats (>9 units)	$295	$298
	New Construction		
36.C.	New SF, TH, Duplex (by-right and site plan)	$542	$548
36.C.	Apts, retail and office (by-right)	$217 plus $109 per 10,000 sq. ft.	$220 Plus $111 per 10,000 sq. ft.
36.C.	All site plan projects (excluding townhouses)	$542 plus $217 per 5,000 sq. ft.	$548 Plus $220 per 5,000 sq. ft.
36.C.	New parking structures and lots (by-right and site plan)	$217 plus $109 per 5,000 sq. ft.	$220 plus $111 per 5,000 sq. ft.
36.C.	Revisions to approved by-right and site plan new construction only projects	$55	$56
36.C.	Revisions to approved site plan new construction only projects - Site Plan	$217	$220
36.C.	**Modifications to Existing Structures**		
	Exterior additions		

ZO SECTION		FY 2010 ADOPTED FEES	PROPOSED FY 2011 FEE (rounded up)
36.C.	SF, TH, duplexes	$109	$111
36.C.	Exterior Mechanical Equipment	$55	$56
36.C.	All other	$325	$329
36.C.	**Interior Alterations**		
36.C.	SF, TH, duplexes, apts	$109	$111
36.C.	All other	$163 per 10,000 sq. ft	$165 Per 10,000 sq. ft.
	Other Types of Building Permits		
	Footing, foundation and excavation		
36.C.	By-right	$55	$56
36.C.	Single Family - site plan	$109	$111
36.C.	All other - site plan	$1,082	$1,093
36.C.	Retaining walls	$55	$56
36.C.	Detached garages and accessory structures	$55	$56
	Demolition Plans		
36.C.	By-right, per site	$109	$111
36.C.	Site Plan, per site	$1,082	$1,093
36.C.	Swimming Pools	$55	$56
36.C.	Satellite dishes, antennae and temporary structures	$82	$83
36.C.	Decks and fences	$55	$56
36.C.	Driveways and on-grade patios	$55	$56
36.C.	Uses not elsewhere specified	$55	$56
	Request for sink letter	$28	$29
36.C.	Accessory Dwelling unit application and permit	$137 plus DES fee of $300 if parking survey required	$139 Plus DES fee of $303 if parking survey required
36.C.	Family Suite application	$31	$32

FISCAL IMPACT: It is estimated that the proposed fee schedule will generate an additional $12,916 in fee revenue for the CPHD Development Fund, $12,647 for the CPHD General Fund, and $1,000 for DES in Fiscal Year 2011. The fee revenue increases have been included in the Fiscal Year 2011 Proposed Budget.

CONCLUSION: The proposed fee increases are intended to further the County's goal of recovering costs associated with reviews and processing and of operating the current planning and zoning administration programs; to ensure improved community review of proposed development; to provide for efficient administration of the Zoning Ordinance; to encourage economic development; and to promote the health, safety, and general welfare of the public. Therefore, it is recommended that the County Board adopt the attached resolution to authorize advertisement of a public hearing by the County Board on the attached fee schedule on March 25, 2010.

RESOLUTION TO AUTHORIZE THE ADVERTISEMENT OF A PUBLIC HEARING ON THE PROPOSED ZONING FEE SCHEDULE FOR THE MARCH 25, 2010, COUNTY BOARD MEETING, TO INCREASE ZONING FEES FOR SIGNS, COMPLIANCE LETTERS, PERMITS, CERTIFICATES OF OCCUPANCY, BOARD OF ZONING APPEALS, AMENDMENTS, USE PERMITS, SITE PLANS, SUBDIVISION PLAT REVIEWS AND DEPARTMENT OF ENVIRONMENTAL SERVICES REVIEW; AND TO PROVIDE FOR EFFICIENT ADMINISTRATION OF THE COUNTY'S ZONING ORDINANCE; TO ENCOURAGE ECONOMIC DEVELOPMENT; AND TO PROMOTE THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC

The County Board of Arlington County hereby resolves to authorize advertisement of a public hearing at the March 25, 2010, County Board meeting to consider adoption of a schedule of zoning fees necessary to provide for:

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING ADMINISTRATION

CONSOLIDATED FEE SCHEDULE FOR APPLICATIONS, VARIOUS PERMITS, BUILDING PERMITS AND SUBDIVISION PLATS

APPLICATION FEES

JULY 1, 2010

REZONING REQUESTS

Rezoning to:	Site Area 25,000 sq. ft or less	Site Area More than 25,000 sq ft
"R" Districts	$4,185 plus $1,093 DES fee	$5,555 plus $2,186 DES fee
"RA" Districts	$4,185 plus $1,093 DES fee	$6,927 plus $3,278 DES fee
"RA-H", "R-C", "RA-H-3.2", "RA4.8"	$9,506 plus $3,278 DES fee	$14,252 plus $5,463 DES fee
"S", "C", "M", "CP-FBC", "MU-VS" Districts	$6,927 plus $3,278 DES fee	$9,669 plus $5,463 DES fee
"C-0" Districts	$14,252 plus $5,463 DES fee	$14,252 plus $5,463 DES fee

Rezonings advertised at applicant's request on the County Board's Own Motion - $6,927, plus the above fee, plus $2,186 DES review fee.

Rezonings with General Land Use Plan (GLUP) Amendment - $8,740, plus the above fee, plus $4,371 DES review fee.

Automation Enhancement Fee – 10% of total fees

Rezoning when accompanied by Site Plan - above fee in addition to applicable Site Plan fee.

Amendment proposed by County Board in public interest - No fee.

SITE PLAN APPROVALS & AMENDMENT

Phased Development Site Plan - $20,057, plus $122 per acre, plus DES fee of $20,057 plus $122 per acre.

Final Site Plans - For Site Plans in "R" & "RA" districts of fewer than 25 units, "C-2" & "Voluntary Coordinated Housing Preservation and Development District (VCHPDD)" - $2,973 plus $26 per 100 sq. ft. of office & commercial space, plus $111 per dwelling unit, plus DES fee of $1,093 plus $11 per 100 sq. ft. office/commercial plus $56 per unit.

Final Site Plans - All other Site Plans - $9,506, plus $26 per 100 sq. ft of office and commercial space; plus $111 per dwelling unit; and $111 per hotel unit plus, DES fee of $4,371 plus $11 per 100 sq. ft. commercial plus $56 per unit.

Major Site Plan Amendments - For Site Plans in "R" & "RA" districts of fewer than 25 units, "C-2" and "VCHPDD" Site Plans - $2,973, plus $26 per 100 sq. ft. of office and commercial space, $111 per dwelling unit, plus $111 per hotel unit, plus DES fee of $1,093 plus $11 per sq. ft. office/commercial plus $56 per unit.

Major Site Plan Amendments - All other site plans - $9,506, plus $26 per 100 per sq. ft office/commercial, $111 per dwelling unit, $111 per hotel unit, plus DES review fee of $4,371 plus $11 per 100 sq. ft. of office/commercial plus $56 per unit.

Minor Site Plan Amendments - $2,382 plus $26 per 100 sq. ft. office/commercial, $111 per dwelling unit, plus $111 per hotel unit plus DES fee of $1,093 plus $11 per 100 sq. ft. of office/commercial plus $56 per unit.

Resubmittal - $548 per resubmittal after the first resubmittal plus $11 per residential unit and $11 per 1,000 sq. ft. nonresidential plus DES fee of $275 plus $6 per residential unit plus $6 per 1,000 sq. ft. of nonresidential space.

Administrative Changes to Approved Site Plans

Administrative Changes - $596 per subsection of the Zoning Ordinance

Landscape Plan Changes for Town House, Cluster, URD's - $56 plus DES fee of $14
Landscape Plan Changes All Other - $657 plus DES fee of $165
Comprehensive Sign Plan - $111 per request
Administrative Change for Signs - $122
Parking Changes - $657 plus DES fee of $165
Satellite dishes and antennas - $275
Temporary Uses - $657
Outdoor Seating - $275 plus DES fee of $69
Tenant Changes - $111
Façade Changes - $657
All Other including items with multiple requests - $1,093 plus DES fee of $274

Automation Enhancement Fee – 10% of total fees (Excluding DES fees)

Final 4.1 Plan Review - $1,203, plus $26 per 100 sq. ft. of office and commercial space, plus $111 per dwelling unit, plus $111 per hotel unit, plus DES fee of $662 plus $11 per 100 square feet of office/commercial plus $56 per unit.

Landscape Plan Review
Town House, Cluster, URD, and UCD - $302 plus DES review fee of $302.
All Other - $548 plus $302 DES fee

Final Façade Plan Review - $548

Automation Enhancement Fee – 10% of total fees (Excluding DES fees)

USE PERMITS

Family Day Care Home (Child Care) - $122.

Schools, including private, elementary, or secondary schools, and kindergartens, nursery schools, child care centers, with a total enrollment that is equal to, or less than, 100 students - $139 plus DES fee of $36

Schools listed above with a total enrollment that exceeds 100 students but is equal to, or less than, 250 students - $329 plus DES fee of $83.

Type I - Commercial & non-commercial conditional uses except Type II - $1,782.

Type II - Live entertainment & food delivery services - $1,203.
Public garages - $1,203 plus DES fee of $301

Type III - Commercial uses that have substantial alteration to structures and sites – All Drive through uses, auto service stations, vehicle repair services - $8,303, plus DES review fee of $2,076.

Use Permit Amendments for:

- Family Day Care Homes, Schools, Type I, Type II and associated Landscape Plans – 50% of the above fees.
- Type III and associated Landscape Plans – 10% of the above fees (each for CPHD and DES fees).

Use Permits for Landscape Plans (new submittal) - $548 plus $302 DES fee

Use Permit for Comprehensive Sign Plan - $1,782

Use Permits including New Construction of a Building - (for any type of use controlled by Use Permit, excluding one-family dwellings under the Unified residential development) New buildings to be constructed for the purposes of conducting the proposed use - $8,303 plus DES fee of $2,076

Unified Residential Development - $2,404 plus $6.00 per housing unit, plus DES review fee of $1,444).

Unified Commercial Development or Columbia Pike Form-based Code - $1.25 per one (1) sq. ft. of gross floor area of the entire building, not to exceed $5,901, plus DES review fee of $1,444.

Modifications to nonconforming apartments with creation of a VCHPDD as permitted in the Zoning Ordinance Section 12.B.2, et. seq. - $1,782 plus DES fee of $1,782.

Use Permit Amendments for all other types of use permits and associated Landscape Plans:

- Amendments meeting the criteria for a major site plan amendment, as defined in the Zoning Ordinance subsection 36.H.2.a. – 100% of the above fees (each for CPHD and DES fees)
- Amendments meeting the criteria for a minor site plan amendment, as defined in the Zoning Ordinance subsection 36.H.2.b. – 50% of the above fees (each for CPHD and DES fees).

Administrative change to approved Landscape Plan - $56 plus DES fee of $14

Places of Worship or Lodges permitting secondary use of parking lots - $302 plus DES fee of $302.

Automation Enhancement Fee – 10% of total fees (Excluding DES fees)

VARIANCES or USE PERMITS

Modification to Existing One-Family Residential - $341 for 1st subsection of the Zoning Ordinance. Each additional subsection is an additional $69. Fees over the base fee will be determined following receipt of the application and must be paid prior to advertising.

New One-Family Dwellings - $2,689 for 1st subsection of the Zoning Ordinance. Each additional subsection is an additional $538.

Building Location Error for New Structures - $4,044. Does not apply to errors in fence or accessory structure placement.

Variances or Use Permits for all other uses - $3,350 for 1st subsection of the Zoning Ordinance. Each additional subsection is an additional $670.

Variances Applications made by Non-profit Organizations & for Non-profit Institutional Uses - $280.

Appeals to Determinations of the Zoning Administrator - $548

Automation Enhancement Fee – 10% of total fees

FEES FOR ADMINISTRATIVELY-REVIEWED PERMITS AND REQUESTS

Landscape Plan (new submittal) - $548 plus DES fee of $302

Columbia Pike FBC - $1.25 per square foot not to exceed $5,901 plus DES fee of $1,444

Dance Hall Permits - $600 per year

Home Occupation Permits - No fee as long as Arlington residency is maintained

Permits for Signs - $107 plus $1.25 per sq. ft. for any sign exceeding 100 sq. ft. in size.

Zoning Compliance Letters –

- Letter to DMV - $548
- Verification of Compliance - $329
- Special Agreement Letters - $2,186
- Buildability letter (requiring no deed or plat research) - $56
- Buildability letter (requiring deed or plat research) - $329
- Determination letter - $329
- Sink letters - $29
- Lost certificates of occupancy - $29

Automation Enhancement Fee – 10% of total fees

Zoning Ordinance - $10.00 (Tabs $14.00)

CERTIFICATES OF OCCUPANCY

RESIDENTIAL, COMMERCIAL, OFFICE, HOTEL AND INDUSTRIAL BUILDINGS

Master Certificate of Occupancy (including Condo Conversion)

a. New apartments, office, commercial and hotel with or without elevators - $2,186 plus $17 per unit

b. New tourist homes, rooming houses and boardinghouses - $548 plus $17 per unit.

c. One- and two-family dwellings - $275

d. New town house projects (site work) - $1,093

e. Change in ownership of office and commercial - $1,093

f. Change in ownership of apartments and hotels - $1,093 plus $22 per unit.

g. Condo Conversions - $1,093 plus $22 per unit

h. Re-inspection fee - $165 per inspection

Shell and Core Certificate for Elevator Buildings

New apartments, office, commercial and hotel

(1) Up to 150,000 square feet of gross floor area - $2,186

(2) Over 150,000 square feet of gross floor area - $2,733

(3) Re-inspection fee - $165 per inspection

Certificate for Partial Occupancy (including change in business or use of an existing structure)

a. Office and commercial

(1) Up to 150 square feet of gross floor area (desk space) - $220

(2) Over 150 square feet of gross floor area and up to 2,000 square feet of gross floor area - $329

(3) Over 2,000 square feet of gross floor area - $548 per 10,000 square feet of gross floor area or fraction thereof.

b. Apartments and hotels - $439 plus $22 per unit

c. Town house units - $275 plus $22 per unit.

OTHER TYPES OF CERTIFICATES OF OCCUPANCY

Parking Structures associated with office, commercial, apartments and hotels
$548 plus $56 per 5,000 sq. ft.
Re-inspection fee - $165 per inspection

Parking Structures not associated with other uses - $111 per 5,000 sq. ft.

Short-term Activities of Nonprofit Organizations - No fee.

Family Day Care Homes for One (1) to Nine (9) Children - $29

Flat Fees

Swimming pools - $220

Parking lots - $220

Vehicle dealerships; new, used, and rentals - $1,093

Accessory Dwelling units - $209

Uses not elsewhere specified (including all temporary uses) - $220

Reinspection Fee - $165

Automation Enhancement Fee – 10% of total fees

SUBDIVISION PLAT REVIEW

a. Subdivision Plat: Base fee of $150, plus $82 per lot.

b. Residential and Commercial Condominium Plats: Base fee of $150 for 9 units or less; $298 for 10 or more units.

FEES for BUILDING PERMIT REVIEW by the ZONING OFFICE

TYPE OF CONSTRUCTION	FEE
New Construction	
New Single-Family, Town Houses, Duplexes	$548 per dwelling unit
By-right Development, including Apartments, Retail & Offices	$220 plus $111 per 10,000 sq. ft. gross floor area or fraction thereof
All Site Plan Projects	$548 plus $220 per 5,000 sq. ft. gross floor area or fraction thereof
New Parking Structures & Lots	$220 plus $111 per 5,000 sq. ft. gross floor area or fraction thereof
Revisions to approved plans for new construction By-right Site Plan	 $56 $220
Modifications to Existing Structures	
Exterior Additions - Single-Family, Town House, Two-family	$111
Exterior Mechanical Equipment	$56
Exterior Alterations - All Other	$329
Interior Alterations - Single-Family Dwellings, Town House, Two-family	$111
Interior Alterations - All Other	$165 per 10,000 sq. ft. gross floor area or part thereof
Other Types of Building Permits	
Footing & Foundation, & Excavation	
By-right	$56
Site Plan	
Single Family	$111
All Other	$1,093
Retaining Walls	$56
Detached Garages & Accessory Structures	$56
Demolition Plans - By-right	$111
Demolition Plans - Site Plan	$1,093
Swimming Pools	$56
Temporary Structures (e.g. Fireworks Stands), satellite dish antennae	$83
Decks and fences	$56
Driveways, On-grade Patios	$56
Uses not elsewhere specified	$56
Request for sink letter	$29
Accessory Dwelling unit application and permit	$139 plus DES fee of $303 if parking survey is required
Family Suite Application	$32
Automation Enhancement Fees	**10% of total fees**