

ORDINANCE NO. 2010 3

AN ORDINANCE SETTING FEES FOR
ZONING AND PLANNING

WHEREAS the Town of Cloverdale needs to periodically review the fee schedule for zoning and planning:

WHEREAS the Cloverdale Plan Commission has approved the attached Fee Schedule:

BE IT ENACTED that the attached fee schedule shall be the fees schedule for the Town of Cloverdale until amended.

This ordinance is hereby passed and adopted at the meeting of the Town Council of the Town of Cloverdale, Indiana this 14th day of December, 2010.

By: Cathy Tipton
President

ATTEST:

Debbie Monroe
Clerk-Treasurer

Fee Schedule

SUBDIVISIONS	Amount
Minor Subdivision	\$125.00 plus \$5.00 per lot
Major Subdivision	
a. Preliminary plat	\$125.00 plus \$5.00 per lot
b. Final plat	\$175.00
c. Condo / HPR	\$50.00
Revision; change to approved, unrecorded plat	\$125.00
Amendment; change to recorded plat	\$125.00 plus \$5.00 per lot
Vacation of recorded plat	\$125.00
Review following continuance	\$100.00
PLAN UNIT DEVELOPMENTS	
Concept plan	\$725.00 plus \$25.00 per acre
Site plan	\$725.00 plus \$25.00 per acre
Amendment to approved plan	\$725.00 plus \$25.00 per acre
VARIANCES	
Use variance	\$100.00
Development Standards	\$100.00 initial plus \$10 for each additional variance
SPECIAL EXCEPTIONS	
Residential Use	\$100.00
Commercial/Industrial/Shopping Center	\$175.00
Institutional Uses	\$100.00
Sexually Oriented Business	\$250.00
APPEALS	
Administrative appeal	\$75.00

INSPECTION FEES	Minimum # of Inspections	Fee per Inspection	Normal Maximum
Type of construction			
1 or 2 Family Dwelling	6	\$30.00 per unit	\$180.00 per unit
Manufactured 1 or 2 Family Dwelling	4	\$30	\$120.00
Attached Garage	3	\$30	\$90.00
Apartments, Hotels, Motels each unit	4	\$30	\$120 per unit
Business, Commercial, Public Education, Institutional - Church	10	\$30	\$300.00
Industrial Warehouse, Bulk Storage	6	\$30	\$180.00
Mobile Homes, Temporary Structures	1	\$30	\$30.00
Accessory Buildings Residential	2	\$30	\$60.00
with Electrical	1	\$30	\$30.00
Additions/Alterations (All Occupancies)	3	\$30	\$90.00
Demolition of Buildings	2	\$30	\$60.00
Erection of Signs	1	\$30	\$60.00
Commercial Storage Building	3	\$30	\$90.00 per building
Additional Inspections	N/A	\$30	N/A

ADDITIONAL FEES	CHARGE
Additional fee for over minimum sized residential	\$.05 per foot
Additional fee for over minimum sized commercial	\$.05 per foot
Minimum fee for any permit	\$30

For unusually large or complex buildings or structures, the Building Inspector shall have the authority to increase the number of required inspections by up to Fifty Percent (50%) rounded to the next larger number of inspections.

The Building Inspector in all cases shall designate the stage of construction when each required inspection must be requested by the permit holder. NO concrete shall be placed for foundations without prior inspection. No electrical, mechanical, plumbing, or thermal insulation work shall be covered without prior inspection. Where additional inspections are required due to failure of permit holder to have work ready for inspection at a designated state of construction, the Building Inspector shall have the power to assess a re-inspection fee for each such additional inspection. Re-inspection fees shall be paid to the Clerk-Treasurer prior to the issuance of a Certificate of Occupancy.