

Danbury Township Zoning Fees

(Approved by the Danbury Twp. Board of Trustees 12.14.2016)

Effective January 1, 2017

Construction Fees

Residential:

Single-Family Dwelling	\$.04 sq. ft.	\$ 100.00 min.
Two-Family Dwelling	\$.04 sq. ft.	\$ 100.00 min.
Condominium & Multi-Family Dwellings	\$.05 sq. ft.	+ \$15 per unit/ \$100.00 min.
Addition/Remodeling including decks and enclosures	\$.04 sq. ft.	\$ 50.00 min.
Decks	\$.04 sq.ft.	\$ 30.00 min.
Accessory buildings, structures or swimming pools	\$.04 sq. ft.	\$ 30.00 min.
Fences	\$.20 lin. ft.	48' or less = \$ 10.00 min. Over 48' = \$ 20.00 min. (No Max.)
 Boat dock (finger, main, walkway)	 \$.30 lin. ft.	 \$ 30.00 min.

Commercial/Industrial:

Commercial/ Industrial buildings, structures	\$.05 sq. ft.	\$ 300.00 min.
Additions/alterations including decks and enclosures	\$.05 sq. ft.	\$ 100.00 min.
Accessory buildings, structures or swimming pools	\$.05 sq. ft.	\$ 50.00 min.
Fences	\$.20 lin. ft.	48' or less = \$ 20.00 min. Over 48' = \$ 30.00 min. (No Max.)
 Boat docks (finger, main, walkway, etc.)	 \$.30 lin. ft.	 \$ 50.00 minimum

****ANY CONSTRUCTION WITHOUT A PERMIT WHEN REQUIRED: **DOUBLE BASE FEE**

Miscellaneous Fees

Church or Historical Site	½ of the Commercial Rate
Bed & Breakfast Inn	\$ 50.00
Home Occupation	\$ 40.00
RV Park, Campground (per accommodation site)	\$ 15.00 per site
Outside Storage Areas with no structure	\$100.00
Foundation Only	\$ 25.00
Low Impact wind generator tower	\$ 50.00
High Impact wind generator tower	\$100.00
Signs:	
Permanent On-Premises Residential Zoning District:	\$ 30.00 per sign
Permanent On-Premises Commercial Zoning District:	\$ 25.00 per sign plus \$ 0.50 per sq.ft./per side
Permanent Off-Premises (Billboard)	\$150.00 per sign
Temporary Sign over 8 sq.ft.	No Fee, but permit required
Use Only, no structure (cemetery, golf course, parking lot, etc.)	\$ 25.00
Handicap Ramp	\$ 10.00
Zoning Resolution Book	\$ 10.00
Copies:	
B/W: 8½ x 11	\$ 0.10
11 x 17	\$ 0.20
Color: 8½ x 11	\$ 0.15
11 x 17	\$ 0.30

Administrative Fees

Zoning Amendment (Map or Text) Initiated by property owner or by petition <i>Applications withdrawn before the Zoning Commission hearing will be refunded 50% of the fee, with the exception of the cost of any legal notices if such notices have been sent or published. Applications withdrawn after the Commission hearing will not be refunded.</i>	\$200.00 plus the cost of postage & legal advertisement(s)
Appeal of Zoning Inspector's Decision <i>Refundable if appeal is successful. Appeals withdrawn before the hearing date will be refunded 50% of the fee.</i>	\$200.00 plus the cost of postage & legal advertisement(s) (See also Court Reporter Fees)
Area Variance, Use Variance, Special Exception, Conditional Use <i>Applications withdrawn before the hearing date will be refunded 50% of the fee, with the exception of the cost of any legal notices if such notices have been sent or published. Applications withdrawn after the Commission hearing will not be refunded.</i>	\$200.00 plus the cost of postage & legal advertisement(s) (See also Court Reporter Fees)
Court Reporter Fees: <i>Some cases warrant the presence of a court reporter, especially potentially contentious requests or subject matters.</i> <i>If it is known that multiple attorneys will be present at a hearing, there is known opposition, or a high risk that the decision will be appealed, a court reporter will automatically be hired to appear and the applicant in that case, will be required to pay the entire appearance fee of the court reporter.</i> <i>If a case does not have a high risk of being appealed, but the circumstances suggest that a court reporter should be present, the applicant in that case, will be required to pay 50% for the appearance fee of the court reporter.</i> <i>Anytime a court reporter is a possibility for a hearing, Staff will fully discuss the issue with the applicant to determine the percentage of the applicants' responsibility, before scheduling the court reporter.</i>	50% or 100% Cost of Court Reporter's Appearance Fee (approx. \$75 per hour/2 hr. min.)
Change of Use Of any building or land to a different use (<i>such as from a dwelling to a business or vice versa</i>)	\$ 25.00 (Commercial to Commercial) \$ 50.00 (Residential to Commercial)
Zoning Affidavit <i>Supplemental Document required to be submitted for accessory buildings in accordance with Section 5.1 of the zoning resolution.</i>	\$20.00 Administrative Fee if prepared by Township Staff. Recording fee as required by Ottawa County Recorder's Office
Abatements <i>Any abatement that requires the Township to take action and remove or abate will have an flat Administrative Fee attached which covers costs such as but not limited to copies, the inspector' time for multiple follow-ups, photographs & phone charges.</i>	\$50.00
Zoning Verification Letter <i>A special request for a written opinions from Zoning Inspector on Twp. Letterhead regarding zoning related topics, interpretation of the zoning resolution, verification of zoning classifications and use of property, property history, enforcement, general inquiries or site specific inquiries</i>	\$25.00 plus any copy costs