

**CITY OF ASHEVILLE
FEES & CHARGES SUMMARY**

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	Planning & Development	DIVISION	Planning Services
Revenue Name	Sales of Materials & Services (Maps, UDO Books, Ordinances & Supplements)		
Account Code	11000410:450000		

Description of Revenue

Revenues derived from the sale of planning documents, maps, ordinances, etc.

Fee Schedule

A. Maps	
3' x 4' Color	\$25.00
3' x 4' Black & White	\$6.00
2' x 3' Color	\$20.00
2' x 3' Black & White	\$5.00
11"x 17" Color	\$10.00
11" x 17" Black & White	\$4.00
Custom Map	\$10.00/hour
B. Unified Development Ordinance	
Unified Development Ordinance	\$35.00
Supplement Service for Unified Development Ordinance Updates	\$15.00
C. City Development 2025 Plan	
City Development 2025 Plan	\$25.00
Center City Plan Book(s)	\$25.00
City Development 2025 Plan CD-Rom (including Center City Plan)	\$10.00
D. Downtown Master Plan (book)	
Downtown Master Plan (book)	\$25.00
Downtown Master Plan Appendices	\$25.00
Downtown Master Plan and Appendices CD-Rom	\$10.00
E. Small Area/Neighborhood/Corridor Plans	
Small Area/Neighborhood/Corridor Plans	\$10.00

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT Planning & Development **DIVISION** Planning Services

Revenue Name Downtown Commission Review Notification

Account Code 11000410:450205

Description of Revenue

Fee to recoup the costs associated with direct mailing notifications and legal advertisements required for development projects that require a Down Town Master Plan review and recommendation.

Fee Schedule

\$250.00 *

* All fees are subject to an additional 4% Technology Fee

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning and Development</u>	DIVISION	<u>Planning Services</u>
Revenue Name	<u>Banner Light Pole Fee</u>		
Account Code	<u>11000410:489000</u>		

Description of Revenue

Various groups approach the City in order to obtain approval to hang banners from downtown light poles. The proposed application fee will cover the processing and review of the application. The per pole portion of the fee will fund the maintenance and rep

Fee Schedule

\$50.00 Application fee*
\$10.00 per light pole*

* Per pole fee will be waived for up to 3 years, if participant agrees to buy City-approved brackets for the poles.
**All fees are subject to an additional 4% Technology Fee.

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT Planning and Development **DIVISION** Planning Services

Revenue Name Neighborhood & Developer Meetings Mailings

Account Code 11000410:450205

Description of Revenue

If developers choose the Neighborhood & Developers meeting option, staff must mail meeting notifications to all residents within 200 feet of the proposed development. The fee will cover a portion of the cost associated with the assembly and mailing of the

Fee Schedule

\$30.00 per project

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning & Development</u>	DIVISION	<u>Planning Services</u>
Revenue Name	<u>Privilege License Fee Electronic Gaming Business</u>		
Account Code	<u>11000410:442600</u>		

Description of Revenue

Revenue derived from business/privilege licence permit fess paid for permits for all electronic gaming business.

Fee Schedule

Base fee \$208.33 per month (of part of month) per establishment , and \$41.67 per month (or part of month) per machine. Fees are payable in advance at start of license year, or prior to commencement of operation.*

* All fees are subject to an additional 4% Technology Fee

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT Planning and Development DIVISION Planning Services
Revenue Name Board of Adjustment: Variance Requests (Zoning and Signage)
Account Code 11000410:450204

Description of Revenue

Revenue derived from the receipt of filing fees paid to go before the Board of Adjustment.

Fee Schedule

\$200.00 (all petitions) plus \$50.00 for each additional variance*.

*All fees are subject to an additional 4% Technology Fee.

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT Planning & Development **DIVISION** Planning Services

Revenue Name Board of Adjustment: Interpretations & Appeals

Account Code 11000410:450204

Description of Revenue

Fees paid to request a Board of Adjustment appeal of any interpretations or decisions made by the Planning & Development Director.

Fee Schedule

\$500.00 per request*

*All fees are subject to an additional 4% Technology Fee.

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning and Development</u>	DIVISION	<u>Planning Services</u>
Revenue Name	<u>Appeal Fee to a Planning and Zoning Decision for a Level II Project in the CBD</u>		
Account Code	<u>11000410: 521009</u>		

Description of Revenue

Fee for applicants who appeal Level II project denials at Planning and Zoning Commission to City Council for a public hearing.

Fee Schedule

\$150.00* per application

*All fees are subject to an additional 4% Technology Fee.

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	Planning and Development	DIVISION	Planning Services
Revenue Name	Site Plan Review Application Fees		
Account Code	11000410:450000		

Description of Revenue

Revenue derived from filing fees received for development review.

Fee Schedule

A. Small Permit Review:	
a. Occupancy Permits	\$25.00 *
b. < 500 square feet	\$25.00 *
c. Temporary Use Permits:	
<100 attending	\$25.00 *
100 to 1,000 attending	\$100.00 *
>1,000 attending	\$350.00 *
 B. Level I Site Plan Review (DSC):	
a. 500-1500 square feet	\$100.00 *
b. > 1,500 - 34,999 square feet	\$200.00 *
c. Use Change to higher impact	\$200.00 *
d. Cellular collocations	\$200.00 *
e. Resubmittal / Revisions:	\$75.00 * on third resubmittal
f. Amendment:	
500-1500 square feet	\$45.00 *
> 1,500 - 34,999 square feet	\$75.00 *
 C. Level II Site Plan Review:	
a. Residential: 20 - 50 units	\$450.00 *
b. Non residential uses in Residential Districts	\$450.00 *
c. Commercial: 35,000 - 100,000 sq ft	\$550.00 *
d. Industrial > 100,000 sqft or > 15 acres	\$550.00 *
e. Addition that are 25% > existing gfa	\$550.00 *
f. Resubmittal / Revisions:	\$150.00 * on third resubmittal
g. Amendment:	\$100.00 *
 D. Level III Site Plan Review:	
a. Residential: > 50 units	\$550.00 *
b. Subdivision > 50 lots	\$550.00 *
c. Commercial: >100,000 sqft	\$1,250.00 *
d. Commercial: Mixed Use >45,000 sqft (CBD)	\$1,250.00 *
e. Final TRC Review Fee	\$100.00 *
f. Resubmittal / Revisions:	\$225.00 * on third resubmittal
g. Amendment:	\$150.00 *
 E. Flexible Development Standards:	
	\$75.00/ request *
 F. Alternative Compliance Application:	
a. Level I Projects:	\$100.00 *
b. Level II Projects:	\$200.00 *

*All fees are subject to an additional 4% Technology Fee.

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT Planning & Development DIVISION Planning Services
Revenue Name Signage Plan Review (Sign Package)
Account Code 11000410:442606

Description of Revenue

Review of a site specific sign plan package by City Council for large scale development projects requesting signage outside the scope and review of the Sign Administrator.

Fee Schedule

1 - 5 signs	\$350.00 * **
5 -15 signs	\$550.00 * **
16 or more signs	\$750.00 * **

* All fees are subject to an additional 4% Technology Fee

** A separate sign permit review fee is required for each sign covered under the sign permit package. Refer to Sign Permit Fee Schedule.

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning and Development</u>	DIVISION	<u>Planning Services</u>
Revenue Name	<u>Pushcart, Outdoor Dining, & Outdoor Merchandise Permits</u>		
Account Code	<u>11000410:442601</u>		

Description of Revenue

Revenue derived from receipt of fees for permits for pushcarts, outdoor dining, and outdoor merchandise in the Central Business District and in Biltmore Village.

Fee Schedule

	<u>Application</u>	<u>Renewal</u>	<u>Relocation</u>
A. Pushcarts	\$150.00 *	\$100.00 *	\$75.00 *
B. Outdoor Dining/Merchandise			
1- Permit (< 30 sq. feet)	\$175.00 *	\$50.00 *	\$0.00 *
2- Encroachment Agreement Fee (Public Works)	\$200.00 *	\$0.00 *	\$0.00 *
C. Outdoor Dining/Merchandise			
1- Encroachment fee:	<u>Application</u>	<u>Renewal</u>	
31 - 50 sq. ft.	\$350.00 *	\$200.00 *	
51 - 100 sq. ft.	\$500.00 *	\$300.00 *	
101 - 200 sq. ft.	\$700.00 *	\$400.00 *	
201 - 500 sq. ft.	\$1,250.00 *	\$600.00 *	
501+ sq. ft.	\$2,000.00 *	\$800.00 *	

*All fees are subject to an additional 4% Technology Fee.

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning and Development</u>	DIVISION	<u>Planning Services</u>
Revenue Name	<u>Subdivision and Recombination Review Application Fee</u>		
Account Code	<u>11000410:450000</u>		

Description of Revenue

Revenue derived from filing fees for the review of subdivision plats (new lots are created) and recombination plats (a change to existing property lines and does not result in the creation of new lots).

Fee Schedule

A. Minor:		\$50.00 plus \$10.00/lot *
B. Major:		
	1. Up to 50 lots	\$750.00*
	2. Over 50 lots (P&Z Review)	\$1,250.00*
C. Recombination Plat:		\$50.00 *
D. Subdivision Modification:		\$200.00 *
E. Amendments:		
	1. Limited Subdivision Amendment:	\$150.00*
	2. Substantial Subdivision Amendment:	1/2 original fee

*All fees are subject to an additional 4% Technology Fee.

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**CITY OF ASHEVILLE
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DEPARTMENT	<u>Planning & Development</u>	DIVISION	<u>Planning Services</u>
Revenue Name	<u>Wording Amendment Application Fee</u>		
Account Code	<u>11000410:450000</u>		

Description of Revenue

Revenues derived from fees paid by the public to add wording amendments to planning ordinances.

Fee Schedule

\$500.00*

*All fees are subject to an additional 4% Technology Fee.

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning and Development</u>	DIVISION	<u>Planning Services</u>
Revenue Name	<u>Rezoning & Conditional Zoning Application Fee</u>		
Account Code	<u>11000410:450000</u>		

Description of Revenue

Revenue derived from filing fees received for rezoning and conditional zoning requests.

Fee Schedule

A. Rezoning:

1 Lot < 1 acre	\$350.00	*
2 - 4 Lots or 1 to 3 acres	\$450.00	*
4 to 9 Lots	\$550.00	*
10 - 25 acres	\$750.00	*
25 + acres	\$950.00	*

B. Conditional Zoning:

1 Lot < 1 acre	\$350.00	*	**
2 - 4 Lots or 1 to 3 acres	\$450.00	*	**
4 to 9 Lots	\$750.00	*	**
10 - 25 acres	\$1,550.00	*	**
25 + acres	\$2,050.00	*	**
Amendment Fee:			
Limited Amendment:	\$150.00	*	**
Substantial Amendment:	1/2 original fee	*	**

C. Resubmittal Fee

\$100.00 * **

*All fees are subject to an additional 4% Technology Fee.

** All Conditional Zoning application are required to have a final TRC review following an approval by City Council (see resubmittal fee)

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning and Development</u>	DIVISION	<u>Planning Services</u>
Revenue Name	<u>Conditional Use Permit Application Fee</u>		
Account Code	<u>11000410:450000</u>		

Description of Revenue

Revenue derived from filing fees received for Conditional Use Permit developments.

Fee Schedule

A. Cell Towers	\$4,050.00 *
B. Adult Uses	\$650.00 *
C. All Others	\$500.00 *
D. Final TRC Review Fee	\$100.00 * **
E. Amendment Fee:	
1. Limited Amendment:	\$150.00 *
2. Substantial Amendment:	1/2 original fee

Note: The associated conditional use permit charges for Level III site plan review are covered under site plan review fees (page PD 14).

*All fees are subject to an additional 4% Technology Fee.

** All Conditional Use Permits are required to have a final TRC review (see resubmittal fee)

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning & Development</u>	DIVISION	<u>Planning Services</u>
Revenue Name	<u>Zoning Compliance Letter</u>		
Account Code	<u>11000410:450205</u>		

Description of Revenue

Revenues derived from fees paid by the public for letters verifying that a property's zoning allows the existing use or will allow a proposed use.

Fee Schedule

\$25.00 per letter

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning and Development</u>	DIVISION	<u>Planning Services</u>
Revenue Name	<u>UDO Compliance Letter</u>		
Account Code	<u>11000410:450000</u>		

Description of Revenue

Revenue to offset the cost of staff time spent reviewing projects that are of different size and scope and researching the UDO and other historic files and records to confirm that an applicant's request is in compliance with the UDO design standards.

Fee Schedule

- A. \$200.00 * (Projects meeting Level I site plan review Threshold standards per UDO)
- B. \$350.00 * (Projects meeting Level II site plan review Threshold standards in UDO)
- C. \$550.00 * (Projects meeting Level III site plan review Threshold standards in UDO)

*All fees are subject to an additional 4% Technology Fee.

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	Planning Department	DIVISION	Planning Services
Revenue Name	Open Space Fee in Lieu		
Account Code	41000803:482420:R1103		

Description of Revenue

Revenue derived from proceeds from open space fee in lieu.

Fee Schedule

7-11-4(g)

(g) Fee-in-lieu. For open space requirements of 10,000 or less square feet in area and not involving property affected by the Greenway Master Plan, a property owner may elect to pay a fee-in-lieu of open space instead of providing the open space. For other required open space areas, a property owner may pay a fee-in-lieu of open space designation for all or a portion of the open space requirement if such fee-in-lieu is acceptable to both the parks and recreation director and planning director. This fee shall be calculated by using the pro rata value of the designated property relative to the value of the entire site to be developed using tax appraisal data; for properties covered by agricultural or other exemptions, the city may utilize a separate appraisal method in its sole discretion.

For developments and subdivisions containing more than 50 residential units, the fee-in-lieu option may only be used for up to 50 percent of the open space requirements in order to ensure that these larger projects provide on-site open space for their residents; developments in urban-scale mixed use districts (NCD, UV, URD, UPD) are exempt from this requirement and up to 100 percent of the open space requirements may be accommodated through fee-in-lieu payments regardless of development size.

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning & Development</u>	DIVISION	<u>Planning Services</u>
Revenue Name	<u>Research Application - Verification of Legal Nonconforming Use, Lot or Structure</u>		
Account Code	<u>11000410:450000</u>		

Description of Revenue

Research and written documentation for requests to determine "legal" non-conforming land uses, structures and lots. This service requires thorough research of historical records including: permit history, property deeds and plats, zoning maps, utility records, city license records and evaluation of any other legal documents provided by the applicant.

Fee Schedule

- | | |
|---|-------------------------|
| A. Verification of an Existing Lot or Structure | \$100.00/ application * |
| B. Verification of Existing Land Use * | \$200.00/ application * |

* All fees are subject to an additional 4% Technology Fee

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning & Development</u>	DIVISION	<u>Historic Resources</u>
Revenue Name	<u>Miscellaneous Revenue -- Fee for book - Historic Architectural Resources of Downtown Asheville, North Carolina.</u>		
Account Code	<u>11000411:489000</u>		

Description of Revenue

Fee for book - Historic Architectural Resources of Downtown Asheville, North Carolina

Fee Schedule

\$25.00 per book

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT Planning and Development DIVISION Historic Resources
Revenue Name HRC Major Work Application Fee
Account Code 11000411:450203

Description of Revenue

Revenue derived from receipt of persons requesting a Certificate of Appropriateness.

Fee Schedule

Non-Commercial projects	\$75.00 *
Commercial projects	\$100.00 *

*All fees are subject to an additional 4% Technology Fee.

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning & Development</u>	DIVISION	<u>Historic Resources</u>
Revenue Name	<u>Minor Work Fee</u>		
Account Code	<u>11000411:450203</u>		

Description of Revenue

This service requires thorough Historic Resources to Minor Works, which are projects that do not involve a substantial change to the exterior of a historic structure and are reviewed by staff only.

Fee Schedule

\$25.00/ application *

* All fees are subject to an additional 4% Technology Fee

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT Planning & Development **DIVISION** Historic Resources

Revenue Name HRC Local Landmark Application Fee

Account Code 11000411:450203

Description of Revenue

Revenue from review of a Certificate of Appropriateness.

Fee Schedule

- | | |
|-----------------------|------------|
| 1. Preliminary Review | \$50.00 * |
| 2. Final Review | \$100.00 * |

* All fees are subject to an additional 4% Technology Fee

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning and Development</u>	DIVISION	<u>Planning Services (DSC)</u>
Revenue Name	<u>Residential Zoning Permits</u>		
Account Code	<u>11000410:450000</u>		

Description of Revenue

Site plan review for residential zoning permits required by the Unified Development Ordinance.

Fee Schedule

A. Accessory Structures, Decks and Additions
\$25.00 *

B. New Construction of Single Family and Duplex Structures
\$50.00 per unit *

*All fees are subject to an additional 4% Technology Fee.

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning & Development</u>	DIVISION	<u>Planning Services (DSC)</u>
Revenue Name	<u>Steep Slope and Ridgetop Permit Review</u>		
Account Code	<u>11000410:450000</u>		

Description of Revenue

Review fee for development projects (both residential and commercial) proposed on properties located within the City's Steep Slope and/or Ridgetop designation pursuant to the standards outlined in the Section 7-12-2 of the Unified Development Ordinance.

Fee Schedule

\$50.00 * **

*All fees are subject to an additional 4% Technology Fee.

** The above fee does not include building or zoning permit review fees which shall be in addition to the above.

**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning and Development</u>	DIVISION	<u>Planning Services (DSC)</u>
Revenue Name	<u>Home Occupation Permit Fee</u>		
Account Code	<u>11000410:450000</u>		

Description of Revenue

This is a one-time fee paid at the time resident applies to establish a business in their home.

Fee Schedule

\$50.00*

*All fees are subject to an additional 4% Technology Fee.

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	<u>Planning and Development</u>	DIVISION	<u>Planning Services (DSC)</u>
Revenue Name	<u>Sign Permit Fees</u>		
Account Code	<u>11000410:442606</u>		

Description of Revenue

Review of sign permit applications and plans for issuance of sign permit.

Fee Schedule

A. Sign Fees -	\$2.00 per sqft with \$50.00 minimum *
B. Sign Refacing / Replacement Panel (all sizes) *	\$50.00 flat fee *
C. Temporary Sign, including inflatable balloons	\$25.00 / sign *
D. "A" Frame Sign	\$25.00 annually *
E. Reinspection Fee	\$25.00 for each inspection *
F. Late Payment Charge (A/R accounts)	Twice the normal fee charged *
G. Final Inspection Fee (attached or freestanding - including Refacing)	
a. 0 - 75 square feet	\$50.00 *
b. > 76 square feet	\$75.00 *
H. Sign Permit Amendment	\$50.00 *

The above fees do not include electrical permit fees or building safety fees which shall be in addition to the above.

* All fees are subject to an additional 4% Technology Fee

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**CITY OF ASHEVILLE
FEES & CHARGES MANUAL**

DEPARTMENT	Planning Department	DIVISION	Planning Services (DSC)
Revenue Name	Planning Plan Review Fee		
Account Code	110004104-50000		

Description of Revenue

Amendment fees are applied when changes to a project occur after a development permit has been issued.

Fee Schedule

Level I	501 sqft - 1500 sf, additions > 500 sqft	\$45.00 *
Level I	> 1500 sqft, Cellular collocations, M/F:3-19 units, Changes of use	\$75.00 *
Level II	Major Revisions: ½ original review fee	\$100.00 *
Level III	Major Revisions: ½ original review fee	\$150.00 *
Conditional Zoning	Major Revisions: ½ original review fee	\$150.00 *
Major Subdivision	Major Revisions: ½ original review fee	\$150.00 *
Conditional Use Permit	Major Revisions: ½ original review fee	\$150.00 *

* All fees are subject to an additional 4% Technology Fee

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