

**CONCORD TOWNSHIP ZONING FEE SCHEDULE**  
**ZONING INSPECTOR, RIC IRVINE 740-881-5338 rirvine@concordtwp.org**

*Effective January 5, 2024*

**APPLICATIONS**

|                             |  |
|-----------------------------|--|
| Rezoning, except PRD        | \$600.00 plus \$150.00 per acre thereafter (\$2500 minimum fee)  |
| Rezoning, for PRD           | \$750.00 plus \$200.00 per acre thereafter (\$7500 minimum fee)  |
| Major Modification of PRD   | \$750.00 plus \$200.00 per acre of original PRD (\$7500 minimum) |
| Conditional use             | \$600.00   |
| Variance / Appeals          | \$600.00   |
| Change of Zoning Use Permit | \$ 50.00   |
| Table or Continuance Fee    | \$1000.00 if continuance requested by Applicant                  |

- Applicant or representative must be present at hearing.
- Additional charge for court reporter may be charged to the Applicant where required by the Boards.
- For purposes of clarification, "BOARD" refers to Zoning Commission or Zoning Appeals Board.
- If an Applicant does not submit proper documents as specified, the application will be rejected as incomplete.
- If the Board cannot reach a decision and a continuance is requested by the Board, there are no additional fees charged to the Applicant. \$1,000 fee assessed if table or continuance is requested by Applicant.

**RESIDENTIAL**

|                        |          |
|------------------------|----------|
| Single Family          | \$300.00 |
| Multi Family, per unit | \$300.00 |

**ACCESSORY STRUCTURES** \$ 50.00

**ADDITIONS**

|                                    |                         |
|------------------------------------|-------------------------|
| To Garage or Residence             | \$100.00                |
| Decks (no roof)                    | \$ 75.00                |
| Swimming pools (private)           | \$100.00                |
| Structural change to building      | \$100.00                |
| Certificate of Compliance          | included in initial fee |
| Mobile Home (temporary/farm labor) | \$200.00 each 6 months  |

**APPROVAL OF PLATS AND SUBDIVISIONS**

|          |   |
|----------|---|
| Approval | \$250.00 plus \$100.00 per lot over one |
|----------|---|

**COMMERCIAL / INDUSTRIAL**

|                              |  |
|------------------------------|--|
| New Construction             | \$275.00 plus \$15.00 each 100 sq. ft. or fraction thereof |
| Additions and/or Alterations | \$275.00 plus \$15.00 each 100 sq. ft. or fraction thereof |
| Certificate of Compliance    | included in initial fee                                    |

**SIGNS** (when zoning certificate required)

|           |                          |
|-----------|--------------------------|
| Permanent | \$300.00                 |
| Temporary | \$225.00 up to 18 months |

**CELLULAR TOWER / ANTENNAE** \$500.00

**MISCELLANEOUS**

|                         |          |
|-------------------------|----------|
| Borrow Pits             | \$500.00 |
| Returned Check Fee      | \$ 50.00 |
| Zoning Resolution Book  | \$ 75.00 |
| Comprehensive Plan Book | \$ 25.00 |
| Copies, per page        | \$ 0.25  |

Any resident with an approved Zoning Certificate on file and there was a house built with incorrect setbacks, as indicated on the Zoning Certificate, the owner will be required to apply for a Variance through the Zoning Inspector and the Board of Zoning Appeals with all fees waived under the following conditions:

1. No Variance applied for which was necessary
2. Not on File (no records available)
3. Variance (setback) is challenged