



## ARLINGTON COUNTY, VIRGINIA

<p style="text-align: center;"><b>County Board Agenda Item Meeting of April 19, 2008</b></p>
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**DATE:** March 26, 2008

**SUBJECT:** Amendments to Section 34. Nameplates, Signs, and Other Displays or Devices to Direct, Identify, and Inform and to Section 36. Administration and Procedures of the Zoning Ordinance to increase zoning fees to adjust for inflation.

**C. M. RECOMMENDATION:**

Adopt the attached ordinance to amend, reenact and recodify Section 36 and Section 34 of the Arlington County Zoning Ordinance to increase zoning fees necessary 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, zoning fees in the Department of Community Planning, Housing and Development (DCPHD) and the Department of Environmental Services (DES) are being raised 3.3% to adjust for inflation.

**SUMMARY:** The Zoning review fee schedule changes in this report are proposed for the Fiscal Year (FY) 2009 Budget. Fees for building permits, certificates of occupancy, variances, rezonings, applications and miscellaneous fees were last increased effective in October 2007, with the implementation of the CPHD Enterprise Fund authorized in the FY 2008 Budget. Fees for Use Permits and Subdivision Plat Reviews were last increased effective in July 2007 and July 2006, respectively, as part of a three-year cycle of fee increases previously followed. The increases are intended to further the County's goal of recovering the costs of reviews and processing as well as operating the Current Planning and Zoning Administration programs in the Planning Division. The proposed changes in this report include fee increases for all zoning fees found in Sections 34 and 36 of the Zoning Ordinance. The rate of inflation over the last year was three and three-tenths percent (3.3%), and was applied to all fees except Subdivision Plat Review fees. Subdivision Plat Review fees were raised six and two-tenths percent (6.2%), reflecting the inflation rate since these fees were last raised in FY 2007. The 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, 2008 if approved by the County Board.

**BACKGROUND:** In previous years, zoning fee increases were implemented on a three-year cycle established by the County Board. As part of the approved FY 2008 budget, the County signaled a move toward an Enterprise Fund approach, whereby fees would be increased

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PLA-4936

significantly in order to achieve full cost recovery. In September 2007, the County Board authorized creation of an Enterprise Fund that includes the Inspections Division and the Planning Division's Zoning Section, and addressed the development demands placed on the DCPHD'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 a County Board work session will be scheduled in Spring of 2008 to assess its implementation. Starting with FY 2009, inflation increases will be implemented on an annual basis to all fees rather than on the three-year cycle previously followed. The following table shows the previous cycle of fee increases as well as increases implemented with the Enterprise Fund fee structure changes and the proposed fee increases for FY 2009:

Year	Fee Effective Date	Increase	Type of Fee Increase
FY 2006	July 1, 2005	\$5.00 (3.3%-50% increase) (3-yr Inflation Rate = 9.2%)	Building Permit applications (Sections 36.C.4.a, b, and c)
FY 2007	July 1, 2006	9.9% (3-yr inflation rate)	Certificates of Occupancy and Subdivision Plat Review applications (Sections 36.D, 36.K)
FY 2008	July 1, 2007	8.7% (3-yr inflation rate)	Signs, Rezoning, Compliance Letters, Variances, Use Permits and Site Plans (Sections 34.A, 36.B, 36.E.2, 36.F.3, 36.G.4 and 36.H.12)
Enterprise Fund Implementation	October 1, 2007	Various	Signs, Interpretation and General Administration, Building Permits, Certificates of Occupancy, Variances and Appeals, Amendments, Use Permits and Site Plans (Sections 34.A, 36.B, 36.C.4, 36.D, 36.E., 36.F.3, 36.G.4 and 36.H.12)
FY 2009 (proposed - annual increase)	July 1, 2008	3.3% (1-yr inflation rate); 6.2% for Subdivision Plat Reviews only (2-yr inflation rate)	All Zoning Fees: Building Permits, Certificates of Occupancy, Variances, Appeals, Rezoning, Applications, Miscellaneous fees, Use Permits, and Subdivision Plat Review fees (Sections 34 and 36)

The fee for Sign Permits in Section 34.A.1. of the Zoning Ordinance was proposed to be increased from sixty dollars (\$60) to one hundred dollars (\$100) with the Enterprise Fund fee structure changes. However, Section 34. was inadvertently omitted from the resolution to adopt the changes. The previously proposed increase is proposed at this time.

**DISCUSSION:** The proposed increases for all fees except for Subdivision Plat Review Fees are based on an inflation adjustment for the past year of three and three-tenths percent (3.3%). Staff proposes raising the fees approximately three and three-tenths percent (3.3%) to ten percent (10%); the fee increases will not result in more revenue than the cost of providing the services. Rounding for numbers has been done upward to the nearest dollar. Existing fees that are at or below ten dollars (\$10) were raised by approximately ten percent (10%) (the larger percentage increase is due to rounding). Subdivision Plat Review fees in Section 36.K of the zoning ordinance were last raised in FY 2007. These fees were increased six and two-tenths percent (6.2%) to reflect the combined inflation rate over the past two years. The modified fee schedule would become effective on July 1, 2008, if approved by the County Board.

In addition, the proposed amendment updates Sign Permit fees in Section 34. of the Zoning Ordinance, which were proposed to be increased with the Enterprise Fund fee structure changes, but inadvertently omitted from the resolution authorizing the changes.

The proposed fee schedule changes are listed below. The following fees support the Enterprise Fund: Building Permit fees, Certificate of Occupancy fees, Variance/Use Permit fees, Miscellaneous fees and Subdivision Plat Review fees. Rezoning fees, Site Plan fees and Use Permit fees support Current Planning activities. Specific changes can be found in the attached proposed ordinance language that shows deletions by cross-outs and additions by underlining.

**Public Process:** The proposed Zoning Ordinance Amendment was reviewed by the Zoning Committee of the Planning Commission (ZOCO) at meetings on January 20, 2008 and February 19, 2008. ZOCO members indicated that an inflationary increase in fees is a reasonable request. However, there was a request for data regarding efficiency improvements in the permitting process since the Enterprise Fund was implemented. Staff provided a summary of targeted timelines for permitting for new commercial and residential buildings and for plan review for commercial buildings, as compared to prior wait times. Improvements to Permits Plus and recruitment of new staff are underway. The Planning Commission voted to recommend the proposed fee increases at the March 3, 2008 Meeting.

**PROPOSED ZONING FEE CHANGES**

**Proposed Fee Increases (Enterprise Fund Fees)**

<b>ZO Section</b>	<b>PROPOSED BUILDING PERMIT FEES</b>	<b>Existing</b>	<b>Proposed (3.3% increase)</b>
<b>New Construction</b>			
C.4.a	SF, TH, Two Family (by-right)	\$500	\$517
C.4.a	Apts, commercial, office and hotel (by-right)	\$200 plus \$100 per 10,000 sq. ft.	\$207 plus \$104 per 10,000 sq. ft.
C.4.a	All site plan projects	\$500 plus \$200 per 5,000 sq. ft.	\$517 plus \$207 per 5,000 sq. ft.
C.4.a	New parking structures and lots	\$200 plus \$100 per 5,000 sq. ft.	\$207 plus \$104 per 5,000 sq. ft.
<b>Modifications to Existing Structures</b>			
<b>Exterior additions</b>			
C.4.b.	SF, TH Two-family	\$100	\$104
C.4.b.	Exterior Mechanical Equipment	\$50	\$52
C.4.b.	All other	\$300	\$310
C.4.b.	<b>Interior Alterations</b>	\$50	\$52
C.4.b.	SF, TH Two-family	\$100	\$104

<b>ZO Section</b>	<b>PROPOSED BUILDING PERMIT FEES</b>	<b>Existing</b>	<b>Proposed (3.3% increase)</b>
C.4.b.	All other	\$150	\$155
		per 10,000 sq. ft	per 10,000 sq. ft
	<b>Other Types of Building Permits</b>		
	<b>Footing, foundation and excavation</b>		
C.4.c	By-right	\$50	\$52
C.4.c	Single Family - site plan	\$100	\$104
C.4.c	All other - site plan	\$1,000	\$1,033
C.4.c	Retaining walls	\$50	\$52
C.4.c	Decks and fences	\$50	\$52
C.4.c	Detached garages and accessory structures	\$50	\$52
	<b>Demolition Plans</b>		
C.4.c	By-right	\$100	\$104
C.4.c	Site Plan	\$1,000	\$1,033
C.4.c	Swimming Pools	\$50	\$52
C.4.c	Satellite dishes, antennae and temp structures	\$75	\$78
C.4.c	Driveways and on-grade patios	\$50	\$52
C.4.c	Revisions to approved by-right and site plan new construction only projects	\$50	\$52
C.4.c	Revisions to approved site plan new construction only projects Site Plan	\$200	\$207
C.4.c	Uses not elsewhere specified	\$50	\$52
C.4.c	Request for sink letter	\$25	\$26

<b>36.D</b>	<b>PROPOSED CO FEE SCHEDULE</b>	<b>Current</b>	<b>Proposed (3.3% increase)</b>
36.D	<b>Certificates of Occupancy</b>		
Type I	<b>Flat Fees</b>		
1	Swimming Pools	\$200	\$207
2	Parking Lots	\$200	\$207
3	Motor Vehicle Dealers	\$1,000	\$1,033
4	Other Uses (including all temporary uses)	\$200	\$207
5	Re-inspection fee	\$150	\$155
Type II	<b>Residential, Commercial, Office, Hotel and Industrial Buildings</b>		
	<b>Master CO (including condo conversion)</b>		
1.a.	New Apts, office, commercial and hotel With or without elevators	\$2,000 plus	\$2,066 plus
		\$15 per unit	\$16 per unit
c.	New one and two-family dwellings	\$250	\$259
d.	New TH Projects	\$1,000	\$1,033
b.	New motels, tourist homes, rooming houses and boardinghouses	\$500 plus \$15 per unit	\$517 plus \$16 per unit
e.	Change in Ownership – office and commercial	\$1,000	\$1,033

f & g.	Change in Ownership	\$1,000	\$1,033
	– multi-family, TH -- hotels, motels	plus \$20 per unit	plus \$21 per unit
h.	Condo conversion (with and without elevators)	\$1,000 plus \$20 per unit	\$1,033 plus \$21 per unit
i.	Re-inspection fee	\$150 per inspection	\$155 per inspection
Type II.2	<b>Shell and Core</b>		
Type II.2.a.(1)	New Apts, office, commercial and hotel < 150,000 sq. ft.	\$2,000	\$2,066
II.2.a.(2)	New Apts, office, commercial and hotel > 150,000 sq. ft.	\$2,500	\$2,583
II.2.b.	Re-inspection fee	\$150 each re-inspection	\$155 each re-inspection
Type II.3	<b>Partial CO (including change in business or use of an existing structure)</b>		
a.(1)	Office and commercial <150 sq. ft.(desk space)	\$200	\$207
a.(2)	Office and commercial >150 sq. ft. up to 2,000 sq. ft.	\$300	\$310
a.(3)	Office and commercial > 2,000 sq. ft.	\$500 per 10,000 sq. ft.	\$517 per 10,000 sq. ft.
b. and c.	Apts and hotels	\$400 plus \$20 per unit	\$414 plus \$21 per unit
e.	Parking structures associated with office, commercial, apt and hotel	\$500 plus \$50 per 5,000 sq. ft.	\$517 plus \$52 per unit
d.	TH	\$250 plus \$20 per unit	\$259 plus \$21 per unit
f.	Re-inspection fee	\$150 per inspection	\$155 per inspection
Type III.	<b>Parking Structures – not associated with other uses</b>	\$100 per 5,000 sq. ft.	\$104 per 5,000 sq. ft.
Type IV	<b>County Owned Facilities and Non Profits</b>	N/A	
Type V	<b>Family Home Day Care</b>	\$25	\$26
4	Request for replacement of lost CO	\$25	\$26

36.E.	<b>VARIANCE/USE PERMIT FEES</b>	<b>Existing</b>	<b>Proposed (3.3% increase)</b>
36.E.2.a.	<b>Appeals</b>		

a.	Determination of Zoning Administrator	\$500	\$517
b.	Modification to existing one-family residential	\$310 plus 20% for each additional subsection	\$321 plus 20% for each additional subsection
c.	New one-family residential	\$2,460 plus 20% for each additional subsection	\$2,542 plus 20% for each additional subsection
d.	Non-profit Organization	\$255	\$264
e.	Building Location Error	\$3,700	\$3,823
f.	All other	\$3,065 plus 20% for each additional subsection	\$3,167 plus 20% for each additional subsection

<b>PROPOSED REZONING FEES</b>		<b>Current</b>	<b>Proposed (3.3% increase)</b>
<b>Rezoning (Site Area &lt; 25,000 sq. ft.)</b>			
36.F.3.a.	“R” Districts	\$3,830 plus \$1,000 DES	\$3,957 Plus \$1,033 DES
36.F.3.a.	“RA” Districts	\$3,830 plus \$1,000 DES	\$3,957 plus \$1,033 DES
36.F.3.a.	“RA-H”, “R-C”, “RA-H3.2”, and “RA4.8” Districts	8700 plus \$3,000 DES	\$8,988 plus \$3,099 DES
36.F.3.a.	“S”, “C” and “M” Districts	\$6,340 plus \$3,000 DES	\$6,550 plus \$3,099 DES
36.F.3.a.	“C-O” Districts	\$13,045 plus \$5,000 DES	\$13,476 plus \$5,165 DES
<b>Rezoning (Site Area &gt; 25,000 sq. ft.)</b>			
36.F.3.a.	“R” Districts	\$5,085 plus \$2,000 DES	\$5,253 plus \$2,066 DES
36.F.3.a.	“RA” Districts	\$6,340 plus \$3,000 DES	\$6,550 plus \$3,099 DES
36.F.3.a.	“RA-H”, “R-C”, “RA-H3.2”, and “RA4.8” Districts	\$13,045	\$13,476

		plus \$5,000 DES	Plus \$5,165 DES
36.F.3.a.	“S”, “C” and “M” Districts	\$8,850 plus \$3,000 DES	\$9,143 Plus \$3,099 DES
36.F.3.a.	“C-O” Districts	\$13,045 plus \$5,000 DES	\$13,476 Plus \$5,165 DES
36.F.3.b.	<b>Rezoning on the County Board’s Own Motion</b>	Above fee + \$6,340  plus \$2,000 DES	Above fee + \$6,550  Plus \$2,066 DES
c.	Amendment in the public interest	no fee	no fee
36.F.3.d.	<b>Rezoning requiring a GLUP Amendment</b>	Above fee + \$8,000 plus \$4,000 DES	Above fee + \$8,264 Plus \$4,132 DES

	APPLICATION FEES	Existing	Proposed (3.3% increase)
36.H.12	Phased Development Site Plan	\$18,360 plus \$110 per acre plus DES fee of \$18,360 plus \$110 per acre	\$18,966 plus \$114 per acre plus DES fee of \$18,966 plus \$114 per acre
36.H.12	Final Site Plan (R, RA of less than 25 units, C-2, VCHPDD)	\$2,720 plus \$22 per 100 sq. ft. office/commercial plus \$100 per unit plus DES fee of \$1,000 plus \$10 per 100 sq. ft. office/commercial plus	\$2,810 plus \$23 per 100 sq. ft. office/commercial plus  \$104 per unit plus DES fee of \$1,033 plus \$11 per 100 sq. ft. office/commercial plus

	APPLICATION FEES	Existing	Proposed (3.3% increase)
		\$50 per unit	\$52 per unit
36.H.12	Final Site Plan (All other)	\$8,700 plus \$22 per 100 sq. ft. office/commercial plus \$100 per unit plus \$100 per hotel unit plus DES fee of \$4,000 plus \$10 per 100 sq. ft. office/commercial plus \$50 per unit	\$8,988 plus \$23 per 100 sq. ft. office/commercial plus \$104 per unit plus \$104 per unit plus DES fee of \$4,132 plus \$11 per 100 sq. ft. office/commercial plus \$52 per unit
36.H.12	Major Site Plan Amendment (R, RA of less than 25 units, C-2, VCHPDD)	\$2,720 plus \$22 per 100 sq. ft. office/commercial plus \$100 per unit plus \$100 per hotel unit plus DES fee of \$1,000 plus \$10 per 100 sq. ft. office/ commercial plus \$50 per unit	\$2,810 Plus \$23 per 100 sq. ft. office/commercial Plus \$104 per unit plus \$104 per hotel unit plus DES fee of \$1,033 Plus \$11 per 100 sq. ft. office/ commercial plus \$52 per unit
36.H.12	Major Site Plan Amendments (All other)	\$8,700 plus \$22 per 100 sq. ft. office/commercial plus \$100 per unit plus	\$8,988 Plus \$23 per 100 sq. ft. office/commercial Plus \$104 per unit plus

	APPLICATION FEES	Existing	Proposed (3.3% increase)
		\$100 per hotel unit plus DES fee of \$4,000 plus \$10 per 100 sq. ft. of office/ commercial plus \$50 per unit	\$104 per hotel unit plus DES fee of \$4,132 plus \$11 per 100 sq. ft. of office/ commercial plus \$52 per unit
36.H.12	Minor Site Plan Amendment	\$2,180 plus \$22 per 100 sq. ft. office/commercial plus \$100 per unit plus \$100 per hotel unit plus DES fee of \$1,000 plus \$10 per 100 sq. ft. of office/ commercial plus \$50 per unit	\$2,252 plus \$23 per 100 sq. ft. office/commercial plus \$104 per unit plus \$104 per hotel unit plus DES fee of \$1,033 plus \$11 per 100 sq. ft. of office/ commercial plus \$52 per unit
36.H.12.	Final 4.1 Plan Review	\$1,100 plus \$22 per 100 sq. ft. office/commercial plus \$100 per unit plus \$100 Per hotel unit plus DES fee of \$605 plus \$10 per sf of office/commercial space plus \$50 per hotel/dwelling unit	\$1,137 plus \$23 per 100 sq. ft. office/commercial plus \$104 per unit plus \$104 Per hotel unit plus DES fee of \$625 plus \$11 per sf of office/commercial space plus \$52 per hotel/dwelling unit
36.H.12	Administrative Changes	\$545	\$563
	<b>Additional Review Fee</b>	\$500	\$517

	<b>APPLICATION FEES</b>	<b>Existing</b>	<b>Proposed (3.3% increase)</b>
		per resubmittal after the first resubmittal plus \$10 per unit residential and \$10 per 1,000 sq. ft. nonresidential plus DES fee of \$250 plus \$5 per unit residential plus \$5 per 1,000 sf nonresidential space	per resubmittal after the first resubmittal plus \$11 per unit residential \$11 per 1,000 sq. ft. nonresidential plus DES fee of \$259 Plus \$6 per unit residential plus \$6 per 1,000 sf nonresidential space
36.H.12	Administrative Changes to Landscape Plan (TH, SF Cluster and URDs)	\$50	\$52
36.H.12	Administrative Changes to Landscape Plan Changes (All Other)	\$600	\$620
36.H.12	Administrative Changes to Comprehensive Sign Plans	\$100	\$104
36.H.12	Admin. Changes to Parking	\$600	\$620
36.H.12	Admin. Changes to allow dishes and antennas	\$250	\$259
36.H.12	Admin. Changes for Temporary Uses	\$600	\$620
36.H.12	Admin. Changes for Outdoor Seating	\$250	\$259
36.H.12	Admin Changes for Tenant changes	\$100	\$104
36.H.12	Admin Changes for Façade Changes	\$600	\$620
36.H.12	Admin Changes for All Other and requests with multiple items	\$1,000	\$1,033
36.H.12	Landscape Plan Reviews (TH, Cluster, URD and UCD)	\$275 plus \$275 DES fee	\$285 plus \$285 DES fee
36.H.12	Landscape Plan Reviews (All other)	\$500 plus \$275 DES fee	\$517 plus \$285.00 DES fee
36.H.12	Final Façade Review	\$500	\$517

	<b>PROPOSED MISC FEE CHANGES</b>	<b>Existing</b>	<b>Proposed (3.3 % increase)</b>
34.A.1	<b>Sign Permit</b>	\$60* plus \$1.10	\$100 Plus \$1.15

	<b>PROPOSED MISC FEE CHANGES</b>	<b>Existing</b>	<b>Proposed (3.3 % increase)</b>
		per sq. ft. over 100 sq. ft.	per sq. ft. over 100 sq. ft.
34.A.3	Comprehensive Sign Plan (not increased with EF)	\$1,630	\$1,684
34.A.3	Administrative Review for Signs (not increased with EF)	\$110	\$114
	<b>Zoning Interpretation</b>		
36.B.	Verification of compliance	\$300	\$310
36.B.	DMV Letter	\$500	\$517
36.B.	Special Agreement Letters	\$2,000	\$2,066
36.B.	Determination/buildability letters	\$50	\$52

\*Fee proposed to be increased to \$100 with enterprise fee structure changes, however, Section 34. was not addressed in the resolution to adopt the changes (Attachment D of the County Board Report from September 8, 2007). The previously proposed increase is proposed at this time.

**Proposed Fee Increases (fees not raised with the Enterprise Fund fees)**

<b>G.</b>	<b>USE PERMITS</b>	<b>Existing</b>	<b>Proposed (3.3 % increase)</b>
G.4.a.	Family home day care	\$110	\$114
b.	Schools (< 100 students)	\$125	\$130
c.	Schools (>100 students)	\$300	\$310
d.	Other (commercial or non-commercial)	\$1,630	\$1,684
e.	Commercial uses with substantial alternation	\$7,600	\$7,851
		plus DES fee of \$660	\$682
f.	live entertainment, public garages and food delivery	\$1,100	\$1,137
g.	New building construction	\$7,600	\$7,851
h.	URD	\$2,200 plus \$5.50 per dwelling unit plus DES fee of \$1,320	\$2,273 \$5.70 \$1,364
i.	UCD or CP FBC	\$1.10 per sf gfa, not to exceed	\$1.15
		\$5,400 plus DES fee of \$1,320	\$5,579 \$1,364
j.	places of worship or lodges permitting secondary use of parking lots	\$275	\$285

Note: Subdivision Plat Review Fees were last raised in FY 2007 (effective July 1, 2006. Inflation increase for the last two years is 6.2%)

<b>K.</b>	<b>Subdivision Plat Review</b>	<b>Existing</b>	<b>Proposed (6.2% increase)</b>
K.1.a.	Subdivision Plat	\$132	\$141

		plus \$72 per lot	Plus \$77 per lot
K.1.b.	Residential and Commercial condominium plats (≤9 units)	\$132	\$141
K.1.b.	Residential and Commercial condominium plats (>9 units)	\$264	\$281

**FISCAL IMPACT:** It is estimated that the proposed fee schedule will generate an additional \$90,847 in fee revenue for the DCPHD fees and \$11,159 for the DES in fee revenue in Fiscal Year 2009. The fee revenue increases have been included in the Fiscal Year 2009 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 ordinance to amend, reenact and recodify Section 34 and Section 36 of the Arlington County Zoning Ordinance.

**AN ORDINANCE TO AMEND, REENACT AND RECODIFY SECTION 34. NAMEPLATES, SIGNS, AND OTHER DISPLAYS OR DEVICES TO DIRECT, IDENTIFY, AND INFORM, AND SECTION 36. ADMINISTRATION AND PROCEDURES, OF THE ARLINGTON COUNTY ZONING ORDINANCE TO INCREASE FEES FOR SIGNS, REZONING, COMPLIANCE LETTERS, VARIANCES, USE PERMITS, SITE PLANS, BUILDING PERMITS, CERTIFICATES OF OCCUPANCY AND SUBDIVISION PLAT REVIEWS.**

Be it ordained that Section 34 and Section 36 of the Arlington County Zoning Ordinance is hereby amended, reenacted and recodified as follows to increase zoning fees necessary 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:

**SECTION 34. NAMEPLATES, SIGNS, AND OTHER DISPLAYS OR DEVICES TO DIRECT, IDENTIFY, AND INFORM**

\* \* \*

**A. Administration.**

1. A sign permit shall be obtained from the Zoning Administrator before any sign or advertising is erected, displayed, replaced, or altered so as to change its overall dimensions (except any sign listed in subsection E. of this section). Every application for a sign permit shall be accompanied by plans showing the area of the sign, the size, and design proposed; the method of lighting, if any; and the exact location proposed for the sign. A sign permit for a permanent sign shall be approved or rejected within five (5) work days. Upon request, a statement of the reasons for denial of a sign permit shall be provided within thirty (30) days after rejection. A sign permit for any temporary sign that requires a permit shall be approved or rejected within twenty-four (24) hours of the receipt of a sign permit application. If the permit is denied, the reason for the denial will be given orally, with a written reason provided within five (5) days, if requested. Every sign for which a permit is issued, except temporary signs, shall have the permit number and the date of issuance affixed thereon in letters one (1) inch high at the bottom right-hand corner. A fee of ~~sixty (\$60.00)~~ one hundred (\$100.00) dollars shall be paid for a sign permit for a permanent sign, plus one dollar and ~~ten fifteen~~ cents (\$1.15) per square foot for any sign exceeding one hundred (100) square feet in size.
2. Prohibited signs and other signs not identified in this section shall not be permitted by variances.
3. Special exceptions: A comprehensive sign plan may be approved by use permit or site plan approval as provided in Section 36. The comprehensive sign plan shall establish the placement of signs, the hours of lighting, the height of signs, the total number of square feet of sign surface, and the number of signs to be placed on a site. Every application for a comprehensive sign plan shall be accompanied by a fee of one thousand six hundred ~~thirty dollars (\$1,630.00)~~ eighty-four dollars (\$1684.00). In addition, every application for an administrative review request for signs shall be accompanied by a fee of one hundred ~~ten dollars (\$110.00)~~ fourteen dollars (\$114.00).

\* \* \*

**SECTION 36. ADMINISTRATION AND PROCEDURES**

\* \* \*

**B. Interpretation and General Administration.**

\* \* \*

The Zoning Administrator may provide a written statement of the current classification of a property, the uses permitted in said classification, and verification of compliance with the Zoning Ordinance. The application for such a statement from the Zoning Administrator shall be accompanied by a fee of three hundred ten dollars (~~\$310.00~~) (~~\$300.00~~). Applications for letters to the Virginia Department of Motor Vehicles regarding new and used motor vehicle sales and rental lots shall be accompanied by a fee of five hundred seventeen dollars \$517 (~~\$500~~). Requests for special agreement letters and supplemental documentation for financing, settlements, court cases, and the like shall be accompanied by a fee of two thousand sixty-six dollars (\$2,066) (~~\$2,000~~). Requests for determination of lot buildability shall be accompanied by a fee of fifty-two dollars (\$52) (~~\$50~~).

(Ord. No. 89-10, 5-13-89; Ord. No. 92-13, 4-25-92; Ord. No. 95-9, § 4-29-95; Ord. No. 98-11, 7-1-98; Ord. No. 01-8, 4-21-01; 4-24-04; 10-1-07)

**C. Permits.**

\* \* \*

4. Every application for a building permit that is required under this section of the Zoning Ordinance shall be accompanied by a fee as follows:

a. *New Construction:*

New single-family, townhouses, duplexes (by-right and site plan)	<del>\$500</del> <u>\$517</u> per dwelling unit
By-right development, including apartments, retail, and offices	<del>\$200</del> <u>\$207</u> plus <del>\$100</del> <u>\$104</u> per 10,000 square feet gross floor area or fraction thereof
Site plan projects, including office, residential, hotel, commercial and institutional uses (excluding townhouses)	<del>\$500</del> <u>\$517</u> plus <del>\$200</del> <u>\$207</u> per 5,000 square feet gross floor area or fraction thereof
New parking structures and lots (by-right and site plan)	<del>\$200</del> <u>\$207</u> plus <del>\$100</del> <u>\$104</u> per 5,000 square feet gross floor area or fraction thereof

b. *Modifications to Existing Structures:*

Exterior Additions	
Single-Family, town houses, duplexes	\$100 <u>\$104</u>
All Other	\$300 <u>\$310</u> flat fee
Exterior mechanical equipment	\$50
Interior Alterations:	\$50 <u>\$52</u>
Single-family dwellings, town houses, duplexes, apartments	\$100 <u>\$104</u>
All Other	<del>\$150</del> <u>\$155</u> per 10,000 square feet gross floor area or part thereof

c. *Other Types of Building Permits:*

- Footing and foundation, and excavation – by-right...~~\$50~~ \$52
- Footing and foundation, and excavation single –family – site plan...~~\$100~~ \$104
- Footing and foundation, and excavation all other – site plan...~~\$1000~~ \$1,033
- Retaining walls . . . . ~~\$50~~ \$52
- Decks and fences . . . . ~~\$50~~ \$52
- Detached garages and accessory buildings . . . . ~~\$50~~ \$52
- Demolition Plans:
  - By-right construction, per site . . . . ~~\$100~~ \$104
  - Site plan construction, per site . . . . ~~\$1000~~ \$1,033
- Swimming pools . . . . ~~\$50~~ \$52
- Satellite dish, antennae, temporary structures (e.g. fireworks stands) . . . . ~~\$75~~ \$78
- Driveways, on-grade patios . . . . ~~\$50~~ \$52
- Revisions to approved by-right and site plan new construction only projects . . . . ~~\$50~~ \$52
- Revisions to approved site plan new construction only projects . . . ~~\$200~~ \$207
- Uses not elsewhere specified . . . . ~~\$50~~ \$52
- Requests for sink letters shall be accompanied by a fee of twenty-five dollars.....  
(~~\$25~~ \$26)

d. The following additional fee shall apply to each permit:

1. A 10% automation enhancement surcharge.

(10-1-07)

**D. Certificates of Occupancy.**

\* \* \*

*Type I. Flat Fees:*

1. Swimming pools: ~~\$200~~ \$207
2. Parking lots: ~~\$200~~ \$207 .
3. Motor vehicle dealerships: New, Used- and Rentals: ~~\$1000~~ \$1,033
4. Uses not elsewhere specified: ~~\$200~~ \$207 .
5. Re-inspection fee: ~~\$150~~ \$155 for each re-inspection.

*Type II. Residential, Commercial, Office, Hotel and Industrial Buildings:*

1. Master Certificate of Occupancy. A master certificate of occupancy (M.C.O.) shall be required for the entire building and site work. Except for certificates for shell and core and partial occupancy, as defined in paragraphs 2. and 3. below, no other certificate of occupancy is required if the M.C.O. can be approved and issued prior to any occupancy of the building. A request for a certificate for partial occupancy of a building may be made after the filing of the applications for the M.C.O. and the certificates of occupancy described in paragraph 2. below have been issued, if applicable. The fee for the M.C.O. shall be as follows:
  - a. New multiple-family dwellings, commercial, office, industrial and hotel buildings with elevators or without elevators: ~~\$2,000~~ \$2,066 plus ~~\$15~~ \$16 per unit.
  - b. New motels, tourist homes, rooming houses and boardinghouses: ~~\$500~~ \$517 plus ~~\$15~~ \$16 per unit.
  - c. One- and two-family dwellings: ~~\$250~~ \$259.
  - d. New town house projects (site work) ~~\$1,000~~ \$1,033.
  - e. Change in ownership of commercial, office and industrial buildings: ~~\$1,000~~ \$1,033
  - f. Change in ownership of multiple-family dwellings with and without elevators and town houses (rental units): ~~\$1,000~~ \$1,033 plus ~~\$20~~ \$21 per unit.
  - g. Change in ownership of hotels, motels, tourist homes, rooming houses and boardinghouses: ~~\$1,000~~ \$1,033 plus ~~\$20~~ \$21 per unit.
  - h. Multiple-family dwellings with and without elevators converting to condominiums or cooperatives: ~~\$1,000~~ \$1,033 plus ~~\$20~~ \$21 per unit.
  - i. Re-inspection fee: ~~\$150~~ \$155 for each re-inspection.
2. Shell and Core Certificate for Elevator Buildings. Prior to any approval of a request for a certificate for partial occupancy of any new elevator building or a multiple-family dwelling with elevator(s) converting to condominiums or a cooperative, the owner shall have filed a request for a master certificate of occupancy and shall have been issued a certificate of occupancy for the shell and core of the building. No shell and core certificate of occupancy shall be issued until the building support systems such as the fire alarm system, elevators, restrooms, ventilating system and exit-ways have been inspected and approved. The fee for a shell and core certificate shall be as follows:
  - a. New multiple-family dwellings, commercial, industrial, office and hotel buildings, and multiple-family dwellings converting to condominiums or cooperatives:
    - (1) Up to one hundred fifty thousand (150,000) square feet of gross floor area: ~~\$2,000~~ \$2,066
    - (2) Over one hundred fifty thousand (150,000) square feet of gross floor area: ~~\$2,500~~ \$2,583
  - b. Re-inspection fee: ~~\$150~~ \$155 for each re-inspection.
3. Certificate for Partial Occupancy. A request for a certificate for partial occupancy of a multiple-family dwelling or hotel and tenant space for an office, commercial or industrial building may be made; however, no certificate for partial occupancy shall be issued unless the space is approved for occupancy and the master

certificate of occupancy or the shell and core certificates of occupancy for the building have been issued. The fee for certificate for partial occupancy shall be as follows:

- a. Commercial, office and industrial uses:
  - (1) Up to one hundred fifty (150) square feet of gross floor area (desk space): ~~\$200~~ \$207
  - (2) Over one hundred fifty (150) square feet of gross floor area and up to two thousand (2,000) square feet of gross floor area: ~~\$300~~ \$310
  - (3) Over two thousand (2,000) square feet of gross floor area: ~~\$500~~ \$517 per ten thousand (10,000) square feet of gross floor area or fraction thereof.
- b. Multiple-family dwellings: ~~\$400~~ \$414 plus ~~\$20~~ \$21 per unit.
- c. Hotels: ~~\$400~~ \$414 plus ~~\$20~~ \$21 per unit.
- d. Town house units: ~~\$250~~ \$259 plus ~~\$20~~ \$21 per unit.
- e. Parking structures associated with office, commercial, apartment and hotel: ~~\$500~~ \$517 plus ~~\$50~~ \$52 per 5,000 square feet.
- f. Re-inspection fee: ~~\$150~~ \$155 for each re-inspection.

*Type III. Parking Structures* (not associated with other uses): ~~\$100~~ \$104 per 5,000 square feet of gross floor area or fraction thereof.

*Type IV. County Owned, Operated and/or Sponsored Facilities and Activities and Short-term Activities of Nonprofit Organizations:* No fee.

*Type V. Family Day Care Homes for One (1) to Nine (9) Children:* ~~\$25~~ \$26

4. Requests for replacement of a lost Certificate of Occupancy shall be accompanied by a fee of twenty five dollars (~~\$25~~ \$26).
5. A 10% automation enhancement surcharge shall be applied to each permit above.

(7-1-73; 2-21-76; Ord. No. 83-17, 7-1-83; Ord. No. 84-4, 2-4-84; Ord. No. 84-16, 6-2-84; Ord. No. 90-7, 7-1-90; Ord. No. 93-15, 7-27-93; Ord. No. 94-12, 4-23-94; Ord. No. 97-5, 4-12-97; Ord. No. 00-10, 4-13-00; Ord. No. 01-13, 6-9-01; 10-1-07)

## **E. Board of Zoning Appeals; Variances and Appeals.**

\* \* \*

2. Every appeal from a determination of the Zoning Administrator and every application for a variance shall be filed in writing with the Zoning Administrator. The time of the public hearing is determined by the Board of Zoning Appeals. The filing fee shall be as follows:
  - a. Appeals from a determination of the Zoning Administrator -- ~~\$500~~ \$517.
  - b. Variances or Use Permits for existing single-family residential -- Three hundred ~~twenty-one ten~~ dollars (~~\$310~~ \$321) for the first subsection of the Zoning Ordinance being modified. Each additional subsection to be modified will be an additional fee of twenty percent (20%) of the base fee.
  - c. Variances or Use Permits for single-family new construction/resubdivision for new construction - Two thousand ~~five hundred forty-two four hundred sixty~~ dollars (~~\$2,460~~ \$2,542) for the first subsection of the Zoning Ordinance being

modified. Each additional subsection to be modified will be an additional fee of twenty percent (20%) of the base fee.

- d. Variance or Use Permit applications from nonprofit organizations and for nonprofit institutional uses -- Two hundred ~~sixty-four~~ fifty five dollars (~~\$255~~ \$264 ).
- e. Variances or Use Permits for a building location error, defined as a request for an "as-built" variance when a new structure is not built in accordance with the approved plans – Three thousand ~~eight hundred twenty-three~~ seven hundred dollars (~~\$3,700~~ \$3,823).
- f. Variances or Use Permits for all other uses – Three thousand ~~one hundred sixty-seven~~ sixty five dollars (~~\$3,065~~ \$3,167) for the first subsection of the Zoning Ordinance being modified. Each additional subsection to be modified will be an additional fee of twenty percent (20%) of the base fee.
- g. A 10% automation enhancement surcharge shall be applied to each application above.

\* \* \*

**F. Amendments.**

\* \* \*

- 3. Every application for such amendment shall be accompanied by a filing fee as follows:
  - a. On a request of an owner or contract owner applying for an amendment to be heard at a regular zoning hearing:

An Amendment for Rezoning To:	Site Area 25,000 Sq. Ft. or Less	Site Area More Than 25,000 Sq. Ft.
“R” Districts	<del>\$3,830</del> <u>\$3,957</u> plus \$1,000 <u>\$1,033</u> DES fee	<del>\$5,085</del> <u>\$5,253</u> plus \$2,000 <u>\$2,066</u> DES fee
“RA” Districts	<del>\$3,830</del> <u>\$3,957</u> plus \$1,000 <u>\$1,033</u> DES fee	<del>\$6,340</del> <u>\$6,550</u> plus \$3,000 <u>\$3,099</u> DES fee
“RA-H,” “R-C,” “RA-H.3.2” and “RA4.8” Districts	<del>\$8,700</del> <u>\$8,988</u> plus \$3,000 <u>\$3,099</u> DES fee	<del>\$13,045</del> <u>\$13,476</u> plus \$5,000 <u>\$5,165</u> DES fee
“S,” “C” and “M” Districts	<del>\$6,340</del> <u>\$6,550</u> plus \$3,000 <u>\$3,099</u> DES fee	<del>\$8,850</del> <u>\$9,143</u> plus \$3,000 <u>\$3,099</u> DES fee
“C-O” Districts	<del>\$13,045</del> <u>\$13,476</u> plus \$5,000 <u>\$5,165</u> DES fee	<del>\$13,045</del> <u>\$13,476</u> plus \$5,000 <u>\$5,165</u> DES fee

- b. For applicants applying to the County Board for an amendment on its own motion: Above fee schedule, plus six thousand ~~five hundred fifty three hundred forty~~ five hundred fifty dollars (~~\$6,340~~ \$6,550) plus two thousand ~~sixty-six~~ sixty-six dollars (~~\$2,000~~ \$2,066) for the Department of Environmental Services.
    - c. When the County Board proposes an amendment in the public interest: No fee.

- d. When an application for rezoning requires consideration of a general land use plan amendment: Above fee schedule plus eight thousand two hundred sixty-four (~~\$8,000~~ \$8,264) plus four thousand one hundred thirty-two dollars (~~\$4,000~~ \$4,132) for Department of Environmental Services review.
- e. When an application for rezoning is accompanied by an application for a site plan: Above fee schedule plus the applicable site plan fee.
- f. A 10% automation enhancement surcharge shall be applied to each application.

\* \* \*

(5-1-71; 6-30-71; 2-5-72; 6-5-79; 6-9-79; Ord. No. 89-10, 5-13-89; Ord. No. 91-19, 5-14-91; Ord. No. 92-13, 4-25-92; Ord. No. 95-9, § 4-29-95; Ord. No. 98-11, 7-1-98; Ord. No. 00-13, 5-20-00; Ord. No. 01-7, 4-21-01; Ord. No. 01-8, 4-21-01; 10-1-07)

### G. Use Permits.

\* \* \*

- 4. Written application for a use permit shall be filed with the Zoning Administrator. An application for Unified Residential Development approval shall comply with applicable portion of Administrative Regulation 4.11, Unified Residential Development Use Permit Approval Procedure, as amended. Use Permits shall be heard at the first regular meeting of each month, except the County Board may establish, on its own motion, another time for the use permit hearing, which hearing may be at any County Board meeting.
  - a. Requests for family home day care use permits shall be accompanied by a fee of one hundred fourteen ~~ten~~ dollars (~~\$110~~ \$114).
  - b. Schools, including private, elementary, or secondary schools, and kindergartens, nursery schools, child care centers, and any other programs regulated by Chapter 52 of the Arlington County Code with a total enrollment that is equal to, or less than, 100 students shall be accompanied by a fee of one hundred thirty ~~twenty-five~~ dollars (~~\$125~~ \$130).
  - c. Schools, including private, elementary, or secondary schools, and kindergartens, nursery schools, child care centers, and other programs regulated by Chapter 52 of the Arlington County Code with a total enrollment that exceeds 100 students but is equal to, or less than, 250 students shall be accompanied by a fee of three hundred ten dollars (~~\$300~~ \$310).
  - d. Every other application for a noncommercial or commercial use, except requests that include construction of a new building for the purposes of conducting the use and requests for commercial uses that include substantial alteration of structures or sites (which shall include alterations affecting more than fifty (50) percent of the total floor area of the structure, resulting in the expansion of the first floor plan by more than twenty (20) percent or resulting in the disturbance of more than fifty (50) percent of the site), requests for restaurants with drive-through windows, requests for automobile service stations with or without vehicle repair service, or requests for live entertainment, public garages and food delivery

- services, shall be accompanied by a fee of one thousand six hundred eighty-four ~~thirty~~ dollars (~~\$1,630~~ \$1,684).
- e. Requests for commercial uses that include substantial alteration to structures and site, restaurants with drive-through windows, or automobile service stations with or without vehicle repair services shall be accompanied by a fee of seven thousand eight hundred fifty-one ~~six hundred~~ dollars (~~\$7,600~~ \$7,851), plus six hundred sixty dollars (\$660) for the Department of Environmental Services review.
  - f. Requests for live entertainment, public garages and food delivery services shall be accompanied by a fee of one thousand one hundred thirty-seven dollars (~~\$1,400~~ \$1,137).
  - g. Requests for use permits of any type that include construction of a new building, excluding one-family dwellings under the Unified residential development, for the purposes of conducting the proposed use shall be accompanied by a fee of seven thousand eight hundred fifty-one ~~six hundred~~ dollars (~~\$7,600~~ \$7,851).
  - h. Requests for use permits for Unified Residential Development shall be accompanied by a fee of two thousand two hundred seventy-three dollars (~~\$2,200.00~~ \$2,273) per use permit, plus five dollars seventy ~~fifty~~ cents (~~\$5.50~~ \$5.70) per dwelling unit plus one thousand three hundred sixty-four ~~twenty~~ dollars (~~\$1,320~~ \$1,364) for the Department of Environmental Services review.
  - i. Requests for use permits for Unified Commercial Development or Columbia Pike Form-based Code shall be accompanied by a fee of one dollar and ten ~~ten~~ fifteen cents (~~\$1.10~~ \$1.15) per one (1) square foot of the gross floor area of the entire building, not to exceed five thousand five hundred seventy-nine ~~four hundred~~ dollars (~~\$5,400~~ \$5,579) plus one thousand three hundred sixty-four ~~twenty~~ dollars (~~\$1,320~~ \$1,364) for the Department of Environmental Services review.
  - j. Requests for use permits filed by places of worship or lodges permitting secondary use of parking lots that are accessory to these uses, as specified in Section 33.A.8. of the Zoning Ordinance, shall be accompanied by a fee of two hundred eighty-five ~~seventy-five~~ dollars (~~\$275~~ \$285).
  - k. A 10% automation enhancement surcharge shall be applied to each application above.

The time of the hearing shall be the first regular meeting of each month, except the County Board may establish, on its own motion, another time for the use permit hearing, which hearing may be at any County Board meeting.

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## H. Site Plan Approval.

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12. *Application Fees:* Every application for a phased development or final site plan approval for any major project or minor site plan amendment shall be accompanied by a fee in accordance with the following schedule:

Phased Development Site Plan	<del>\$18,360</del> <u>\$18,966</u> plus <del>\$110</del> <u>\$114</u> per acre of site area, plus Department of Environmental Services review fee of <del>\$18,360</del> <u>\$18,966</u> plus <del>\$400</del> <u>\$114</u> acre of site area
Final Site Plan (R, RA less than 25 units and C-2)	<del>\$2,720</del> <u>\$2,810</u> plus <del>\$22</del> <u>\$23</u> per 100 square feet of commercial and office space and <del>\$100</del> <u>\$104</u> per unit, plus Department of Environmental Services review fee of <del>\$1,000</del> <u>\$1,033</u> plus <del>\$40</del> <u>\$11</u> per 100 square feet of commercial and office space plus <del>\$50</del> <u>\$52</u> per unit
Final Site Plan (All other)	<del>\$8,700</del> <u>\$8,988</u> plus <del>\$22</del> <u>\$23</u> per 100 square feet commercial and office space and <del>\$100</del> <u>\$104</u> per dwelling unit and <del>\$100</del> <u>\$104</u> per hotel unit plus Department of Environmental Services review fee of <del>\$4,000</del> <u>\$4,132</u> plus <del>\$40</del> <u>\$11</u> per 100 square feet of office and commercial space plus <del>\$50</del> <u>\$52</u> per unit
Major Site Plan Amendments (R, RA of less than 25 units and C-2)	<del>\$2,720</del> <u>\$2,810</u> plus <del>\$22</del> <u>\$23</u> per 100 square feet of commercial and office space and <del>\$100</del> <u>\$104</u> per dwelling unit and <del>\$100</del> <u>\$104</u> per hotel unit, plus Department of Environmental Services review fee of <del>\$1,000</del> <u>\$1,033</u> plus <del>\$40</del> <u>\$11</u> per 100 square feet of office and commercial space plus <del>\$50</del> <u>\$52</u> per hotel unit and dwelling unit
Major Site Plan Amendments (all other)	<del>\$8,700</del> <u>\$8,988</u> plus <del>\$22</del> <u>\$23</u> per 100 square feet of commercial and office space and <del>\$100</del> <u>\$104</u> per dwelling unit and <del>\$100</del> <u>\$104</u> per hotel unit, plus Department of Environmental Services review fee of <del>\$4,000</del> <u>\$4,132</u> plus <del>\$40</del> <u>\$11</u> per 100 square feet of office and commercial space plus <del>\$50</del> <u>\$52</u> per hotel unit and

	dwelling unit
Minor Site Plan Amendment	<del>\$2,180</del> <u>\$2,252</u> plus <del>22</del> <u>\$23</u> per 100 square feet of commercial and office space and <del>\$100</del> <u>\$104</u> per dwelling unit and <del>\$100</del> <u>\$104</u> per hotel unit, plus Department of Environmental Services review fee of <del>\$1,000</del> <u>\$1,033</u> plus <del>\$40</del> <u>\$11</u> per 100 square feet of office and commercial space plus <del>\$50</del> <u>\$52</u> per hotel unit and dwelling unit
Final 4.1 Plan Review	<del>\$1,100</del> <u>\$1,137</u> plus <del>\$22</del> <u>\$23</u> per 100 square feet of commercial and office space, and <del>\$100</del> <u>\$104</u> per dwelling unit and <del>\$100</del> <u>\$104</u> per hotel unit, plus Department of Environmental Services review fee of <del>\$605</del> <u>\$625</u> plus <del>\$40</del> <u>\$11</u> per 100 square feet of office and commercial space plus <del>\$50</del> <u>\$52</u> per hotel unit and dwelling unit
Additional Review Fee	<del>\$500</del> <u>\$517</u> per resubmittal after the first resubmittal plus <del>\$40</del> <u>\$11</u> per unit residential and <del>\$40</del> <u>\$11</u> per 1,000 square feet of nonresidential space plus Department of Environmental Services review fee of <del>\$250</del> <u>\$259</u> plus <del>\$5</del> <u>\$6</u> per unit residential plus <del>\$5</del> <u>\$6</u> per 1,000 square feet of nonresidential space
Administrative Changes	Five hundred forty-five dollars ( <del>\$545</del> <u>\$563</u> ) per request per subsection
Administrative Changes to landscape plans (TH and cluster)	<del>\$50</del> <u>\$52</u>
Administrative Changes to landscape plan (all other)	<del>\$600</del> <u>\$620</u>
Administrative Changes to comprehensive sign plans	<del>\$100</del> <u>\$104</u>
Administrative Changes to parking	<del>\$600</del> <u>\$620</u>
Administrative Changes to allow dishes and antennas	<del>\$250</del> <u>\$259</u>
Administrative Changes for temporary uses	<del>\$600</del> <u>\$620</u>

Administrative Changes for outdoor seating	\$ <del>250</del> <u>\$259</u>
Administrative Changes for tenant changes	\$ <del>100</del> <u>\$104</u>
Administrative Changes for façade changes	\$ <del>600</del> <u>\$620</u>
Administrative Changes for all other and requests with multiple items	\$ <del>1,000</del> <u>\$1,033</u>
Landscape Plan reviews (TH, Cluster and URDs)	\$ <del>275</del> <u>\$285</u> plus \$ <del>275</del> <u>\$285</u> Department of Environmental Services review fee
Landscape Plan Reviews (All other)	\$ <del>500</del> <u>\$517</u> plus \$ <del>275</del> <u>\$285</u> Department of Environmental Services review fee
Final Façade Review	\$ <del>500</del> <u>\$517</u>
Automation Enhancement	A 10% automation enhancement surcharge shall be applied to each application above.

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#### K. Subdivision Plat Review.

1. Every subdivision plat submitted for review for compliance with the Zoning Ordinance or site plan conditions shall be accompanied by a fee in accordance with the following schedule:
    - a. *Subdivision plat*--Base fee of one hundred ~~forty-one~~ thirty-two dollars (~~\$132.00~~ \$141), plus seventy-~~seven~~ two dollars (~~\$72.00~~ \$77) per lot.
    - b. *Residential and commercial condominium plats*--Base fee of one hundred ~~forty-one~~ thirty-two dollars (~~\$132.00~~ \$141) for nine (9) units or less; two hundred ~~eighty-one~~ sixty-four dollars (~~\$264.00~~ \$281) for ten (10) or more units.
- (Ord. No. 94-12, 4-23-94; Ord. No. 97-5, 4-12-97; Ord. No. 00-10, 4-13-00)

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