



ZONING

City Code, Chapter 35 - Zoning and Development Fees

FEE SCHEDULE

a.	Preliminary Review Process: Single Family All Others	 \$129.00 \$388.00
b.	Administrative Applications: Ordinance Interpretations Zoning Administrator Opinions Shared Parking Application Time Extensions Group/Adult Home Verification Letter Covenant, Conditions & Restrictions (CC&R) Review Single Family Dwelling Units All Other Uses	 \$388.00 each \$388.00 each \$388.00 each
c.	Variances: Single Family Dwelling Units All Other Uses Unauthorized Construction/Installation	 \$451.00 per lot, including use permits \$1,291.00 each Twice the normal fees
d.	Use Permits: Community Garden / Animals Single Family Dwelling Units All Other Uses Use Permit Transfer Unauthorized Activity	 \$56.00 each \$451.00 per lot, including variances \$1,291.00 each See Administrative Applications Twice the normal fees

e.	Zoning Code Amendments Map Text	\$2,583.00 Per Classification + \$126.00 \$129.00 Per Net Acre* \$2,583.00 *Rounded To The Nearest Whole Acre
f.	Planned Area Development Overlays Amendments	\$3,228.00 For Under 1 Acre + Use Permit Fees As Applicable \$6,456.00 For 1 Acre And Over + Use Permit Fees As Applicable \$1,615.00 For Under 1 Acre + Use Permit Fees As Applicable \$3,228.00 For 1 Acre And Over + Use Permit Fees As Applicable
g.	Subdivisions, Including Condominiums: Preliminary / Finals / Amendment Lot Splits / Lot Line Adjustments	\$2,583.00 + \$26.00 Per Lot or Condo Unit See Administrative Applications
h.	Continuance at Applicant's Request After Legal Advertising And Public Notice	\$129.00
i.	Development Plan Review: Complete – Building, Site, Landscape, Signs Remodel/Modification Repaint or Minor Elevation Modification Separate Landscape Plan Sign Package Separate Signs Reconsideration Unauthorized Activity	\$1,938.00 For 5 Acres Or Less \$2,583.00 Over 5 Acres \$646.00 \$259.00 \$259.00 \$388.00 \$388.00 Same As Original Fee Twice The Normal Fees
j.	Appeals Tempe Residential Property Owner Request	\$388.00 \$121.00

k.	<p>Sign Permits:</p> <p>One Sign</p> <p>Each Additional Sign</p> <p>Unauthorized Installation of Sign(s)</p> <p>Grand Openings (sign type K), Going Out Of Business, Significant Event (sign type K), Leasing Banner</p> <p>Way Finding Sign Permit (sign type Q)</p>	<p>Fees include Plan Review, the initial Inspection and one Re-inspection</p> <p>\$259.00</p> <p>\$98.00</p> <p>Twice The Normal Fees</p> <p>\$129.00</p> <p>\$28.00</p>
l.	<p>General Plan Amendments:</p> <p><u>Amendment</u></p> <p>Text Change</p> <p>Map Change</p> <p><u>Major Amendment</u></p> <p>Map Change</p>	<p>\$2,583.00</p> <p>\$2,583.00 + \$129.00 per gross acre</p> <p>\$6,456.00 + \$129.00 per gross acre</p>
m.	<p>Public Notice Signs</p> <p>Neighborhood Meeting Sign</p>	<p>\$18.00 (Includes one sign and two stakes for self posting)</p>
n.	<p>Zoning Verification Letter</p>	<p>\$325.00</p>
o.	<p>Development fees within the Apache Boulevard Redevelopment Area may be reduced up to 50% for the following listed uses, when authorized by the Community Development Director or designee and accepted by the authorized Department Director:</p> <ul style="list-style-type: none"> ▪ Neighborhood services not already provided within the Apache Boulevard Redevelopment Area ▪ Workforce Housing, provided that at least 15% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 100% of the AMI but does not exceed 120% AMI, or 10% of the housing units developed for, offered to, and leased or sold to households whose gross annual income is greater than 80% AMI but does not exceed 100% 	
p.	<p><u>Waiver of commercial development fees under the Storefront Improvement Program.</u></p> <ul style="list-style-type: none"> ▪ Zoning, building, and engineering permit and plan review fees for improvements to commercial buildings approved under the Storefront Improvement Program (SIP) will be waived for applicants participating in the program. This waiver includes all fees for alterations and improvements for such items as identified in the Storefront Improvement Program guidelines and cross referenced fees herein. ▪ The waiver for each project is 100% of the total fee amount. 	

Revised: 7/01/17

Eff. 7/5/05 -- Council approved annual fee increases based on the annual Bureau of Labor Statistics CPI--All Urban Consumers (<http://data.bls.gov>) will be effective at the beginning of each fiscal year beginning 7/01/06.