

# Bethel Township Zoning Fees

## Zoning Amendments & Map Changes

Amendment (text or map) .....\$600

## Planned Development (PD)

Pre-Development / 1<sup>st</sup> Stage.....\$600  
 Final-Development / 2<sup>nd</sup> Stage.....\$550  
 PD Minor Modification .....\$300

## Board of Zoning Appeals

Variance, Residential - first variance ..... \$350  
 Variance, Commercial - first variance..... \$500  
 Conditional Use - Residential..... \$350  
 Conditional Use - Commercial ..... \$500  
 Administrative Appeal ..... \$200  
 Multi-Variance, Residential - variances 2 and 3 on the same application\* ..... \$175 each  
 Multi-Variance, Commercial - variances 2 and 3 on the same application\* ..... \$250 each  
 Multi-Variance Cap - variances 4 and beyond on same application\* ..... no additional charge

*\*Note: Multi-variance fees apply when multiple variances are sought on a single application. First variance at full rate; second and third at half rate; no additional charge for variances four and beyond on the same application.*

## Zoning Certificates

New Construction, Residential, Single-Family ..... \$300  
 New Construction, Residential, Multi-Family ..... \$400 + \$100 per dwelling unit  
 New Construction, Commercial / Industrial..... \$0.10 per sq ft  
     Minimum ..... \$600  
     Maximum ..... \$15,000  
 Addition to Residence .....\$0.10 per sq ft  
     Minimum ..... \$50  
     Maximum ..... \$300  
 Addition, Commercial / Industrial .....\$0.10 per sq ft  
     Minimum ..... \$300  
     Maximum .....\$5,000  
 Accessory Structure, Residential / Commercial / Industrial  
     200 sq ft or less ..... \$50  
     201 to 500 sq ft ..... \$100  
     501 to 1,000 sq ft ..... \$150  
     Over 1,000 sq ft ..... \$150 + \$0.10 per sq ft  
 Pool – In-Ground or Above-Ground..... \$100 flat fee  
 Fence ..... \$50

<b>Home Occupation</b>	
Initial Permit .....	\$150
Renewal .....	\$50
<b>Short-Term Rental</b>	
Initial Permit .....	\$400
Renewal .....	\$150
<b>Signs</b>	
Permanent Sign .....	\$100 + \$1 per sq ft
Temporary Sign Permit – 30 days, with one 30-day renewal .....	\$25

**Other Uses & Administrative**

Change of Use .....	\$200
Temporary Use or Structure, not listed above .....	\$100
Zoning Verification or Use Compliance Letter /Certificate, per parcel .....	\$50
Re-Inspection Fee – first re-inspection fee free; each subsequent .....	\$75
Lot Split / Consolidation Review, stand-alone .....	\$75
Expired Zoning Certificate Extension – one-time, 6 months .....	\$50
Expedited Review – 5 business days vs. standard 10 business days .....	+\$50% of base fee
Minimum .....	\$50

**Enforcement Penalties**

<b>Built/Use without Permit</b>	
Base penalty** .....	2x the applicable fee
Plus administrative fee .....	\$250
Escalation - uncorrected within 10 days of official notice** .....	3x the applicable fee
Plus administrative fee .....	\$500

*\*\* Note: Example: A homeowner builds a 600 sq ft accessory structure without a permit. The applicable fee is \$150 (501-1,000 sq ft). The Built without Permit base penalty is 2 x \$150 + \$250 = \$550. If the violation is not corrected within 10 days of official notice, the penalty escalates to 3 x \$150 + \$500 = \$950.*

Nuisance Abatement Administrative Fee, per abatement action .....	\$350
Rate for Township labor and equipment for abatement, per hour .....	\$175

**Records & Materials**

<b>Zoning Resolution / Code Book</b>	
Printed and bound .....	\$50
Digital Copy .....	\$0
Zoning Map – printed .....	\$10

**Any Other Fee Required by the Zoning Resolution**

Any application, permit, certificate, or service required by the Bethel Township Zoning Resolution and not specifically listed above – administrative *** .....	\$100
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*\*\*\* Note: This is intended to capture fees referenced in the Zoning Resolution as “set by resolution” where a specific dollar amount is not otherwise listed in this schedule.*

**Exemptions**

Declaration of Intent, Agricultural Use (ORC §519.21) .....	\$0
Township-initiated zoning text or map amendments .....	\$0