



The Zoning Division provides service to the community by interpreting, administering, and enforcing the ACZO.

ZONING DIVISION FEE SCHEDULE

Consolidated Fees Applications, Permits, and Subdivision Plats

Adopted as of July 1, 2022

Notes to the fee schedule:

- **A 10% Automation Enhancement Fee** will be assessed on the total of Zoning Fees charged. *DES fees are not* assessed the Automation Enhancement Fee.
- **References to “Special Exception” fees** refer to site plans and County Board approved use permits.

ADMINISTRATIVE CHANGES

		Fees
APPROVED SITE PLANS:	<i>Per subsection of the Zoning Ordinance</i>	\$668
	<i>Façade Changes</i>	\$735
	<i>Outdoor Seating</i>	\$308 <i>plus \$76 DES fee</i>
	<i>Parking Changes</i>	\$735 <i>plus \$180 DES fee</i>
	<i>Temporary Uses</i>	\$735
	<i>Tenant Changes</i>	\$125
SIGNS AND COMPREHENSIVE SIGN PLANS (CSPs):		
	Type I <i>(total sign area less than 100 sq. ft.)</i>	\$122
	Type II <i>(total sign area between 100 and 500 sq. ft.)</i>	\$260
	Type III <i>(total sign area between 500 and 1,500 sq. ft.)</i>	\$520
	Type IV <i>(total sign area greater than 1,500 sq. ft.)</i>	\$1,300
	<i>Regional Shopping Centers</i>	\$1,560
	<i>Amendments to CSPs</i>	<i>fee charged based on the total sign area being amended</i>
LANDSCAPE PLAN CHANGES:	<i>Town House, Cluster, URD’s</i>	\$61 <i>plus \$17 DES fee</i>
	<i>One-and-Two Family Dwellings</i>	\$166
	<i>All Other Landscape Plan Changes</i>	\$735 <i>plus \$180 DES fee</i>
ALL OTHER ADMINISTRATIVE CHANGES TO APPROVED SITE PLANS <i>(Including items with multiple requests)</i>		\$1,224 <i>plus \$300 DES fee</i>

ADMINISTRATIVELY-REVIEWED PERMITS & REQUESTS		Fees
CONCEPTUAL SITE PLAN		\$6,183
DANCE HALL PERMIT - ANNUALLY (fee set by statute)		\$624
LANDSCAPE PLAN (NEW SUBMISSION)		\$614 plus \$331 DES fee
HOME OCCUPATION PERMIT		\$52
ACCESSORY HOMESTAY PERMIT		\$69
SIGN PERMIT: Permanent or Temporary (up 100 sq. ft.) By-right Associated with a Comprehensive Sign Plan (CSP) Signs over 40 feet (Rooftop) Signs exceeding 100 sq. ft.		\$135
		\$235
		\$208
		Above fee plus \$1.40 per each sq. ft. over 100 sq. ft.
ZONING LETTERS AND REQUESTS:	Zoning Compliance Letter	\$368
	Letter to DMV	\$614
	Special Agreement Letters	\$2,448
	Determination Letter	\$368
	Buildability Letter	\$368
	Buildability Letter (filed with property title search)	\$61
	Original Reproduction of Certificate of Occupancy	\$33
Verification Permit (for projects that do not require building permits)		\$125
Accessory Dwelling Unit Application and Permit		\$152 plus \$323 Parking Survey (if required)
Family Suite Application		\$35
TELECOMMUNICATIONS PERMIT: (fees set by statute)	Small Cell Wireless Facilities: (up to 35 per application)	
	First Five Facilities	\$104 each
	(plus fee for each additional facility beyond the first five facilities)	\$52 each
	New Structures (up to 50 ft. above ground level)	\$520
	Co-location of Wireless Facilities on Existing Structures	\$520
ZONING ORDINANCE COPY		
	with tabs	\$17
	without tabs	\$13

BUILDING PERMITS REVIEWED BY ZONING

	Fees
NEW CONSTRUCTION	
Single-Family, Town Houses, Duplexes: <i>Per Dwelling Unit</i>	\$614
By-Right Development: <i>including Apartments, Retail & Offices</i>	\$248 <i>plus</i> \$125 per 10,000 sq. ft. GFA or fraction thereof
All Special Exception Projects:	\$614 <i>plus</i> \$125 per 5,000 sq. ft. GFA or fraction thereof
New Parking Structures and Lots:	\$248 <i>plus</i> \$125 per 5,000 sq. ft. GFA or fraction thereof
MODIFICATIONS TO EXISTING STRUCTURES	
Exterior Additions (Single-Family, Two-Family, Town Houses)	\$125
Exterior Alterations – All Other	\$368
Interior Alterations (Single-Family Dwellings, Two-Family, Town Houses)	\$125
Interior Alterations – All Other	<i>\$184 per 10,000 sq. ft. GFA or fraction thereof</i>
Mechanical Equipment	\$61
Plumbing Equipment	\$61
Electrical Equipment	\$61
REVISIONS TO APPROVED PLANS	
New Construction:	
By-right	\$61
Special Exception	\$248
Modifications to Existing Structures:	
By-right	\$61
Special Exception	\$61
OTHER TYPES OF BUILDING PERMITS	
Footing & Foundation, & Excavation:	
<i>By-Right</i>	\$61

A 10% Automation Enhancement Fee will be assessed on the total of Zoning Fees charged. DES fees are not assessed the Automation Enhancement Fee.

BUILDING PERMITS REVIEWED BY ZONING

	Fees
NEW CONSTRUCTION	
<i>Special Exception: Single-Family</i>	\$125
<i>Special Exception: All Other</i>	\$1,224
Retaining Walls	\$61
Detached Garages & Accessory Structures	\$61
Demolition Plans:	
<i>By-Right</i>	\$125
<i>Special Exception</i>	\$1,224
Swimming Pools	\$61
Temporary Structures (e.g., Fireworks stands)	\$93
Satellite dish antennae/telecommunications facilities	\$93
Decks and Fences	\$61
Driveways or On-grade Patios	\$61
Uses Not Elsewhere Specified	\$61
Bar Sink Affidavit	\$33

CERTIFICATES OF OCCUPANCY (COs) – FEES TO INCREASE ON DECEMBER 31, 2022

	Fee
RESIDENTIAL, COMMERCIAL, RETAIL, OFFICE, HOTEL AND INDUSTRIAL BUILDINGS	
<i>Master Certificate of Occupancy</i> (incl. Condo Conversion):	
a. New apartments, office, commercial and hotel with or without elevators:	\$2,448 <i>plus</i> \$20 per unit
b. New tourist homes, boarding & rooming houses:	\$614 <i>plus</i> \$20 per unit
c. One- and Two-Family Dwellings	\$308
d. New Town House Projects (including Site Work)	\$1,224
e. Change in Ownership of Office and Commercial	\$1,224
f. Change in Ownership of Apartments and Hotels:	\$1,224 <i>plus</i> \$26 per unit
g. Condo Conversions	\$1,224 <i>plus</i> \$26 per unit
<i>Shell and Core Certificate for Elevator Buildings:</i>	
New Apartments, Office, Commercial and Hotel	

CERTIFICATES OF OCCUPANCY (COs) – FEES TO INCREASE ON DECEMBER 31, 2022

	Fee
1. Up to 150,000 sq. ft of GFA	\$2,448
2. Over 150,000 sq. ft. of GFA	\$3,061
Certificate for Partial Occupancy (including change in business or use of an existing structure)	
a. Office and Commercial	
1) Up to 150 sq. ft. of GFA	\$248
2) Over 150 sq. ft. of GFA and up to 2,000 sq. ft of GFA	\$368
3) Over 2,000 sq. ft. <i>base fee</i>	\$614 <i>per 10,000 sq. ft. GFA or fraction thereof</i>
b. Apartments and Hotels <i>base fee</i>	\$492 <i>plus \$26 per unit</i>
c. Town House Units <i>base fee</i>	\$308 <i>plus \$26 per unit</i>
Parking Structures Associated with Office, Commercial, Apartments and Hotels <i>base fee</i>	\$614 <i>plus \$62 per 5,000 sq. ft.</i>
Parking Structures not Associated with Other Uses per 5,000 sq. ft. <i>base fee</i>	\$125 <i>plus \$122 per 5,000 sq. ft.</i>
Short-term or Temporary Uses	\$248
Short-term Activities of Nonprofit Organizations	No fee
Family Day Care Homes for One (1) to Twelve (12) Children	\$33
Flat Fees	
<i>Swimming Pools</i>	\$248
<i>Parking Lots</i>	\$248
<i>Vehicle Dealerships; New, Used, and Rentals</i>	\$1,224
<i>Accessory Dwelling Units</i>	\$233
<i>Uses Not Elsewhere Specified</i>	\$248
CERTIFICATE OF OCCUPANCY RE-INSPECTION FEE	\$184 <i>per inspection</i>

COLUMBIA PIKE FORM-BASED CODE (FBC) OR COLUMBIA PIKE NEIGHBORHOODS FORM-BASED CODE (N-FBC)

	Fee
Columbia Pike Form-Based Code Project Fee	\$1.46 per sq. ft. <i>plus \$1,578 DES fee (up to \$6,355)</i>
<i>plus</i> fee for Landscape Plan Review (new submittal)	\$614 <i>plus \$331 DES fee</i>
<i>plus</i> fee for Final Facade Plan Review	\$614

A 10% Automation Enhancement Fee will be assessed on the total of Zoning Fees charged. DES fees are not assessed the Automation Enhancement Fee.

Administrative Changes:	<i>Landscape Plan (revision)</i>	\$61	plus	\$17 DES fee
	<i>Final Facade Plan (revision)</i>	\$736		
All Other Administrative Changes:	<i>Single Request</i>	\$668	plus	\$300 DES fee
	<i>Multiple Requests</i>	\$1,225	plus	\$300 DES fee

GENERAL LAND USE PLAN (GLUP) STUDY and AMENDMENT REQUESTS

	Fee
GLUP AMENDMENT	\$9,317 plus \$4,546 DES fee
<i>If a Special GLUP Study has been completed</i>	\$3,726 plus \$1,818 DES fee

SPECIAL GLUP STUDY	
<i>Initial Review Fee</i>	\$4,573
<i>Study Fee</i>	\$18,294 plus \$5,997 DES fee
Supplemental GLUP Study Review:	\$7,317 plus \$2,398 DES fee
<i>*Fee applies to applications currently under review by County staff, where the applicant has requested additional review beyond the approved project scope.</i>	
SPECIAL GLUP STUDY PLUS (study involves more than one applicant or site)	
<i>*Final determination as to whether a study is a Special GLUP Study or a Special GLUP Study Plus is determined by County staff</i>	
<i>Initial Review Fee</i>	\$7,841 plus \$2,398 DES fee
<i>Study Fee</i>	\$31,360 plus \$9,594 DES fee
Supplemental GLUP Plus Study Review	\$12,554 plus \$3,838 DES fee
<i>*Fee applies to applications currently under review by County staff, where the applicant has requested additional review beyond the approved project scope</i>	
Amendment proposed by County Board in public interest	No Fee No Fee

SUBDIVISION PLAT REVIEW

	Fee
a. Subdivision Plat	\$168 plus \$92 per lot
b. Residential and Commercial Condominium Plats:	
<i>9 or less units</i>	\$168
<i>10 or more units</i>	\$334

REZONING REQUESTS

Rezoning to:	Site Area 25,000 sq. ft. or less		Site Area More than 25,000 sq. ft.	
	Zoning Fee	DES FEE	Zoning Fee	DES Fee
"R" Districts	\$4,678	\$1,194	\$6,221	\$2,389
"RA" Districts	\$4,687	\$1,194	\$7,758	\$3,582
"RA-H", "R-C", "RA-H-3.2", "RA4.8"	\$10,648	\$3,582	\$15,961	\$5,970
"S", "C", "M", "CP-FBC", "MU-VS" Districts	\$7,758	\$3,582	\$10,830	\$5,970
"C-O" Districts	\$15,961	\$5,970	\$15,961	\$5,970

Fee

Rezoning advertised at applicant's request on the County Board's Own Motion	\$7,758 plus \$2,389 DES fee plus rezoning fee in above table
Rezoning when accompanied by Site Plan	Rezoning fee in above table plus applicable Site Plan fee

SITE PLAN APPROVALS & AMENDMENTS

Fee

PHASED DEVELOPMENT SITE PLAN	\$22,463 plus \$21,947 DES fee
<i>plus fee per acre</i>	\$136 plus \$133 DES fee
CRYSTAL CITY BLOCK PLAN	\$11,231 plus \$10,957 DES fee
CRYSTAL CITY BLOCK PLAN AMENDMENT	\$5,615 plus \$5,478 DES fee
FINAL SITE PLANS and MAJOR SITE PLAN AMENDMENTS	
<ul style="list-style-type: none"> "R" & "RA" Districts of Fewer than 25 Units "C-2" District "Voluntary Coordinated Housing Preservation and Development District (VCHPDD) 	
<i>base fee</i>	\$3,329 plus \$1,194 DES fee
<i>fee per 100 sq. ft. of office & commercial space</i>	\$30 plus \$14 DES fee
<i>fee per dwelling and/or hotel unit</i>	\$125 plus \$61 DES fee
<ul style="list-style-type: none"> All Other Site Plans 	
<i>base fee</i>	\$10,648 plus \$4,776 DES fee
<i>fee per 100 sq. ft. of office & commercial space</i>	\$30 plus \$14 DES fee
<i>fee per dwelling unit and/or hotel unit:</i>	
<i>Final Site Plan</i>	\$125 plus \$61 DES fee
<i>Major Site Plan Amendment</i>	\$125 plus \$61 DES fee
PHASED DEVELOPMENT SITE PLAN AMENDMENT	
<i>base fee for each resubmission after the first resubmission</i>	\$10,648 plus \$4,776 DES fee
<i>fee per 100 sq. ft. of office & commercial space</i>	\$30 Plus \$14 DES fee
<i>fee per dwelling unit and/or hotel unit</i>	\$125 plus \$61 DES fee

SITE PLAN APPROVALS & AMENDMENTS			
			Fee
MINOR SITE PLAN AMENDMENTS			
	<i>base fee</i>	\$2,669	<i>plus \$1,194 DES fee</i>
	<i>fee per 100 sq. ft. of office & commercial</i>	\$30	<i>plus \$14 DES fee</i>
	<i>fee per dwelling unit and/or hotel unit</i>	\$125	<i>plus \$60 DES fee</i>
RESUBMISSION FOR PRELIMINARY 4.1 PLAN REVIEW			
	<i>base fee for each resubmission after the first resubmission</i>	\$614	<i>plus \$301 DES fee</i>
	<i>plus fee per residential unit</i>	\$15	<i>plus \$9 DES fee</i>
	<i>plus fee per 1,000 sq. ft. nonresidential</i>	\$15	<i>plus \$9 DES fee</i>
FINAL 4.1 PLAN REVIEW			
	<i>base fee</i>	\$1,336	<i>plus \$724 DES fee</i>
	<i>fee per 100 sq. ft. of office & commercial space</i>	\$30	<i>plus \$14 DES fee</i>
	<i>fee per dwelling unit and/or hotel unit</i>	\$125	<i>plus \$60 DES fee</i>
LANDSCAPE PLAN REVIEW			
	<i>Town House Cluster URD UCD</i>	\$339	<i>plus \$331 DES fee</i>
LANDSCAPE PLAN REVIEW (cont.)	<i>All Other</i>	\$614	<i>plus \$331 DES fee</i>
FINAL FACADE PLAN REVIEW		\$614	

COUNTY BOARD USE PERMITS			
			Fees
TYPE I			
	<i>Commercial & non-commercial conditional uses except Type II</i>	\$1,997	
TYPE II			
	<i>Live entertainment & food delivery services</i>	\$1,348	
TYPE III			
	<ul style="list-style-type: none"> <i>Commercial uses that have substantial alteration to structures and sites</i> <i>All Drive Through Uses</i> <i>Vehicle Service Establishments</i> <i>Any new buildings to be constructed for the purposes of conducting any type of use controlled by Use Permit, excluding one-family dwellings under the Unified Residential Development</i> 	\$9,300	<i>plus \$2,268 DES fee</i>
FAMILY DAY CARE HOME (CHILD CARE)		\$136	
SCHOOLS (Private, Elementary, Secondary schools, Kindergartens, Nursery Schools, and Child Care Centers)			
	<i>Enrollment equal to, or less than, 100 students</i>	\$156	<i>plus \$40 DES fee</i>
	<i>Enrollment over 100 students, but equal to, or less than, 250 students</i>	\$368	<i>plus \$90 DES fee</i>
LANDSCAPE PLANS (NEW SUBMISSION)		\$339	<i>plus \$331 DES fee</i>
COMPREHENSIVE SIGN PLAN		\$1,997	

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COUNTY BOARD USE PERMITS	
Fees	
UNIFIED RESIDENTIAL DEVELOPMENT (URD)	
<i>base fee</i>	\$2,693 <i>plus</i> \$1,578 DES fee
<i>plus fee per housing unit</i>	\$9
UNIFIED COMMERCIAL DEVELOPMENT (UCD)	\$1.46 per sq. ft. (up to \$6,355) <i>plus</i> \$1,578 DES fee
COLUMBIA PIKE FORM-BASED CODE (FBC) or COLUMBIA PIKE NEIGHBORHOODS FORM-BASED CODE (N-FBC)	\$1.46 per sq. ft. of GFA (up to \$6,355) <i>plus</i> \$1,578 DES fee
<i>plus</i> fee for Landscape Plan Review (new submittal)	\$614 <i>plus</i> \$331 DES fee
<i>plus</i> fee for Final Facade Plan Review	\$614
MODIFICATIONS TO NONCONFORMING APARTMENTS WITH CREATION OF A VCHPDD (as permitted in the Zoning Ordinance §12.3.7.B et. seq.)	\$1,997 <i>plus</i> \$1,943 DES fee
PLACES OF WORSHIP OR LODGES for secondary use of parking lots	\$339 <i>plus</i> \$331 DES fee
OPEN-AIR MARKETS	\$339 <i>plus</i> \$331 DES fee
USE PERMIT AMENDMENTS	
<i>Family Day Care Homes, Schools, Type I, Type II and Landscape Plan associated with Type I and Type II uses</i>	50% of above fees for these categories
<i>Type III and Landscape Plans associated with Type III uses</i>	100% of above fees for these categories
USE PERMIT AMENDMENTS FOR ALL OTHER TYPES OF USE PERMITS AND LANDSCAPE PLANS (associated with the following uses):	
<i>Amendments meeting the criteria for a major site plan amendment, as defined in the Zoning Ordinance subsection 15.5.3.A.</i>	100% of specified filing fees
<i>Amendments meeting the criteria for a minor site plan amendment, as defined in the Zoning Ordinance subsection 15.5.3.B</i>	50% of specified filing fees

BZA VARIANCES OR USE PERMITS

<i>(Fees over the base fee are determined following receipt of the application and must be paid prior to advertising.)</i>	
Fees	
MODIFICATION TO EXISTING ONE-FAMILY RESIDENTIAL 1 st Subsection of the Zoning Ordinance	\$383 <i>plus</i> \$78 for each additional subsection
NEW ONE-FAMILY DWELLINGS 1 st Subsection of the Zoning Ordinance	\$3,012 <i>plus</i> \$602 for each additional subsection
BUILDING LOCATION ERROR FOR NEW STRUCTURES <i>(Not applicable for errors in fence and/or accessory structure placement.)</i>	\$4,529

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BZA VARIANCES OR USE PERMITS

(Fees over the base fee are determined following receipt of the application and must be paid prior to advertising.)

	Fees	
VARIANCES OR USE PERMITS FOR ALL OTHER USES 1 st Subsection of the Zoning Ordinance	\$3,752	<i>plus</i> \$751 for each additional subsection
VARIANCES OR USE PERMIT APPLICATION FOR NON-PROFIT ORGANIZATIONS & INSTITUTIONAL USES	\$313	
APPEALS TO DETERMINATIONS OF THE ZONING ADMINISTRATOR	\$614	