

## Adopted Zoning Fee Increases - Adopted on April 24, 2004.

*Section 34. Nameplates, Signs, and other Displays or Devices to Direct, Identify, and Inform and Section 36. Administration and Procedures of the Arlington County Zoning Ordinance* was amended to increase application fees for sign permits, zoning interpretations, variances, zoning appeals, rezonings, use permits, and site plans. All of these fees were last increased in the FY 2002 Budget and were scheduled for the standard three (3) year cycle maintenance review this year. In addition, four (4) new fee categories and five (5) new review fees are proposed for the Department of Environmental Services

<i>SUBJECT</i>	<i>ADOPTED FEES FOR FY 05 (OPTION B)</i>
<b>Sign Permit</b>	\$55
<b>Zoning Interpretation</b>	
Verification	\$275
Letter to VDMV	\$200
For financing and court cases	\$980
<b>Variance and Zoning Appeals</b>	
Zoning appeals	\$340
Variance for existing one-family residential use	\$285 plus 20% for each additional section
Variance for new one-family residential or resubdivision	\$2,260 plus 20% for each additional section
Variance from nonprofit organization	\$235
Variance for a building location error	\$3,400
Variance for all others	\$2,820 plus 20% for each additional section
<b>Rezoning-Site area &lt; 25,000 sq. ft.</b>	
"R" Districts	\$3,520 plus \$300 DPW fee
"RA" Districts	\$3,520 plus \$300 DPW fee
"RA-H," "R-C," "RA-H3.2 and "RA4.8" Districts	<b>\$8,000</b> plus \$300 DPW fee
"S," "C" and "M" Districts	\$5,830 plus \$300 DPW fee
"C-O" Districts	<b>\$12,000</b> plus \$300 DPW fee
<b>Rezoning Site area &gt; 25,000 sq. ft.</b>	
"R" Districts	\$4,675 plus \$600 DPW fee
"RA" Districts	\$5,830 plus \$600 DPW fee
"RA-H," "R-C," "RA-H3.2 and "RA4.8" Districts	<b>\$12,000</b> plus \$550 DPW fee
"S," "C," "M," and "MU-VS" Districts	\$8,140 plus \$600 DPW fee
"C-O" Districts	<b>\$12,000</b> plus \$600 DPW fee
On the CB own motion	Above fee schedule plus \$5,830 plus \$600 DPW fee
Rezoning with site plan	Site plan fee plus above fee schedule-(Eliminate discount).
Rezoning with GLUP amendment	<b>\$3,000</b> plus above fee plus \$600 DPW fee
<b>Use Permit</b>	
Family home day care	<b>\$100</b>
Use permits excluding family home day care and uses listed below	<b>\$1,500</b>
Drive through uses, service stations, and commercial uses w/ substantial alteration (Type III commercial)	<b>\$7,000</b> plus \$600 DPW fee
<b>SUBJECT</b>	<b>ADOPTED FEES FOR FY 05 (OPTION B)</b>
Live entertainment, public garages and food delivery	<b>\$1,000</b>

(Type II commercial)	
Schools with less than 100 students	\$115
Schools w/ more than 100 students/less than 250	\$275
Commercial new construction	<b>\$7,000</b>
Comprehensive sign plan	<b>\$1,500</b>
New residential construction/URD including pipe-stem lots	<b>\$3,000</b> plus <b>\$1,200</b> DPW fee
<b>Site Plans</b>	
Phased site plan	\$16,860/site plan plus \$100/acre of site plus <b>\$1,200</b> DPW fee
<b>Final Site Plan</b>	
In "R" and "RA" of less than 25 DUs, "C-2" and "VCHPDD"	<b>\$2,500</b> /site plan, <b>\$20</b> /100 sq. ft of office/commercial space, <b>\$20</b> /DU; plus <b>\$300</b> DPW fee
For all other site plans	<b>\$8,000</b> /site plan plus <b>\$20</b> /100 sq. ft of office and commercial space, and <b>\$20</b> /DU; and <b>\$20</b> /hotel unit; plus <b>\$600</b> DPW fee
<b>Site Plan Amendments</b>	
In "R" and "RA" of less than 25 DUs, "C-2" and "VCHPDD"	<b>\$2,500</b> /site plan plus <b>\$20</b> /100 sq. ft of office/commercial space, and <b>\$20</b> /DU; and <b>\$20</b> /hotel unit; plus <b>\$300</b> DPW fee
Major site plan amendments	<b>\$8,000</b> /site plan plus <b>\$20</b> /100 sq. ft of office/commercial space, and <b>\$20</b> /DU; and <b>\$20</b> /hotel unit; plus <b>\$600</b> DPW fee
Minor site plan amendments	<b>\$2,000</b> /amendmt. plus <b>\$20</b> /100 sq. ft of additional office/commercial space, and <b>\$20</b> /addl DU; and <b>\$20</b> /addl. hotel unit.
Administrative change	\$500/subsection
<b>New Fees</b>	
Administrative approval of signs	\$100
Final 4.1 plan review	<b>\$100</b> plus <b>\$20</b> /1000 sq. ft of office/commercial space, and <b>\$20</b> per DU and hotel unit; plus <b>\$600</b> DPW fee
Landscape plan review for site plans	<b>\$250</b> plus <b>\$250</b> DPW fee
Use Permit for Unified Commercial Development and for Columbia Pike Form-Based Code	<b>\$1.00</b> per 1 sq. ft. of gross floor area, not to exceed \$5,000 plus <b>\$1,200</b> DPW fee
<b>Estimated Additional Revenue</b>	<b>\$216,000 for DCPHD and \$10,000 for DPW</b>

**REPORT SUMMARY:** The Zoning review fee schedule changes in this report are proposed for the FY 2005 Budget for six (6) categories with two Options, A and B. The fees proposed for increase are application fees for sign permits, zoning interpretations, variances, zoning appeals, rezonings, use permits, and site plans. All of these fees were last increased in the FY 2002 Budget and are scheduled for the standard three (3) year cycle maintenance review this year. In addition, four (4) new fee categories and five (5) new review fees are proposed for the Department of Public Works (DPW), or its successor organization. The references to the Department of Public Works or DPW in Sections 34 and 36 will be changed in the future to reflect the new name and acronym of its successor organization. Under Option A, fee increases generally range between six and two tenths percent (6.2%) and ten (10) percent, with two exceptions. These proposed fees would be slightly higher than the inflation rate and are intended to move closer to full cost recovery. Under Option B, the proposed fees for the applications for rezoning, some use permits, and site plans would generally range between 10 percent and 25 percent, and were intended to partially support additional staff in the Department of Community Planning, Housing, and Development (DCPHD) for rezoning and site plan reviews. It was determined that Option B will generally meet the County goal to fund these new staff positions. It is, therefore, recommended that the County Board adopt Option B rather than Option A.

**BACKGROUND:** The Zoning review fee schedule changes proposed for the FY 2005 Budget consist of six (6) categories. These are sign permits, zoning interpretations, variances and zoning appeals, rezoning requests (including rezoning applications with General Land Use Plan amendments), use permits, and site plans. All of these fees were last reviewed and increased in the FY 2002 Budget and are scheduled for normal maintenance review this year on a standard schedule of every three (3) years. A summary table is included in Appendix A.

For all of these categories fee increases generally range between six and two-tenths (6.2) percent and ten (10) percent under Option A. A few fee increases are larger than ten (10) percent mostly because the fees are low and are rounded-up to the nearest five or ten dollar figure. In addition, the per-square-foot fee for office/commercial space in site plans is proposed to be changed to per 100 square feet instead of the current per 1,000 square feet. These changes would tailor the costs closer to the size of the project and raise fees closer to the real costs incurred.

The proposed Option B is basically Option A plus larger fees for applications for rezoning (including rezoning applications with General Land Use Plan amendments), some use permits, and site plans. The remaining items are identical to Option A. These increases would generally range between 10 percent and 25 percent, with a few exceptions. These are a 32 percent increase for commercial new construction use permits, a 50 percent increase for comprehensive sign plans, a 57 percent increase for new residential construction including the Unified Residential Development, an 88 percent increase for minor site plan amendments, and a 29 percent increase for rezoning with a General Land Use Plan amendment. A significant increase in the per-unit and per-square-footage fees is also incorporated. These increases are intended to support additional three staff positions, two in the DCPHD and one in the DPW, for review and enforcement of rezonings and site plans. The proposed new fees would not exceed costs to do the reviews and issue the permits.

The proposal includes adding the following four (4) new fee categories:

1. Administrative approval of signs
2. Final 4.1 site plan reviews
3. Landscape plans for site plans
4. Use Permits for Unified Commercial Development and Columbia Pike Form-Based Code

The first three categories are currently included in the overall review fees. Item #4 is for two (2) new use permit categories that were created last year.

In addition new review fees by the DPW, in the following five (5) categories are proposed:

1. Rezoning with General Land Use Plan amendment
2. Use permits for drive-through windows, service stations, commercial uses, etc.
3. Use Permits for Unified Residential Development and pipe stem lots
4. Use Permits for Unified Commercial Development and Columbia Pike Form-Based Code
5. Landscape plans for site plans

**DISCUSSION:** The proposed fee increases under Option A would be slightly higher than the inflation rate. Increases under Option B are higher than the increases under Option A, but are limited to larger scale development. These fee increases would not affect the operation of small scale businesses or construction of one-family houses or additions by resident owners. Revenues generated by Option B would be used to partially support additional staff in the DCPHD and DPW, for rezoning and site plan reviews. The current level of development activity in the County has continued at a high rate over the last several years and current staff resources are inadequate to support the workload. With additional resources supported by the increased revenue, the County would be able to improve community review of proposed development. The County could also better ensure that site plan developments approved by the County Board are built, operated, and maintained in accordance with the conditions approved by the County Board, the Code of Arlington, and the vision of Arlington as a world class urban community. The proposed fees will not exceed the actual cost to do reviews and issue permits.

After Options A and B were advertised in February and after the details of the FY 2005 Budget were developed, it was determined that the positions in the DCPHD and the DPW can be supported by Option B. Thus staff supports adoption of Option B.

The proposed fee schedule changes were sent to the Northern Virginia Building Industry Association's (NVBIA) Technical Committee members in February 2004. Staff has not received a formal response as of the writing of this report.

At the March 3, 2004 meeting, the Planning Commission reviewed the proposed Zoning Ordinance amendment and voted 6-2-3 to support Option B because it comes closer to full cost recovery. The Commission further suggested that the County Board request staff to ensure that the development community be properly informed about the proposed fee schedule changes in the future; that more data be provided in making these decisions, including determining what the

full costs are and comparisons of other jurisdictions' fees; and, fees be equally provided on a square footage basis and that there not be a discrepancy between office/commercial development and residential development.

**FISCAL IMPACT:** Using projected activity levels, it is estimated that approximately \$116,000 in additional revenue will be raised by Option A for the DCPHD fees and \$5,000 for the DPW fees. With these increases, the fees would support part of the costs expended for the administration of these programs. Under Option B, \$100,000 in addition to the revenue generated by Option A would be raised by the DCPHD fees and an additional \$5,000 by the DPW fees. Revenue generated by these fee increases would be used to partially support two (2) full-time employee positions in DCPHD and two (2) full-time positions in DPW, or its successor organization. The estimated revenue increases with Option A have been included in the FY 2005 Proposed Budget. The proposed fee increases for Option B have not been included in the base FY 2005 Proposed Budget, but included in the Economic Sustainability Policy Priority. With the proposed fee increases in either Options A or B, the County would be able to recover more of the costs associated with the review and processing of development.

**CONCLUSION:** The proposed fee increases are intended to further the County's goal of recovering more of the costs associated with the review and processing of these development applications and to ensure improved community review of proposed development. In addition, the proposed fee increases are intended to facilitate an efficient, orderly and balanced process; to encourage economic development; and, for other reasons required by the public necessity, convenience and general welfare and good zoning practice. The references to the Department of Public Works or DPW in Sections 34 and 36 will be changed in the future to reflect the new name or acronym of its successor organization. It is, therefore, recommended that the County Board adopt Option B of the proposed Zoning Ordinance amendments to *Section 34. Nameplates, Signs, and other Displays or Devices to Direct, Identify, and Inform* and *Section 36. Administration and Procedures.*

**OPTION A.**

AN ORDINANCE TO AMEND, REENACT, AND RECODIFY SECTION 34. NAMEPLATES, SIGNS, AND OTHER DISPLAYS OR DEVICES TO DIRECT, IDENTIFY, AND INFORM; AND SECTION 36. ADMINISTRATION AND PROCEDURES OF THE ARLINGTON COUNTY ZONING ORDINANCE TO INCREASE APPLICATION FEES FOR SIGN PERMITS, ZONING INTERPRETATIONS, VARIANCES, ZONING APPEALS, REZONINGS, USE PERMITS, AND SITE PLANS AND TO ADD NEW FEE CATEGORIES INCLUDING NEW FEES FOR REVIEW BY THE DEPARTMENT OF PUBLIC WORKS (DPW) OR ITS SUCCESSOR ORGANIZATION.

**BE IT ORDAINED THAT**, Sections 34. and Section 36. of the Arlington County Zoning Ordinance be hereby amended, reenacted, and recodified as follows, in order to increase permit application fees, and to add new fee categories including new fees for review by the Department of Public Works; or its successor organization, to promote the health, safety and general welfare of the public; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice:

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**SECTION 34. NAMEPLATES, SIGNS, AND OTHER DISPLAYS OR DEVICES TO DIRECT, IDENTIFY, AND INFORM**

\* \* \*

A. Administration.

1. A sign permit shall be obtained from the zoning administrator before any sign or advertising is erected, displayed, replaced, or altered so as to change its overall dimensions (except any sign listed in subsection E of this section). Every application for a sign permit shall be accompanied by plans showing the area of the sign, the size, and design proposed; the method of lighting, if any; and the exact location proposed for the sign. A sign permit for a permanent sign shall be approved or rejected within five (5) work days. Upon request, a statement of the reasons for denial of a sign permit shall be provided within thirty (30) days after rejection. A sign permit for any temporary sign that requires a permit shall be approved or rejected within twenty-four (24) hours of the receipt of a sign permit application. If the permit is denied, the reason for the denial will be given orally, with a written reason provided within five (5) days, if requested. Every sign for which a permit is issued, except temporary signs, shall have the permit number and the date of issuance affixed thereon in letters one (1) inch high at the bottom right-hand corner. A fee of ~~fifty dollars (\$50.00)~~ fifty five dollars (\$55.00) dollars shall be paid for a sign permit

for a permanent sign, plus one dollar (\$1.00) per square foot for any sign exceeding one hundred (100) square feet in size.

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3. Special exceptions: A comprehensive sign plan may be approved by use permit or site plan approval as provided in Section 36. The comprehensive sign plan shall establish the placement of signs, the hours of lighting, the height of signs, the total number of square feet of sign surface, and the number of signs to be placed on a site. Every application for a comprehensive sign plan shall be accompanied by a fee of ~~one thousand dollars (\$1,000.00)~~ one thousand and one hundred dollars (\$1,100.00). In addition, every application for an administrative review request for signs shall be accompanied by a fee of one hundred dollars (\$100.00).

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## SECTION 36. ADMINISTRATION AND PROCEDURES

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### B. Interpretation and General Administration.

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The Zoning Administrator may provide a written statement of the current classification of a property, the uses permitted in said classification, and verification of compliance with the Zoning Ordinance. The application for such a statement from the Zoning Administrator shall be accompanied by a fee of ~~two hundred sixty dollars (\$260.00)~~ two hundred seventy-five dollars (\$275.00). Applications for letters to the Virginia Department of Motor Vehicles regarding new and used motor vehicle sales and rental lots shall be accompanied by a fee of ~~one hundred ninety dollars (\$190.00)~~ two hundred dollars (\$200.00). Requests for special agreement letters and supplemental documentation for financing, settlements, court cases, and the like shall be accompanied by a fee of ~~nine hundred twenty dollars (\$920.00)~~ nine hundred eighty dollars (\$980.00).

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### E. Board of Zoning Appeals; Variances and Appeals.

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2. Every appeal from a determination of the zoning administrator and every application for a variance shall be filed in writing with the zoning administrator. The time of the public hearing is determined by the board of

zoning appeals. The filing fee shall be as follows:

- a. Appeals from a determination of the zoning administrator -- ~~Three hundred twenty dollars (\$320.00)~~ Three hundred forty dollars (\$340.00).
- b. Variances for existing single-family residential -- ~~Two hundred sixty five dollars (\$265.00)~~ Two hundred eighty five dollars (\$285.00) for the first subsection of the zoning ordinance being modified. Each additional subsection to be modified will be an additional fee of twenty percent (20%) of the base fee.
- c. Variances for single-family new construction/resubdivision for new construction -- ~~Two thousand one hundred twenty dollars (\$2,120.00)~~ Two thousand two hundred and sixty dollars (\$2,260.00) for the first subsection of the zoning ordinance being modified. Each additional subsection to be modified will be an additional fee of twenty percent (20%) of the base fee.
- d. Variance applications from nonprofit organizations and for nonprofit institutional uses - ~~Two hundred twenty dollars (\$220.00)~~ Two hundred thirty-five dollars (\$235.00).
- e. Variances for a building location error, defined as a request for an "as-built" variance when a new structure is not built in accordance with the approved plans - ~~Three thousand two hundred dollars (\$3,200.00)~~ Three thousand four hundred dollars (\$3,400.00).
- f. Variances for all other uses - ~~Twenty six hundred fifty dollars (\$2,650.00)~~ Two thousand eight hundred twenty dollars (\$2,820.00) for the first subsection of the zoning ordinance being modified. Each additional subsection to be modified will be an additional fee of twenty percent (20%) of the base fee.

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F. Amendments.

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- 3. Every application for such amendment shall be accompanied by a filing fee as follows:
  - a. On a request of an owner or contract owner applying for an amendment to be heard at a regular zoning hearing:

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<i>An Amendment for Rezoning To:</i>	<i>Site Area 25,000 Sq. Ft. or Less</i>	<i>Site Area More Than 25,000 Sq. Ft.</i>
"R" Districts	<del>\$3,200.00 plus \$250 DPW fee</del> <u>\$3,520.00 plus \$275 DPW fee</u>	<del>\$4,250.00 plus \$250 DPW fee</del> <u>\$4,675.00 plus \$550 DPW fee</u>
"RA" Districts	<del>\$3,200.00 plus \$250 DPW fee</del> <u>\$3,520.00 plus \$275 DPW fee</u>	<del>\$5,300.00 plus \$250 DPW fee</del> <u>\$5,830.00 plus \$550 DPW fee</u>
"RA-H," "R-C," "RA-H.3.2" and "RA4.8" Districts	<del>\$6,350.00 plus \$250 DPW fee</del> <u>\$7,000.00 plus \$275 DPW fee</u>	<del>\$10,600.00 plus \$500 DPW fee</del> <u>\$11,660.00 plus \$550 DPW fee</u>
"S," "C," "M" and "MU-VS" Districts	<del>\$5,300.00 plus \$250 DPW fee</del> <u>\$5,830.00 plus \$275 DPW fee</u>	<del>\$7,400.00 plus \$500 DPW fee</del> <u>\$8,140.00 plus \$550 DPW fee</u>
"C-O" Districts	<del>\$10,600.00 plus \$250 DPW fee</del> <u>\$11,660.00 plus \$275 DPW fee</u>	<del>\$10,600.00 plus \$500 DPW fee</del> <u>\$11,660.00 plus \$550 DPW fee</u>

- b. For applicants applying to the county board for an amendment on its own motion: Above fee schedule, plus ~~five thousand three hundred dollars (\$5300.00)~~ five thousand eight hundred thirty dollars (\$5,830.00) plus five hundred fifty dollars (\$550.00) for the Department of Public Works review.
- c. When the county board proposes an amendment in the public interest: No fee.
- d. When an application for rezoning requires consideration of a general land use plan amendment: Above fee schedule plus ~~two thousand three hundred twenty dollars (\$2,320.00)~~ two thousand five hundred fifty-five dollars (\$2,555.00) plus five hundred dollars (\$500.00) for the Department of Public Works review.
- e. When an application for rezoning is accompanied by an application for a site plan: Above fee schedule ~~shall be discounted by fifty (50) percent, and shall be paid in addition to the site plan fee plus the applicable site plan fee.~~

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G. Use Permits.

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4. Written application for a use permit shall be filed with the zoning administrator. An application for Unified Residential Development approval shall comply with applicable portion of Administrative Regulation 4.11, Unified Residential Development Use Permit Approval Procedure, as amended. Use Permits shall be heard at the first regular meeting of each month, except the county board may establish, on its own motion, another time for the use permit hearing, which hearing may be at any county board meeting.
  - a. Requests for family home day care use permits shall be accompanied by a fee of ~~seventy five dollars (\$75.00)~~ eighty five dollars (\$85.00).
  - b. Schools, including private, elementary, or secondary schools, and kindergartens, nursery schools, child care centers, and any other programs regulated by Chapter 52 of the Arlington County Code with a total enrollment that is equal to, or less than, 100 students shall be accompanied by a fee of ~~one hundred dollars (\$100.00)~~ one hundred fifteen dollars (\$115.00).
  - c. Schools, including private, elementary, or secondary schools, and kindergartens, nursery schools, child care centers, and other programs regulated by Chapter 52 of the Arlington County Code with a total enrollment that exceeds 100 students but is equal to, or less than, 250 students shall be accompanied by a fee of ~~two hundred fifty dollars (\$250.00)~~ two hundred seventy-five dollars (\$275.00).
  - d. Every other application for a noncommercial or commercial use, except requests that include construction of a new building for the purposes of conducting the use and requests for commercial uses that include substantial alteration of structures or sites (which shall include alterations affecting more than fifty percent [50%] of the total floor area of the structure, resulting in the expansion of the first floor plan by more than twenty percent [20%] or resulting in the disturbance of more than fifty percent [50%] of the site), requests for restaurants with drive-through windows, requests for automobile service stations with or without vehicle repair service, or requests for live entertainment, public garages and food delivery services, shall be accompanied by a fee of ~~seven hundred forty dollars (\$740.00)~~ eight hundred fifteen dollars (\$815.00).
  - e. Requests for commercial uses that include substantial alteration to structures and site, restaurants with drive-through windows, or

automobile service stations with or without vehicle repair services shall be accompanied by a fee of ~~three thousand two hundred dollars (\$3,200.00)~~ three thousand five hundred twenty dollars (\$3,520.00) plus five hundred fifty dollars (\$550.00) for the Department of Public Works review.

- f. Requests for live entertainment, public garages and food delivery services shall be accompanied by a fee of ~~eight hundred fifty dollars (\$850.00)~~ nine hundred thirty-five dollars (\$935.00).
- g. Requests for use permits of any type that include construction of a new building, excluding one-family dwellings under the Unified Residential Development, Unified Commercial Development or Columbia Pike Form-based Code, for the purposes of conducting the proposed use shall be accompanied by a fee of ~~five thousand three hundred dollars (\$5,300.00)~~ five thousand eight hundred thirty dollars (\$5,830.00).
- h. Requests for use permits for Unified Residential Development shall be accompanied by a fee of ~~one thousand nine hundred ten (\$1,910.00)~~ two thousand twenty dollars (\$2,020.00) per use permit, plus five dollars (\$5.00) per dwelling unit plus one thousand one hundred dollars (\$1,100.00) for the Department of Public Works review.
- i. Requests for use permits for Unified Commercial Development or Columbia Pike Form-based Code shall be accompanied by a fee of one (1) dollar per one (1) square foot of the gross floor area of the entire building, not to exceed five thousand dollars (\$5,000.00), plus one thousand one hundred dollars (\$1,100.00) for the Department of Public Works review.

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H. Site Plan Approval.

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- 9. *Application Fees:* Every application for a phased development or final site plan approval for any major project or minor site plan amendment shall be accompanied by a fee in accordance with the following schedule:

Phased development site plan: ~~fifteen thousand eight hundred seventy dollars (\$15,870.00)~~ sixteen thousand eight hundred sixty dollars (\$16,860.00) per site plan, plus one hundred dollars (\$100.00) per acre of

site area, plus ~~one thousand dollars (\$1,000.00)~~ one thousand one hundred dollars (\$1,100.00) for the Department of Public Works review.

Final site plan: For site plans in "R" and "RA" districts of fewer than twenty-five (25) units, "C-2" districts and "VCHPDD" site plans: ~~Two thousand one hundred twenty dollars (\$2,120.00)~~ Two thousand three hundred thirty dollars (\$2,330.00) per site plan, plus:

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per ~~one thousand (1,000)~~ one hundred (100) square feet of office and commercial space; and

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per dwelling unit, plus

~~Two hundred fifty dollars (\$250.00)~~ Two hundred seventy-five dollars (\$275.00) for the Department of Public Works review.

Final site plan: For all other site plans: ~~Six thousand three hundred fifty dollars (\$6,350.00)~~ Seven thousand dollars (\$7,000.00) per site plan, plus:

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per ~~one thousand (1,000)~~ one hundred (100) square feet of office and commercial space;

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per dwelling unit; and

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per hotel unit, plus

~~Five hundred dollars (\$500.00)~~ Five hundred fifty dollars (\$550.00) for the Department of Public Works review.

Major site plan amendments: For site plans in "R" and "RA" districts of fewer than twenty (25) units, "C-2" districts and "VCHPDD" site plans: ~~Two thousand one hundred twenty dollars (\$2,120.00)~~ Two thousand three hundred thirty dollars (\$2,330.00) per site plan, plus:

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per ~~one thousand (1,000)~~ one hundred (100) square feet of office and commercial space; and

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per dwelling unit, plus

~~Two hundred fifty dollars (\$250.00)~~ Two hundred seventy-five dollars (\$275.00) for the Department of Public Works review.

Major site plan amendment: For all other site plans: ~~Six thousand three hundred fifty dollars (\$6,350.00)~~ Seven thousand (\$7,000.00) per site plan, plus:

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per ~~one thousand (1,000)~~ one hundred (100) square feet of office and commercial space;

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per dwelling unit; and

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per hotel unit, plus

~~Five hundred dollars (\$500.00)~~ Five hundred fifty dollars (\$550.00) for the Department of Public Works review.

Minor site plan amendments: ~~One thousand sixty dollars (\$1,060.00)~~ One thousand one hundred seventy dollars (\$1,170.00) per amendment, plus:

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per ~~one thousand (1,000)~~ one hundred (100) square feet of additional office and commercial space;

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per additional dwelling unit; and

~~Eleven dollars (\$11.00)~~ Fifteen dollars (\$15.00) per additional hotel unit.

Administrative changes: ~~Three hundred twenty dollars (\$320.00)~~ Five hundred dollars (\$500.00) per request per subsection.

Final 4.1 Plan review: One thousand dollars (\$1,000.00) plus

Fifteen dollars (\$15.00) per dwelling unit; and

Fifteen dollars (\$15.00) per hotel unit, and

Fifteen dollars (\$15.00) per one hundred (100) square feet of office and commercial space; plus

Five hundred fifty dollars (\$550.00) for the Department of Public Works review.

Landscape plan reviews: Each landscape plan that is required by a site plan shall be accompanied by two hundred fifty dollars (\$250.00) plus two

hundred fifty dollars (\$250.00) for the Department of Public Works review.

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*NOTE: The reference to the Department of Public Works or DPW in Sections 34 and 36 will be changed in the future to reflect the new name and acronym of its successor organization.*

**OPTION B.**

AN ORDINANCE TO AMEND, REENACT, AND RECODIFY SECTION 34. NAMEPLATES, SIGNS, AND OTHER DISPLAYS OR DEVICES TO DIRECT, IDENTIFY, AND INFORM; AND SECTION 36. ADMINISTRATION AND PROCEDURES OF THE ARLINGTON COUNTY ZONING ORDINANCE TO INCREASE APPLICATION FEES FOR SIGN PERMITS, ZONING INTERPRETATIONS, VARIANCES, ZONING APPEALS, REZONINGS, USE PERMITS, AND SITE PLANS AND TO ADD NEW FEE CATEGORIES INCLUDING NEW FEES FOR REVIEW BY THE DEPARTMENT OF PUBLIC WORKS (DPW) OR ITS SUCCESSOR ORGANIZATION.

**BE IT ORDAINED THAT**, Sections 34. and Section 36. of the Arlington County Zoning Ordinance be hereby amended, reenacted, and recodified as follows, in order to increase permit application fees, and to add new fee categories including new fees for review by the Department of Public Works, to promote the health, safety and general welfare of the public; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice:

\* \* \*

**SECTION 34. NAMEPLATES, SIGNS, AND OTHER DISPLAYS OR DEVICES TO DIRECT, IDENTIFY, AND INFORM**

\* \* \*

A. Administration.

1. A sign permit shall be obtained from the zoning administrator before any sign or advertising is erected, displayed, replaced, or altered so as to change its overall dimensions (except any sign listed in subsection E of this section). Every application for a sign permit shall be accompanied by plans showing the area of the sign, the size, and design proposed; the method of lighting, if any; and the exact location proposed for the sign. A sign permit for a permanent sign shall be approved or rejected within five (5) work days. Upon request, a statement of the reasons for denial of a sign permit shall be provided within thirty (30) days after rejection. A sign permit for any temporary sign that requires a permit shall be approved or rejected within twenty-four (24) hours of the receipt of a sign permit application. If the permit is denied, the reason for the denial will be given orally, with a written reason provided within five (5) days, if requested. Every sign for which a permit is issued, except temporary signs, shall have the permit number and the date of issuance affixed thereon in letters one (1) inch high at the bottom right-hand corner. A fee of ~~fifty dollars (\$50.00)~~ fifty five dollars (\$55.00) dollars shall be paid for a sign permit

for a permanent sign, plus one dollar (\$1.00) per square foot for any sign exceeding one hundred (100) square feet in size.

\* \* \*

3. Special exceptions: A comprehensive sign plan may be approved by use permit or site plan approval as provided in Section 36. The comprehensive sign plan shall establish the placement of signs, the hours of lighting, the height of signs, the total number of square feet of sign surface, and the number of signs to be placed on a site. Every application for a comprehensive sign plan shall be accompanied by a fee of ~~one thousand dollars (\$1,000.00)~~ one thousand five hundred dollars (\$1,500.00). In addition, every application for an administrative review request for signs shall be accompanied by a fee of one hundred dollars (\$100.00).

\* \* \*

## **SECTION 36. ADMINISTRATION AND PROCEDURES**

\* \* \*

- B. Interpretation and General Administration.

\* \* \*

The Zoning Administrator may provide a written statement of the current classification of a property, the uses permitted in said classification, and verification of compliance with the Zoning Ordinance. The application for such a statement from the Zoning Administrator shall be accompanied by a fee of ~~two hundred sixty dollars (\$260.00)~~ two hundred seventy-five dollars (\$275.00). Applications for letters to the Virginia Department of Motor Vehicles regarding new and used motor vehicle sales and rental lots shall be accompanied by a fee of ~~one hundred ninety dollars (\$190.00)~~ two hundred dollars (\$200.00). Requests for special agreement letters and supplemental documentation for financing, settlements, court cases, and the like shall be accompanied by a fee of ~~nine hundred twenty dollars (\$920.00)~~ nine hundred eighty dollars (\$980.00).

\* \* \*

- E. Board of Zoning Appeals; Variances and Appeals.

\* \* \*

3. Every appeal from a determination of the zoning administrator and every application for a variance shall be filed in writing with the zoning administrator. The time of the public hearing is determined by the board of

zoning appeals. The filing fee shall be as follows:

- a. Appeals from a determination of the zoning administrator -- ~~Three hundred twenty dollars (\$320.00)~~ Three hundred forty dollars (\$340.00).
- b. Variances for existing single-family residential -- ~~Two hundred sixty five dollars (\$265.00)~~ Two hundred eighty five dollars (\$285.00) for the first subsection of the zoning ordinance being modified. Each additional subsection to be modified will be an additional fee of twenty percent (20%) of the base fee.
- c. Variances for single-family new construction/resubdivision for new construction -- ~~Two thousand one hundred twenty dollars (\$2,120.00)~~ Two thousand two hundred and sixty dollars (\$2,260.00) for the first subsection of the zoning ordinance being modified. Each additional subsection to be modified will be an additional fee of twenty percent (20%) of the base fee.
- d. Variance applications from nonprofit organizations and for nonprofit institutional uses - ~~Two hundred twenty dollars (\$220.00)~~ Two hundred thirty-five dollars (\$235.00).
- e. Variances for a building location error, defined as a request for an "as-built" variance when a new structure is not built in accordance with the approved plans - ~~Three thousand two hundred dollars (\$3,200.00)~~ Three thousand four hundred dollars (\$3,400.00).
- f. Variances for all other uses - ~~Twenty six hundred fifty dollars (\$2,650.00)~~ Two thousand eight hundred twenty dollars (\$2,820.00) for the first subsection of the zoning ordinance being modified. Each additional subsection to be modified will be an additional fee of twenty percent (20%) of the base fee.

\* \* \*

F. Amendments.

\* \* \*

- 3. Every application for such amendment shall be accompanied by a filing fee as follows:
  - a. On a request of an owner or contract owner applying for an amendment to be heard at a regular zoning hearing:

\* \* \*

<i>An Amendment for Rezoning To:</i>	<i>Site Area 25,000 Sq. Ft. or Less</i>	<i>Site Area More Than 25,000 Sq. Ft.</i>
"R" Districts	<del>\$3,200.00 plus \$250 DPW fee</del> <u>\$3,520.00 plus \$300 DPW fee</u>	<del>\$4,250.00 plus \$250 DPW fee</del> <u>\$4,675.00 plus \$600 DPW fee</u>
"RA" Districts	<del>\$3,200.00 plus \$250 DPW fee</del> <u>\$3,520.00 plus \$300 DPW fee</u>	<del>\$5,300.00 plus \$250 DPW fee</del> <u>\$5,830.00 plus \$600 DPW fee</u>
"RA-H," "R-C," "RA-H.3.2" and "RA4.8" Districts	<del>\$6,350.00 plus \$250 DPW fee</del> <u>\$8,000.00 plus \$300 DPW fee</u>	<del>\$10,600.00 plus \$250 DPW fee</del> <u>\$12,000.00 plus \$600 DPW fee</u>
"S," "C," "M" and "MU-VS" Districts	<del>\$5,300.00 plus \$250 DPW fee</del> <u>\$5,830.00 00 plus \$300 DPW fee</u>	<del>\$7,400.00 plus \$500 DPW fee</del> <u>\$8,140.00 plus \$600 DPW fee</u>
"C-O" Districts	<del>\$10,600.00 plus \$250 DPW fee</del> <u>\$12,000.00 plus \$300 DPW fee</u>	<del>\$10,600.00 plus \$500 DPW fee</del> <u>\$12,000.00 plus \$600 DPW fee</u>

- b. For applicants applying to the county board for an amendment on its own motion: Above fee schedule, plus ~~five thousand three hundred dollars (\$5300.00)~~ five thousand eight hundred thirty dollars (\$5,830.00) plus six hundred dollars (\$600.00) for the Department of Public Works review.
- c. When the county board proposes an amendment in the public interest: No fee.
- d. When an application for rezoning requires consideration of a general land use plan amendment: Above fee schedule plus ~~two thousand three hundred twenty dollars (\$2,320.00)~~ two thousand five hundred fifty-five dollars (\$2,555.00) plus three hundred dollars (\$300.00) for the Department of Public Works review.
- e. When an application for rezoning is accompanied by an application for a site plan: Above fee schedule ~~shall be discounted by fifty (50) percent, and shall be paid in addition to the site plan fee plus the applicable site plan fee.~~

\* \* \*

G. Use Permits.

\* \* \*

4. Written application for a use permit shall be filed with the zoning administrator. An application for Unified Residential Development approval shall comply with applicable portion of Administrative Regulation 4.11, Unified Residential Development Use Permit Approval Procedure, as amended. Use Permits shall be heard at the first regular meeting of each month, except the county board may establish, on its own motion, another time for the use permit hearing, which hearing may be at any county board meeting.
- a. Requests for family home day care use permits shall be accompanied by a fee of ~~seventy five dollars (\$75.00)~~ one hundred dollars (\$100.00).
  - b. Schools, including private, elementary, or secondary schools, and kindergartens, nursery schools, child care centers, and any other programs regulated by Chapter 52 of the Arlington County Code with a total enrollment that is equal to, or less than, 100 students shall be accompanied by a fee of ~~one hundred dollars (\$100.00)~~ one hundred fifteen dollars (\$115.00).
  - c. Schools, including private, elementary, or secondary schools, and kindergartens, nursery schools, child care centers, and other programs regulated by Chapter 52 of the Arlington County Code with a total enrollment that exceeds 100 students but is equal to, or less than, 250 students shall be accompanied by a fee of ~~two hundred fifty dollars (\$250.00)~~ two hundred seventy-five dollars (\$275.00).
  - d. Every other application for a noncommercial or commercial use, except requests that include construction of a new building for the purposes of conducting the use and requests for commercial uses that include substantial alteration of structures or sites (which shall include alterations affecting more than fifty percent [50%] of the total floor area of the structure, resulting in the expansion of the first floor plan by more than twenty percent [20%] or resulting in the disturbance of more than fifty percent [50%] of the site), requests for restaurants with drive-through windows, requests for automobile service stations with or without vehicle repair service, or requests for live entertainment, public garages and food delivery services, shall be accompanied by a fee of ~~seven hundred forty dollars (\$740.00)~~ one thousand five hundred dollars (\$1,500.00).
  - e. Requests for commercial uses that include substantial alteration to structures and site, restaurants with drive-through windows, or automobile service stations with or without vehicle repair services

shall be accompanied by a fee of ~~three thousand two hundred dollars (\$3,200.00)~~ seven thousand dollars (\$7,000.00), plus six hundred dollars (\$600.00) for the Department of Public Works review.

- f. Requests for live entertainment, public garages and food delivery services shall be accompanied by a fee of ~~eight hundred fifty dollars (\$850.00)~~ one thousand dollars (\$1,000.00).
- g. Requests for use permits of any type that include construction of a new building, excluding one-family dwellings under the Unified residential development, Unified Commercial Development or Columbia Pike Form-based Code, for the purposes of conducting the proposed use shall be accompanied by a fee of ~~five thousand three hundred dollars (\$5,300.00)~~ seven thousand dollars (\$7,000.00).
- h. Requests for use permits for Unified Residential Development shall be accompanied by a fee of ~~one thousand nine hundred ten (\$1,910.00)~~ two thousand twenty dollars (\$2,020) per use permit, plus five dollars (\$5.00) per dwelling unit plus one thousand two hundred dollars (\$1,200.00) for the Department of Public Works review.
- i. Requests for use permits for Unified Commercial Development or Columbia Pike Form-based Code shall be accompanied by a fee of one (1) dollar per one (1) square foot of the gross floor area of the entire building, not to exceed five thousand dollars (\$5,000.00) plus one thousand two hundred dollars (\$1,200.00) for the Department of Public Works review.

\* \* \*

H. Site Plan Approval.

\* \* \*

- 9. *Application Fees:* Every application for a phased development or final site plan approval for any major project or minor site plan amendment shall be accompanied by a fee in accordance with the following schedule:

Phased development site plan: ~~fifteen thousand eight hundred seventy dollars (\$15,870.00)~~ sixteen thousand eight hundred sixty dollars (\$16,860.00) per site plan, plus one hundred dollars (\$100.00) per acre of site area, plus ~~one thousand dollars (\$1,000.00)~~ one thousand two hundred dollars (\$1,200.00) for the Department of Public Works review.

Final site plan: For site plans in "R" and "RA" districts of fewer than twenty-five (25) units, "C-2" districts and "VCHPDD" site plans: ~~Two thousand one hundred twenty dollars (\$2,120.00)~~ Two thousand five hundred dollars (\$2,500.00) per site plan, plus:

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per ~~one thousand (1,000)~~ one hundred (100) square feet of office and commercial space; and

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per dwelling unit, plus

~~Two hundred fifty dollars (\$250.00)~~ Three hundred dollars (\$300.00) for the Department of Public Works review.

Final site plan: For all other site plans: ~~Six thousand three hundred fifty dollars (\$6,350.00)~~ Eight thousand dollars (\$8,000.00) per site plan, plus:

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per ~~one thousand (1,000)~~ one hundred (100) square feet of office and commercial space;

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per dwelling unit; and

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per hotel unit, plus

~~Five hundred dollars (\$500.00)~~ six hundred dollars (\$600.00) for the Department of Public Works review.

Major site plan amendments: For site plans in "R" and "RA" districts of fewer than twenty (25) units, "C-2" districts and "VCHPDD" site plans: ~~Two thousand one hundred twenty dollars (\$2,120.00)~~ Two thousand five hundred dollars (\$2,500.00) per site plan, plus:

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per ~~one thousand (1,000)~~ one hundred (100) square feet of office and commercial space; and

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per dwelling unit, plus

~~Two hundred fifty dollars (\$250.00)~~ Three hundred dollars (\$300.00) for the Department of Public Works review.

Major site plan amendment: For all other site plans: ~~Six thousand three hundred fifty dollars (\$6,350.00)~~ Eight thousand (\$8,000.00) per site plan, plus:

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per ~~one thousand (1,000)~~ one hundred (100) square feet of office and commercial space;

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per dwelling unit; and

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per hotel unit, plus

~~Five hundred dollars (\$500.00)~~ Six hundred dollars (\$600.00) for the Department of Public Works review.

Minor site plan amendments: ~~One thousand sixty dollars (\$1,060.00)~~ Two thousand dollars (\$2,000.00) per amendment, plus:

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per ~~one thousand (1,000)~~ one hundred (100) square feet of additional office and commercial space;

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per additional dwelling unit; and

~~Eleven dollars (\$11.00)~~ Twenty dollars (\$20.00) per additional hotel unit.

Administrative changes: ~~Three hundred twenty dollars (\$320.00)~~ Five hundred dollars (\$500.00) per request per subsection.

Final 4.1 Plan review: One thousand dollars (\$1,000.00) plus

Twenty dollars (\$20.00) per dwelling unit; and

Twenty dollars (\$20.00) per hotel unit, and

Twenty dollars (\$20.00) per one hundred (100) square feet of office and commercial space, plus

Five hundred fifty dollars (\$550.00) for the Department of Public Works review.

Landscape plan reviews: Each landscape plan that is required by a site plan shall be accompanied by two hundred fifty dollars (\$250.00) plus two

hundred fifty dollars (\$250.00) for the Department of Public Works review.

\* \* \*

*NOTE: The reference to the Department of Public Works or DPW in Sections 34 and 36 will be changed in the future to reflect the new name and acronym of its successor organization.*

**Appendix A: Proposed Zoning Fee Changes:**  
(New fees and Option B fees that are larger than Option A are in **bold**)

<i>SUBJECT</i>	<i>CURRENT (FY 04)</i>	<i>PROPOSED (FY05) LOW OPTION A</i>	<i>PROPOSED (FY05) HIGH OPTION B</i>
<b>Sign Permit</b>	\$50	\$55	\$55
<b>Zoning Interpretation</b>			
Verification	\$260	\$275	\$275
Letter to VDMV	\$190	\$200	\$200
For financing and court cases	\$920	\$980	\$980
<b>Variance and Zoning Appeals</b>			
Zoning appeals	\$320	\$340	\$340
Variance for existing one-family residential use	\$265 plus 20% for each additional section.	\$285 plus 20% for each additional section	\$285 plus 20% for each additional section
Variance for new one-family residential or subdivision	\$2,120 plus 20% for each additional section	\$2,260 plus 20% for each additional section	\$2,260 plus 20% for each additional section
Variance from nonprofit organization	\$220	\$235	\$235
Variance for a building location error	\$3,200	\$3,400	\$3,400
Variance for all others	\$2,650 plus 20% for each additional section	\$2,820 plus 20% for each additional section	\$2,820 plus 20% for each additional section
<b>Rezoning-Site area &lt; 25,000 sq. ft.</b>			
"R" Districts	\$3,200 plus \$250 DPW fee	\$3,520 plus \$275 DPW fee	\$3,520 plus <b>\$300</b> DPW fee
"RA" Districts	\$3,200 plus \$250 DPW fee	\$3,520 plus \$275 DPW fee	\$3,520 plus <b>\$300</b> DPW fee
"RA-H," "R-C," "RA-H3.2 and "RA4.8" Districts	\$6,350 plus \$250 DPW fee	\$7,000 plus \$275 DPW fee	<b>\$8,000</b> plus <b>\$300</b> DPW fee
"S," "C" and "M" Districts	\$5,300 plus \$250 DPW fee	\$5,830 plus \$275 DPW fee	\$5,830 plus <b>\$300</b> DPW fee
"C-O" Districts	\$10,600 plus \$250 DPW fee	\$11,660 plus \$275 DPW fee	<b>\$12,000</b> plus <b>\$300</b> DPW fee
<b>Rezoning Site area &gt; 25,000 sq. ft.</b>			
"R" Districts	\$4,250 plus \$250 DPW fee	\$4,675 plus \$550 DPW fee	\$4,675 plus <b>\$600</b> DPW fee
"RA" Districts	\$5,300 plus \$250 DPW fee	\$5,830 plus \$550 DPW fee	\$5,830 plus <b>\$600</b> DPW fee
"RA-H," "R-C," "RA-H3.2 and "RA4.8" Districts	\$10,600 plus \$250 DPW fee	\$11,660 plus \$500 DPW fee	<b>\$12,000</b> plus <b>\$550</b> DPW fee
"S," "C," "M," and "MU-VS" Districts	\$7,400 plus \$500 DPW fee	\$8,140 plus \$550 DPW fee	\$8,140 plus <b>\$600</b> DPW fee
"C-O" Districts	\$10,600	\$11,660 plus \$550 DPW fee	<b>\$12,000</b> plus <b>\$600</b> DPW fee
On the CB own motion	Above fee schedule plus \$5,300 plus \$500 DPW fee	Above fee schedule plus \$5,830 plus \$550 DPW fee	Above fee schedule plus \$5,830 plus <b>\$600</b> DPW fee
Rezoning with site plan	Site plan fee plus above fee schedule discounted by 50%	Site plan fee plus above fee schedule-(Eliminate discount.)	Site plan fee plus above fee schedule-(Eliminate discount).
Rezoning with GLUP amendment	\$2,320 plus above fee.	\$2,555 plus above fee plus \$550 DPW fee.	<b>\$3,000</b> plus above fee plus <b>\$600</b> DPW fee
<b>Use Permit</b>			
Family home day care	\$75	\$85	<b>\$100</b>
Use permits excluding family home day care and uses listed below	\$740	\$815	<b>\$1,500</b>
Drive through uses, service stations, and commercial uses w/ substantial alteration (Type III commercial)	\$3,200	\$3,520 plus \$550 DPW fee	<b>\$7,000</b> plus <b>\$600</b> DPW fee
Live entertainment, public garages and food delivery (Type II commercial)	\$850	\$935	<b>\$1,000</b>
<i>SUBJECT</i>	<i>CURRENT (FY 04)</i>	<i>PROPOSED (FY05) LOW</i>	<i>PROPOSED (FY05) HIGH</i>

		<i>OPTION A</i>	<i>OPTION B</i>
Schools with less than 100 students	\$100	\$115	\$115
Schools w/ more than 100 students/less than 250	\$250	\$275	\$275
Commercial new construction	\$5,300	\$5,830	<b>\$7,000</b>
Comprehensive sign plan	\$1,000	\$1,100	<b>\$1,500</b>
New residential construction/URD including pipe-stem lots	\$1,910 plus \$5/DU	\$2,030 plus \$1,100 DPW fee	<b>\$3,000</b> plus <b>\$1,200</b> DPW fee
<b>Site Plans</b>			
Phased site plan	\$15,870/site plan plus \$100/acre of site plus \$1,000 DPW fee	\$16,860/site plan plus \$100/acre of site plus \$1,100 DPW fee	\$16,860/site plan plus \$100/acre of site plus <b>\$1,200</b> DPW fee
<b>Final Site Plan</b>			
In "R" and "RA" of less than 25 DUs, "C-2" and "VCHPDD"	\$2,120/site plan plus \$11/1,000 sq. ft of office/commercial space, \$11/DU; plus \$250 DPW fee	\$2,330/site plan, \$15/100 sq. ft of office/commercial space, \$15/DU; plus \$275 DPW fee	<b>\$2,500</b> /site plan, <b>\$20</b> /100 sq. ft of office/commercial space, <b>\$20</b> /DU; plus <b>\$300</b> DPW fee
For all other site plans	\$6,350/site plan plus \$11/1,000 sq. ft of office/commercial space, and \$11/DU; and \$11/hotel unit; plus \$500 DPW fee	\$7,000/site plan plus \$15/100 sq. ft of office and commercial space, and \$15/DU; and \$15/hotel unit; plus \$550 DPW fee	<b>\$8,000</b> /site plan plus <b>\$20</b> /100 sq. ft of office and commercial space, and <b>\$20</b> /DU; and <b>\$20</b> /hotel unit; plus <b>\$600</b> DPW fee
<b>Site Plan Amendments</b>			
In "R" and "RA" of less than 25 DUs, "C-2" and "VCHPDD"	\$2,120/site plan plus \$11/1,000 sq. ft of office/commercial space, and \$11/DU; and \$11/hotel unit; plus \$250 DPW fee	\$2,330/site plan plus \$15/100 sq. ft of office/commercial space, and \$15/DU; and \$15/hotel unit; plus \$275 DPW fee	<b>\$2,500</b> /site plan plus <b>\$20</b> /100 sq. ft of office/commercial space, and <b>\$20</b> /DU; and <b>\$20</b> /hotel unit; plus <b>\$300</b> DPW fee
Major site plan amendments	\$6,350/site plan plus \$11/1,000 sq. ft of office/commercial space, and \$11/DU; and \$11/hotel unit; plus \$500 DPW fee	\$7,000/site plan plus \$15/100 sq. ft of office/commercial space, and \$15/DU; and \$15/hotel unit; plus \$550 DPW fee	<b>\$8,000</b> /site plan plus <b>\$20</b> /100 sq. ft of office/commercial space, and <b>\$20</b> /DU; and <b>\$20</b> /hotel unit; plus <b>\$600</b> DPW fee
Minor site plan amendments	\$1,060/amendmt.plus \$11/1,000 sq. ft of additional office/commercial space, and \$11/addl DU; and \$11/addl.hotel unit.	\$1,170/amendmt.plus \$15/100 sq. ft of additional office/commercial space, and \$15/addl DU; and \$15/addl.hotel unit.	<b>\$2,000</b> /amendmt.plus <b>\$20</b> /100 sq. ft of additional office/commercial space, and <b>\$20</b> /addl DU; and <b>\$20</b> /addl.hotel unit.
Administrative change	\$320/subsection	\$500/subsection	\$500/subsection
<b>New Fees</b>			
Administrative approval of signs	NA	\$100	\$100
Final 4.1 plan review	NA	<b>\$100</b> plus <b>\$15</b> /1000 sq. ft of office/commercial space, and <b>\$15</b> per DU and hotel unit; plus <b>\$550</b> DPW fee	<b>\$100</b> plus <b>\$20</b> /1000 sq. ft of office/commercial space, and <b>\$20</b> per DU and hotel unit; plus <b>\$600</b> DPW fee
Landscape plan review for site plans	NA	<b>\$250</b> plus <b>\$250</b> DPW fee	<b>\$250</b> plus <b>\$250</b> DPW fee
Use Permit for Unified Commercial Development and for Columbia Pike Form-Based Code	NA	<b>\$1.00</b> per 1 sq. ft. of gross floor area, not to exceed \$5,000 plus <b>\$1,100</b> DPW fee	<b>\$1.00</b> per 1 sq. ft. of gross floor area, not to exceed \$5,000 plus <b>\$1,200</b> DPW fee
<b>Estimated Additional Revenue</b>		<b>\$116,000 for DCPHD and \$5,000 for DPW</b>	<b>\$216,000 for DCPHD and \$10,000 for DPW</b>