

**WATERVILLE TOWNSHIP
ZONING CERTIFICATE FEE SCHEDULE**

This Zoning Certificate Fee Schedule was approved by the Waterville Township Board of Trustees on **December 21, 2022**, pursuant to the authority vested therein by the Waterville Township Zoning Resolution, Sections 13.5 and 15.2 and may be amended from time to time.

CHANGE OF ZONING DISTRICT

Change to:	(Minimum/Maximum)
Suburban Residential	\$75.00 per acre (\$400.00/\$2,500.00)
Rural Residential	\$75.00 per acre (\$400.00/\$750.00)
Single Family Residential	\$100.00 per acre (\$750.00/\$4,000.00)
Multi-Family Residential	\$150.00 per acre (\$1,000.00/no maximum)
Neighborhood Commercial	\$250.00 per acre (\$1,000.00/\$2,500.00)
General Commercial	\$300.00 per acre (\$1,500.00/\$5,000.00)
Office Commercial	\$250.00 per acre (1,000.00/\$2,500.00)
Mixed Use Business	\$250.00 per acre (\$5,000.00/no maximum)
Industrial Office Research	\$250.00 per acre (\$5,000.00/no maximum)
General Industrial	\$350.00 per acre (\$5,000.00/no maximum)

SIGN CERTIFICATE

Off Premise Sign	\$10,000.00
Residential	\$50.00
Commercial	\$100.00
Rt. 64 Overlay District	\$250.00 (Would require review of the Architectural Review Board.)

SOLAR PANEL CERTIFICATE

Residential	\$100.00 (Home Owner)
Commercial	\$500.00 (Commercial) (Owns business, ie. Sautters)
Industrial	\$1,250.00 (Set-Up to generate funds.) Requires site plan review.

WIND TURBINE CERTIFICATE

Residential	\$100.00 (Home Owner)
Commercial	\$500.00 (Commercial) (Owns business, ie. Sautters)
Industrial	\$1,250.00 (Set-Up to generate funds.) Requires site plan review.

ZONING CERTIFICATE FOR NEW CONSTRUCTION

Residential:	(Minimum/Maximum)
Single Family Structure	\$250.00 per unit (N/A)
Multi-Family Structure	\$100.00 per unit (\$400.00/\$5,000.00)
Accessory Building	
200 Sq. Ft. or Fewer	No permit required. (Would match county.)
201 – 1000 Sq. Ft.	\$100
1001 – 3000 Sq. Ft.	\$200
Over 3000 Sq. Ft.	\$300
Swimming Pool (above ground)	\$100.00 (N/A)
Swimming Pool (in ground)	\$300.00 (N/A)
Tennis Court	\$300.00 (N/A)
Pond	\$300.00 (N/A)
Fence	\$50.00 (N/A)
Home Occupation	\$100.00 (N/A)
Commercial:	
Structure (under 10,000 SF)	\$1,500.00
Structure (over 10,000 SF < 25,000)	\$2,000.00
Structure (over 25,000 SF)	\$3,000.00
Accessory Building (1,000 SF or less)	\$250.00
Accessory Building (over 1,000 SF)	\$500.00
Pond	\$750.00
Fence	\$250.00
Telecommunication tower	\$1,250.00

ZONING CERTIFICATE FOR ALTERATION CONSTRUCTION

Residential:	(Minimum/Maximum)
Single Family Structure	\$125.00 per unit (N/A)
Multi-Family Structure (per building)	\$75.00 per unit (\$150.00/\$1,500.00)
Accessory Building (1,000 SF or less)	\$50.00 (N/A)
Accessory Building (over 1,000 SF)	\$150.00 (N/A)
Commercial:	
Structure (under 10,000 SF)	\$750.00
Structure (over 10,000 SF < 25,000 SF)	\$1,250.00
Structure (over 25,000 SF)	\$1,750.00
Accessory Building (1,000 SF or less)	\$150.00 (N/A)
Accessory Building (over 1,000 SF)	\$250.00 (N/A)

CONDITIONAL USES

Tier 1 Conditional Use Fee: (\$1,250.00)

- Airport or aircraft landing field
- Borrow pit
- Institutional health care facility
- Small wind turbine (Commercial)
- Telecommunication tower (Residential)
- Manufactured home park
- Nursing home
- Coliseums, stadiums, and similar facilities seating more than (1,000)
- Commercial recreation facilities
- Health care clinic
- Hotels and motels
- Restaurants/Lounges

Tier 2 Conditional Use Fee: (\$2,500.00)

- Large scale retail project
- Movie theaters
- Manufacturing
- Adult oriented uses
- Extraction industries
- Landfill
- Waste disposal facility

All other conditional uses not listed or analogous under Tier 1 or Tier 2: (\$300.00)

Amendment of existing conditional use permit fee is one half of original application fee.

PLANNED UNIT DEVELOPMENT

Residential PUD	\$2,000.00
Commercial PUD	\$2,500.00
Industrial PUD	\$3,500.00

SITE PLAN REVIEW

Residential \$300.00

Commercial \$1,000.00

(Site plans submitted for review in conjunction with another proceeding for which a fee is charged hereunder are not subject to this site plan review fee.)

SUPPLEMENTARY USE CERTIFICATE (SECTION 4.20, 4.21 & 4.22)

Manufactured home sales \$1,250.00

Motor vehicle salvage and junk yards \$1,250.00

FEES FOR LOCATION IN OVERLAY DISTRICT

The following fees apply to multi-family and non-residential new and alteration construction within one of the overlay districts:

New Construction:

Route 64 Overlay District \$2,500.00

U.S. 24 Scenic Corridor Overlay District \$1,000.00

Alteration Construction:

Alteration construction certificate fee is one half of original application fee.

APPLICATIONS TO BZA FOR VARIANCES AND APPEALS

Agricultural and Residential Zoned Property \$300.00

All Other Districts \$600.00

MISCELLANEOUS FEES

Publications:

Hard copy of Zoning Resolution \$10.00

Hard copy of Land Use Plan \$35.00

PENALTY FEES, APPEALS AND ESTABLISHMENT OF FEE BY ZONING INSPECTOR

- A. The commencement of any improvement without obtaining a certificate and payment of the fee assessed therefore is a violation of Waterville Township Zoning Resolution. Violators shall pay the certificate fee pursuant to this Zoning Certificate Fee Schedule, plus an amount equal to 200% of the certificate fee.
- B. All fees assessed by this Zoning Certificate Fee Schedule are within the jurisdiction of the Board of Zoning Appeals and the Board is authorized to hear appeals and grant relief as it shall deem appropriate.
- C. The fee for any required certificate, not specifically set by this Zoning Certificate Fee Schedule, shall be established by the Zoning Inspector with reference to the closest analogous fee, as the Zoning Inspector shall determine.

OTHER

- A. Headings used in this Zoning Certificate Fee Schedule are for organizational purposes only and shall not be used to construe the meaning of substantive terms of this Zoning Certificate Fee Schedule.
- B. All fees assessed by this Zoning Certificate Fee Schedule include review by the Architectural Review Board, if required.
- C. In the case of application for a certificate involving mixed uses, the applicable fee shall be the sum of the fees chargeable for each separate use. (For example: An application for a mixed use development containing 10 acres of neighborhood commercial zoning and 20 acres of multi-family would be charged a fee of \$5,500.00. The fee for the same 30 acre development under PUD zoning would be \$4,500.00.)

Non PUD zoning:

10 acres neighborhood commercial	\$2,500.00
20 acres multi-family	<u>\$3,000.00</u>
Total fee	\$5,500.00

PUD zoning:

10 acres neighborhood commercial PUD	\$2,500.00
20 acres multi-family PUD	<u>\$2,000.00</u>
Total fee	\$4,500.00

D. In the case of an application for any combination of certificates for which fees have been established under this Zoning Certificate Fee Schedule, all applicable fees shall be assessed. (For example: An application for general commercial zoning on a 10 acre site, with a structure between 10,000 SF and 25,000 SF, an accessory building <1,000 SF and a Tier 1 special use permit would have a total fee in the amount of \$6,000.00)

10 acres general commercial	\$3,000.00
Structure >10,000 SF/<25,000 SF	\$1,500.00
Accessory building <1,000 SF	\$ 250.00
Tier 1 special use	<u>\$1,250.00</u>
Total fee	\$6,000.00

E. In addition to the fees established by this Zoning Certificate Fee Schedule, the Township has the right to collect as additional fees, reimbursement for any professional services necessarily incurred on account of any application, prior to the issuance of a zoning certificate.