

BAINBRIDGE TOWNSHIP ZONING APPLICATION FEES

Effective - June 27, 2023

**BUILDINGS STRUCTURES AND USES STARTED PRIOR TO ISSUANCE
OF A ZONING CERTIFICATE****FEES ARE SUBJECT TO BEING TRIPLED**

RESIDENTIAL USE APPLICATIONS(*)	Fees
New Dwelling Unit(s)	\$500.00 - single family detached \$500.00 + \$200.00 per unit - multi family/townhouse/apartments
Addition to a Dwelling Unit	\$75.00
Accessory Building Detached	\$100.00 - covered/roofed structures
Accessory Structures and Uses	\$50.00 per structure including but not limited to decks, patios, sidewalks, driveways, parking areas, fences, ponds, and pools.
Home Occupation	\$100.00
Structural Alterations not involving expansion or substantial reconstruction	\$50.00
Revisions to approved Zoning Certificates	\$50.00
Temporary buildings, structures and uses	\$50.00
NON-RESIDENTIAL USE APPLICATIONS(*)	Fees
New construction or substantial reconstruction and additions not inclusive of accessory structures, parking lots and signage	\$200.00 + \$.20 per square foot of floor area per floor measured to outside walls
New development plans for which approval is inclusive of primary building(s) and accessory structures including but not limited to accessory buildings, parking lots, driveways, signage, fencing, site plans and landscape plans which are processed as a single application. All proposed accessory structures must be shown on the plans.	\$200.00 + \$.20 per sq.' of floor area per story of buildings measured to outside walls + fees for each accessory structure included as a part of the plan approvals.
Revisions to approved Zoning Certificates	1/2 the original application fee - (min. \$100.00/max \$500.00)
Alterations not involving building footprint expansion or substantial reconstruction (includes tenant finishes and/or interior buildout)	\$200.00
Use/Occupancy/Change of Occupancy	\$200.00
Accessory Structures - including fences, walks and flag poles	\$100.00
Parking lot and driveway alterations	\$200.00
Temporary buildings, structures and uses	\$100.00

SIGNAGE APPLICATIONS(*)	Fees
Wall signs	\$200.00
Ground Signs (Freestanding) including temporary construction signs	\$300.00
Home Occupation	\$100.00
Home Owner Association Signs	Fee Waived
Auxillary/Temporary Signage including Menu Boards/Directional Signs for Drive-thru Facilities, Sandwich Boards, Window Signs and all other signs requiring a zoning certificate	\$100.00
Billboards	\$1,000.00
BOARD OF ZONING APPEALS HEARING FEES(*)	Fees
Area variances - Residential uses	\$150.00
Non-residential area variances including substitutions and expansions of non-conforming uses	\$300.00
Sign Variances	\$300.00
Use Variances	\$1,000.00
New Conditional Use Applications as listed in the zoning resolution	\$1,000.00
Conditional Use Applications for renewal, ownership change or modifications to previously approved conditional uses	\$300.00
Appeal Alleging Error by Zoning Inspector	\$300.00
ZONING COMMISSION(*)	Fees
Zoning Amendment applications	\$1,000.00 plus costs of Court Reporters for public hearings
TELECOMMUNICATION TOWERS(*)	Fees
Permitted Uses	\$200.00
Conditional uses	\$1,000.00
Variance in a permitted district	\$300.00
BLASTING APPLICATION(*)	Fees
One time fee per blasting contractor per year	\$1,000.00 (includes first certificate to blast)
Subsequent zoning certificates for each blast after first	\$50.00

DEVELOPMENT PLANS AND ZONING APPLICATIONS SUBJECT TO CONSENT JUDGMENT ENTRY # 21M000337 (CJE)*

Preliminary Development Plan (PDP) Review	\$250.00 per acre (see Design Guidelines)
Final Development Plan Review	\$1,000.00 per acre (see Design Guidelines)
Zoning Applications for residential dwelling unit(s)	See Residential Use Applications fees above
Zoning Applications for accessory structures to single family residential dwellings.	See Residential Use Applications fees above
Zoning certificates for Non-residential use buildings and structures	See Non-Residential Use Application fees above
Zoning applications for accessory buildings and structures to development other than a single family dwelling	See Non-Residential Use Application fees above
Signage	See Signage Application Fees above
Accessory structures permitted by the CJE but not addressed above	\$100.00

ADMINISTRATIVE AND REVIEW FEES*

Additional fees	* Applicants are responsible for all additional costs incurred beyond the minimum fees as set forth above. Additional costs are defined as, but not limited to certified mailing expenses, newspaper advertisements, and/or associated professional services as deemed necessary by the township to facilitate plan reviews and hearings by the Zoning Inspector, the Board of Zoning Appeals, the Zoning Commission and the Board of Trustees.
Township consultant for professional services.	Minimum initial deposit: \$5,000.00. Shall be replenished as necessary.
All fees shall be paid at the time of application submittal.	Fees are not refundable after legal notices are sent or posted.