



**COLERAIN TOWNSHIP PLANNING & ZONING FEE SCHEDULE**  
EFFECTIVE 12/14/2022

<u>ZONING CERTIFICATE TYPE</u>	<u>FEE</u>
<b>RESIDENTIAL ZONE DISTRICTS:</b>	
SINGLE FAMILY DWELLING	\$350 PER STRUCTURE
MULTI-FAMILY DWELLING	\$350 PER STRUCTURE + \$50/UNIT
ADDITIONS TO RESIDENTIAL DWELLING	\$150
DETACHED GARAGES, SHEDS, ACCESSORY OR TEMPORARY STRUCTURES	\$35
SWIMMING POOLS (ABOVE OR BELOW GROUND)	\$100
FENCES, DECKS, WALLS, NEW/EXPANDED DRIVEWAYS, ANTENNA TOWERS	\$35
ALTERATIONS OR REPAIRS OF DWELLING	\$50
HOME OCCUPATIONS, SATELLITE DISHES, OUTDOOR WOOD BOILERS, SOLAR PANELS	\$50
<b>BUSINESS ZONE DISTRICTS:</b>	
<b>BUILDINGS:</b>	
5,000 SQUARE FEET OR LESS	\$500 PER STRUCTURE
5,001 SQUARE FEET TO 10,000 SQUARE FEET	\$600 PER STRUCTURE
10,001 SQUARE FEET TO 15,000 SQUARE FEET	\$700 PER STRUCTURE
15001 SQUARE FEET TO 20,000 SQUARE FEET	\$800 PER STRUCTURE
20,001 SQUARE FEET OR MORE	\$1000 PER STRUCTURE
INTERIOR ALTERATIONS/FINISHES OR REPAIRS OF STRUCTURES	\$350
BUILDING ADDITIONS	\$250
TEMPORARY TENTS, TRAILERS, & STRUCTURES	\$100
ACCESSORY STRUCTURES, WALLS, FENCES, DECKS, ANTENNA TOWERS,	\$150
STATIONS/ALTERNATIVE FUEL STATIONS, MOBILE FOOD SERVICE	
<b>SIGNS:</b>	
NEW GROUND & POLE SIGNS	\$250
NEW WALL, AWNING, DIRECTIONAL	\$150
TEMPORARY SIGN	\$50
BILLBOARD	\$1500 PER SIDE
HIGH RISE INTERSTATE	\$1000 PER SIDE
FACE CHANGE	\$150 (SINGLE FACE)
<b>MISCELLANEOUS:</b>	
CHANGE OF USE CERTIFICATE	\$150
NON-CONFORMING USE CERTIFICATE	\$100
LOT COMBINATION	\$150
LOT SPLIT - MINOR	\$150 PER NEW LOT (MINOR)
LOT SPLIT - MAJOR 6-20 NEW LOTS	\$1,300 FLAT FEE FOR 6-20 LOTS (MAJOR)
LOT SPLIT - MAJOR OVER 20 NEW LOTS	\$65 PER NEW LOT
REVISION TO ZONING CERTIFICATE (WITHIN 90 DAYS)	1/2 ORIGINAL FEE
SMALL CELLULAR TELECOMMUNICATION FACILITIES	\$100

## ZONING TEXT & MAP AMENDMENTS:

SINGLE FAMILY DISTRICTS	\$1,300 + \$150 PER ACRE
MULTI-FAMILY DISTRICTS	\$1,300 + \$150 PER ACRE
BUSINESS DISTRICTS	\$1,300 + \$150 PER ACRE
"SWD" & "ME" LANDFILL & EXCAVATION DISTRICTS	\$1,300 + \$150 PER ACRE
"RF" FLOOD PLAIN MANAGEMENT	\$300
HILLSIDE DEVELOPMENT OVERLAY DISTRICTS	\$1,300 + \$150 PER ACRE
ADMINISTRATIVE MODIFICATION	\$150
FINAL DEVELOPMENT PLANS AND MINOR MODIFICATIONS	\$550
MAJOR MODIFICATIONS TO PD	\$1,300
LAND USE MAP CHANGES	\$500
OPEN SPACE DEVELOPMENT	\$1,300 + \$150 PER ACRE
TEXT AMENDMENT	\$1,300

\*ADJACENT PROPERTY OWNERS, LEGAL NOTICES, AND RECORDING FEES - APPLICANT PAYS ALL CHARGES

## BOARD OF ZONING APPEALS:

VARIANCE	\$350
COMPATIBLE NON-CONFORMING USE	\$400
CONDITIONAL USE	\$400
APPEAL OF ZONING ADMINISTRATOR DECISION	\$350

\*ADJACENT PROPERTY OWNERS AND LEGAL NOTICES - APPLICANT PAYS ALL CHARGES

## MISCELLANEOUS FEES:

PLANNING & ZONING DOCUMENTS	10¢ PER PAGE
ZONING MAP (36"X50")	\$30
LAND USE MAPS (36"X44")	\$30
11"X17" MAPS	\$10
PROPERTY OWNER SEARCH/PLAT MAP	\$30
ZONING CERTIFICATION/VERIFICATION LETTER	\$125

## NOTES:

MAKE CHECK PAYABLE TO: COLERAIN TOWNSHIP BOARD OF TRUSTEES  
LEGAL NOTICES FOR PUBLIC HEARINGS - ESTIMATED MINIMUM FEE/HEARING: \$125.00  
ADJACENT PROPERTY OWNERS NOTICES - CURRENT COST FOR USPS 1ST CLASS MAIL  
RECORDING FEES - ESTIMATED MINIMUM FEE: SEE HAMILTON COUNTY RECORDING FEE SCHEDULE  
ALL FEES ARE NON-REFUNDABLE