



Development Review Application Fee Schedule

*Effective: January 1, 2003***Please check all items that pertain to your application**

Application Number:	M-NCPPC Staff Use Only
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To be completed by the Applicant

Applicant:	
Project Name:	

<input type="checkbox"/> Application in Revitalization Tax Credit District	One-half of standard fee	\$
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<input type="checkbox"/> Alternative Compliance		
<input type="checkbox"/> a. In conjunction with a plan for which there is a hearing	No fee	
<input type="checkbox"/> b. All others	\$250.00	\$

<input type="checkbox"/> Alternative Development Technique	\$100	\$
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<input type="checkbox"/> Comprehensive Design Plans	\$3,000 plus \$200 per acre for the first 100 acres, plus \$50 per acre over 100	No. of acres:	\$
<input type="checkbox"/> a. Fee limit	\$50,000		\$
<input type="checkbox"/> b. Amendment to an approved Comprehensive Design Plan	One-half of original fee		\$

<input type="checkbox"/> Comprehensive Sketch Plan (M-X-C Zone Only)	\$3,000 plus \$200 per acre for the first 100 acres, plus \$50 per acre over 100	No. of acres:	\$
<input type="checkbox"/> a. Fee limit	\$50,000		\$
<input type="checkbox"/> b. Amendment to an approved Comprehensive Design Plan	One-half of original fee		\$

<input type="checkbox"/> Conceptual Site Plans			
a. Conceptual Site Plan (except M-X-T Zone)			
1. Residential			
<input type="checkbox"/> 1-9 Lots or DUs	\$1,000	No. of lots or DUs:	\$
<input type="checkbox"/> 10 or more lots or DUs	\$2,000 plus \$10 per lot or DU		\$
<input type="checkbox"/> 2. Nonresidential	\$2,000 plus \$30 per acre	No. of lots or DUs:	\$
b. Revision to an approved Conceptual Site Plan			
<input type="checkbox"/> 1-9 lots or DUs	\$500		\$
<input type="checkbox"/> All others	\$2,000		\$
<input type="checkbox"/> c. Conceptual Site Plan required by M-X-T Zone	\$3,000 plus \$200 per acre for the first 100 acres, plus \$50 per acre over 100	No. of acres:	\$
<input type="checkbox"/> d. Fee limit	\$50,000		\$
<input type="checkbox"/> e. Amendment to an approved Conceptual Site Plan	One-half of original fee		\$
Total This Page			\$

☐ **Conservation Plans** (Chesapeake Bay Critical Area)

- ☐ a. In conjunction with a plan for which there is a public hearing No fee
- ☐ b. All others \$500

\$

☐ **Departures**

- ☐ a. Single-family attached or detached not to exceed 10 acres \$100
- ☐ b. All others \$2,000

\$
\$

☐ **Detailed Site Plans**

a. Residential

- ☐ 1–9 Lots or DUs \$1,000
- ☐ 10 or more lots or DUs \$2,000 plus \$10 per lot or DU

No. of lots or DUs:

\$
\$

☐ b. Nonresidential

\$2,000 plus \$30 per acre

No. of acres:

\$

☐ c. Detailed Site Plan for Day Care Center

\$100

\$

d. Revision to an approved Detailed Site Plan

- ☐ 1–9 Lots or DUs \$500
- ☐ Day Care Center \$100
- ☐ All others \$2,000

\$
\$
\$

☐ **Final Development Plan** (M-X-C Zone only)

- ☐ a. 1–9 lots or DUs \$1,000
- ☐ b. 10–49 lots or DUs \$1,000 plus \$25 per lot or DU
- ☐ c. 50 or more lots or DUs \$2,000 plus \$25 per lot or DU

No. of lots or DUs:

\$

No. of lots or DUs:

\$

d. Nonresidential

- ☐ One acre or less \$1,000
- ☐ 1–4 acres \$2,500
- ☐ More than 4 acres \$2,500 plus \$75 per acre
- ☐ More than 100 acres \$2,500 plus \$75 per acre up to 100 acres, plus \$50 per each additional acre

No. of acres:

\$
\$

No. of acres:

\$

☐ **Final Plats of Subdivisions**

\$750 per plat

No. of plats:

\$

☐ **Homeowner's Minor Amendment**

\$50

\$

☐ **Nonconforming Uses**

a. Certifications

- ☐ 1. Two dwelling units on 1 lot \$100
- ☐ 2. Mobile Home \$100
- ☐ 3. Church No fee
- ☐ 4. All others \$1,000

\$
\$

\$

- ☐ b. Revision of Site Plan for Certified Gas Stations and Fast-Food Restaurants \$500

\$

\$

Total This Page

\$

☐ **Preliminary Plan of Subdivision**

a. Residential

<input type="checkbox"/> 1–9 Lots or DUs	\$1,000		\$
<input type="checkbox"/> 10–49 lots or DUs	\$1,000 plus \$25 per lot and parcel or DU	No. of lots or DUs:	\$
<input type="checkbox"/> 50 or more lots or DUs	\$2,000 plus \$25 per lot and parcel or DU	No. of lots or DUs:	\$

b. Nonresidential

<input type="checkbox"/> One acre or less	\$1,000		\$
<input type="checkbox"/> 1–4 acres	\$2,500		\$
<input type="checkbox"/> More than 4 acres	\$2,500 plus \$75 per acre	No. of acres:	\$
<input type="checkbox"/> More than 100 acres	\$2,500 plus \$75 per acre up to 100 acres, plus \$50 per each additional acre	No. of acres:	\$
<input type="checkbox"/> c. Mixed-Use (including a residential component)	\$2,500 plus \$125 per acre up to 100 acres, plus \$50 per each additional acre	No. of acres:	\$
<input type="checkbox"/> d. Time extensions	\$250		\$

☐ **Sign Posting Fees**

<input type="checkbox"/> a. For a public utility right-of-way	\$30 each for the first four signs, plus \$5 for each additional sign	No. of signs:	\$
<input type="checkbox"/> b. D.E.R. application or church as a Special Exception	No fee		
<input type="checkbox"/> c. All others	\$30 per sign	No. of signs:	\$

☐ **Sketch Plans**

No fee

☐ **Special Exceptions**

<input type="checkbox"/> a. Low fee rating*	\$2,500 plus \$50 per acre for each acre over 50	No. of acres:	\$
<input type="checkbox"/> b. Medium fee rating*	\$4,000 plus \$50 per acre for each acre over 50	No. of acres:	\$
<input type="checkbox"/> c. High fee rating*	\$5,500 plus \$50 per acre for each acre over 50	No. of acres:	\$
<input type="checkbox"/> d. Mobile Home as a Single-Family Dwelling	\$200		\$
<input type="checkbox"/> e. Day Care for Children in Single-Family Dwelling	\$100		\$
<input type="checkbox"/> f. Church	No fee		
<input type="checkbox"/> g. Revision of Site Plan for an approved Special Exception	One-half of original fee		\$

Total This Page

\$

*See list on next page.

The following chart describes the fee ratings, H (high), M (Medium) and L (Low), for various special exceptions.

TYPE	RATING	TYPE	RATING
Abrasives and asbestos products manufacturing	H	Model studio	H
Accessory building, increase in height	L	Multifamily dwelling; bedroom percentages increase	L
Adaptive reuse of surplus public school	Depends on Specific Use	Newspaper publishing establishment; printing office	M
Adaptive use of a Historic Site	Depends on Specific Use	Nonconforming buildings, structures, and uses; alteration, enlargement, extension, or reconstruction	Depends on Specific Use
Reserved		Nursery and garden center	M
Adult day care center	L	Offices (general business and professional)	M
Agriculture	L	Office (other than accessory to another use)	M
Airport, airpark, or airfield, private	H	Outdoor display of merchandise	H
Amusement park	H	Paper and paperboard products	H
Animals, not customarily household pets	L	Paper recycling collection center	H
Antique shop	L	Parking lot (required) serving adjacent commercial or industrial zone	M
Apartment housing for elderly or physically handicapped families	L	Parking lot, commercial	M
Asphalt mixing plant	H	Parking of commercial vehicles	M
Boardinghouse or rooming house	L	Pawnshop	H
Bus maintenance at a private school or church	H	Planned retirement community	L
Cement manufacturing	H	Private school	M
Cemetery or crematory	L	Public utility use or structure	M
Church or similar place of worship	M	Racetracks, pari-mutuel	H
Commercial recreational attraction	H	Real estate sales office	L
Commercial recreational facilities (privately owned) on land leased from a public agency	M	Recreational campground	M
Community piers and noncommercial boat docking and storage	L	Recycling plant	H
Concrete batching or mixing plant	H	Retail sales and consumer service establishments	L
Concrete living facility	L	Riding stable	M
Consolidated storage	H	Rifle, pistol, or skeet shooting range	H
Container fabrication	H	Sand and gravel wet-processing	H
Conversion of one-family detached dwelling	L	Sanitary landfill; rubble fill	H
Country Inn	L	Satellite dish antenna	H
Day care center for children	L	Sawmill	H
Distillery for production of fuel alcohol	H	Seafood market	M
Drive-in or fast-food restaurant	H	Skating facility	M
Drug store	M	Smoking and curing of food products; pickling processes	H
Dwelling units within building containing commercial uses	L	Soap, cleaner, polish, sanitation products, bleach or detergent manufacturing	H
Eating or drinking establishment	M	Spa, community (same as pool)	H
Elderly housing (one-family attached dwellings)	L	Stationery or office supply corporate headquarters (including office, showroom, and distribution)	H
Farm implement sales or repair; farm supply sales	M	Surface mining	H
Fertilizer manufacturing	H	Swimming pools; community	H
Food or beverage store	M	Taxicab dispatching station	M
Foundry	H	Temporary structures, and uses; wayside stands	M
Fraternity or sorority house	M	Theater, outdoor (drive-in)	H
Funeral parlor or undertaking establishment	M	Tourist cabin camp	M
Gas Station	H	Tower, pole, monopole, or antenna	H
Golf course; private club; nonprofit recreational uses	L	Townhouses	L
Group residential facility	L	Transfer station	H
Heavy armament fabrication	H	Vehicle lubrication and tune-up facilities	H
Health campus	H	Vehicle and trailer rental display	H
Height limit, dwellings in R-10A and R-10 Zones	L	Vehicle parts and tire store (including installation)	H
Hospital; nursing or care home; eleemosynary or Philanthropic institution	L	Vehicle, boat, mobile home, trailer, and camping trailer sales room or lot	H
Hotel or motel	M	Vehicle salvage yard	H
Insurance sales office	L	Wholesaling or distribution uses	H
Junk yard	H		
Kenel	H		
Landscaping contractor's business	H		
Lawn mower or bicycle repair shop (motorized)	M		
Limited professional uses in multifamily projects	L		
Marinas and marina expansions	M		
Massage establishment	H		
Medical practitioner's office in a one-family dwelling	L		
Medical/residential campus	H		
Methadone treatment centers	H		
Miscellaneous industrial, manufacturing, and related uses	H		
Mobile home	L		

<input type="checkbox"/> Special Permit	\$100		\$
<hr/>			
<input type="checkbox"/> Specific Design Plan			
a. Residential			
<input type="checkbox"/> 1–9 lots or DUs	\$1,000	No. of lots or DUs:	\$
<input type="checkbox"/> 10 or more lots or DUs	\$2,000 plus \$10 per lot of DU		\$
<input type="checkbox"/> b. Nonresidential	\$2,000 plus \$30 per acre	No. of acres:	\$
c. Revision to an approved Specific Design Plan			
<input type="checkbox"/> 1–9 lots or DUs	\$500		\$
<input type="checkbox"/> All others	\$2,000		\$
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<input type="checkbox"/> Tree Conservation Plan			
<input type="checkbox"/> a. In conjunction with a plan for which there is a public hearing	No fee		
b. All Others			
<input type="checkbox"/> Single-Family Residential	\$50 plus \$10 per lot	No. of lots:	\$
<input type="checkbox"/> Multifamily and Nonresidential	\$100 plus \$25 per acre	No. of acres:	\$
<input type="checkbox"/> c. Exemption Letter	\$50		\$
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<input type="checkbox"/> Vacation Petitions	\$250		\$
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<input type="checkbox"/> Variations	No fee		
<hr/>			
<input type="checkbox"/> Variances			
<input type="checkbox"/> a. Existing Single-Family Attached and Detached Residences	\$200		\$
<input type="checkbox"/> b. Proposed, newly constructed or under construction single-family attached and detached residences	\$500		\$
<input type="checkbox"/> c. Churches in conjunction with a Special Exception	No fee		
<input type="checkbox"/> d. All others	\$1500		\$
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<input type="checkbox"/> Zoning Certification and Buildable Lot Letters	\$50		\$
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Total This Page			\$

☐ **Zoning Map Amendments**

<input type="checkbox"/> a. Conventional Zones	\$5,000 plus \$200 per acre up to and including 10 acres, plus \$100 for each additional acre	No. of acres:	
			\$
<input type="checkbox"/> b. Overlay, Mixed Use, Planned Community and Comprehensive Design Zones	\$5,000 plus \$200 per acre up to and including 10 acres, plus \$100 for each additional acre	No. of acres:	
			\$
c. Chesapeake Bay Critical Area Overlay Zone			
<input type="checkbox"/> 1. Overlay Zones Only	\$5,000 plus \$200 per acre up to and including 10 acres, plus \$100 for each additional acre	No. of acres:	
			\$
<input type="checkbox"/> 2. Underlying Zones	\$5,000 plus \$200 per acre up to and including 10 acres, plus \$100 for each additional acre	No. of acres:	
			\$
<input type="checkbox"/> d. Fee Limit	\$60,000		\$
<input type="checkbox"/> e. Amendments to approved Official Plans and Basic Plans	One-half of original fee		\$
Total This Page			\$
Total Fee (Add Totals from all pages)			\$