

EXHIBIT A

**NORTHEAST GREEN TOWNSHIP
ZONING CERTIFICATE FEE SCHEDULE**

Adopted September 24, 2018 by the Green Township Board of Trustees

ZONING CERTIFICATES

RESIDENTIAL	
New Single-Family Structure	\$125.00 per dwelling unit
New Multi-Family Structure	\$100.00 per dwelling unit
Additions (including residential garages)	\$75.00 per Zoning Compliance Plan
Accessory or Temporary Structure (sheds, storage, etc.)	\$35.00 per structure
Swimming Pools (in-ground and above-ground)	\$75.00
Walls, Fences, Retaining Walls	\$35.00
Decks (attached or detached)	\$50.00
Antennas and Satellite Dishes (detached)	\$50.00
Plan Review or Modified Zoning Certificate (previously issued)	One half of original certificate cost (not to exceed \$150.00)

NON-RESIDENTIAL ZONING CERTIFICATES NEW CONSTRUCTION/TENANT IMPROVEMENT	
Buildings containing 0 to 1,000 sq. ft.	\$150.00
Buildings containing 1,001 to 5,000 sq. ft.	\$275.00
Buildings containing more than 5,000 sq. ft.	\$900.00
Commercial Alterations	\$150.00
Tents	\$35.00
Awnings and Marquees	\$90.00
Commercial Swimming Pools and Storage	\$90.00
Commercial Antennas and Satellite Dishes	\$90.00
All Wind Turbines and Solar Panels (including residential)	\$90.00
Walls and Fences	\$90.00
Retaining Walls	\$85.00
New Signs or New Tenant (fee per sign)	\$100.00 (plus \$5.00 per sq. ft. of sign face over 32 sq. ft.)
Signs (face change) for existing tenant property	\$75.00
Signs (temporary) (30 days)	\$35.00
Parking Lots (new or expansion)	\$100.00
Cell Tower	\$1,000.00
Antennae Co-Location (existing)	\$200.00
Tenant Change or New Tenant (where parking analysis is required) No change to building Change of Use or Occupancy	\$100.00
Tenant Change or New Tenant (where no parking analysis is required)	\$50.00
Plan Review of Modified Zoning Certificate (previously issued)	One half of the original certificate cost (not to exceed \$150.00)
Dumpsters (permanent)	\$150.00

OTHER ZONING DISTRICTS	
Refusal Letter (issued for application which does not meet zoning regulations in order to proceed to the Board of Zoning Appeals)	\$0.00
Zoning Certification Letter (certifying zoning on a particular lot/parcel)	\$25.00
Lot Split (2 – 6 lots/parcels)	\$35.00 per lot/parcel (\$70.00 minimum)
Lot Split (7+ lots/parcels)	\$50.00 per lot/parcel (maximum \$1,500)

ZONING MAP AMENDMENTS

RESIDENTIAL	
Zoning Map Amendments (single family districts)	\$500.00
Zoning Map Amendments (multiple family districts)	\$1,250.00 plus \$250.00 per acre over one acre (maximum \$5,000)

NON-RESIDENTIAL	
Zoning Map Amendments	\$1,250.00 plus \$500.00 per acre over one acre

SPECIAL PUBLIC INTEREST	
Zoning Map Amendments	\$1,500.00

PLANNED UNIT DEVELOPMENTS

ZONE DISTRICTS	FEE
PUD PLANS	
Processing Fees for PUD-1 Applications	\$750.00
Processing Fees for PUD-2 Applications	\$1,050.00
S-PUD Recording/Deed of Acceptance Fees	\$100.00

ZONE DISTRICTS	FEE
ADJUSTMENTS TO PUD PLANS (PUD-1, PUD-2, S-PUD)	
Minor Adjustments	\$100.00
Major Adjustments (hearing required)	\$500.00

APPEAL OF PUD DECISIONS	
Appeal of Zoning Commission Decision (PUD-1)	\$375.00
Appeal of Administrative Official's Decision (PUD-1, PUD-2, and S-PUD)	\$375.00

ZONE DISTRICTS	FEE
APPLICATIONS	
Application Fees for Localized Alternative Sign Regulations (hearing required)	\$500.00

ADJUSTMENTS TO LOCALIZED ALTERNATIVE SIGN REGULATIONS	
Minor Adjustments	\$100.00
Major Adjustments (hearing required)	\$500.00

CONDITIONAL USES

ZONE DISTRICTS	FEE
CONDITONAL USES	
Conditional Uses (residential/commercial)	\$300.00 + \$100 per acre over 1 acre
Cell Towers	\$1,000 + permit fee

MODIFICATONS	
Modifications to Approved Conditional Uses	\$300.00

VARIANCES AND APPEALS THROUGH THE BOARD OF ZONING APPEALS

VARIANCES	FEE
RESIDENTIAL	
Proposed Improvements Valued up to \$25,000	\$375.00
Proposed improvements Valued over \$25,001	\$475.00

COMMERCIAL	
Proposed Improvements Valued up to \$500,000	\$500.00
Proposed Improvements Valued between \$500,001 and \$1,000,000	\$1,000.00
Proposed Improvements Valued Between \$1,000,001 and \$10,000,000	\$2,500.00
Proposed Improvements Valued Above \$10,000,000 (new)	\$3,500.00

ZONING CERTIFICATE	
Issuance of a Zoning Certificate	Fees are based on the use type shown in zoning certificates (minimum \$35.00)

PENALTIES	
The Board of Zoning Appeals may invoke a penalty fee of up to two times the application fee when a project is commenced prior to obtaining an approval	

APPEALS	
Appeal to any order, decision, or determination made by an Administrative Official	
Residential	\$375.00
Commercial	\$500.00

NON CONFORMING USE AND COMPATIBLE NON CONFORMING USE APPLICATIONS

ZONE DISTRICTS	FEE
NON CONFORMITIES CERTIFICATION (FOR AN EXISTING USE)	
Nonconforming Uses of Land and Structures	\$75.00

Nonconforming Structures	\$50.00
Nonconforming Lots of Record	\$50.00
COMPATIBLE NON CONFORMING USES (NEW)	
Application for Compatible Nonconforming Uses Residential	\$75.00
Commercial	\$750.00

ADMINISTRATIVE INTERPRETATIONS AND GENERAL MODIFICATIONS BY THE ZONING COMMISSION

ADMINISTRATIVE INTERPRETATIONS	
Application for an Administrative Interpretation	\$50.00

MINOR MODIFICATIONS ADMINISTRATIVE REVIEW	
Not Requiring a Public Hearing (including)	\$150.00
a. Landscaping for Vehicular Use Areas	
b. Buffer Yards and Resource Protection	
c. Credit of Woodland Preservation and Riparian Buffer Areas	
d. Other	

GENERAL MODIFICATIONS BY THE GREEN TOWNSHIP ZONING COMMISSION	
Requiring a Public Hearing (including):	\$1,500.00
a. Special Purpose and Specific Plan Districts	
b. Other	

NOTES:

1. Make checks payable to Green Township.
2. Processing fees are non-refundable.
3. DOUBLE FEE (Fees stated on this Fee Schedule shall be doubled for work done without a Zoning Certificate).