

EATON TOWNSHIP ZONING FEES

RESIDENTIAL NEW HOMES: \$1,000.00 plus \$.30/sq ft of living space excluding attached garage

RESIDENTIAL ADDITIONS & ACCESSORY STRUCTURES: \$.20/sq ft \$25.00 minimum.
This includes unattached garage, pole barns, utility sheds, gazebos, decks, **Shipping Containers**, etc.

RAISING PITCH OF ROOF: \$25.00

NON RESIDENTIAL NEW CONSTRUCTION /ADDITIONS & ADDITIONAL STRUCTURES :

New commercial & recreational: \$.40 /sq ft \$300.00 minimum
Commercial additions/additional structures, **Shipping containers**: \$.30/sq ft \$150.00 minimum
New Industrial: \$.45/sq ft \$500.00 minimum
Industrial additions, additional structures, **Shipping containers**: \$.35/sq ft \$200.00 minimum

FENCING: Non Residential: \$150.00. Residential: \$30.00

SWIMMING POOLS: \$40.00

PONDS: with the approval from Lorain County Water Conservation District \$75.00.

SIGNS: \$2.25 per square foot/ \$ 30.00 minimum fee, includes all sides. Replacement of original signs \$2.25 plus \$2.25 for each additional square foot that exceeds the original sign square footage.

WIND TURBINE ENERGY SYSTEMS FOR GENERATING ELECTRICITY (ALL DISTRICTS):

Residential: \$75.00 All other districts: \$225.00

ZONING BOOKS: \$ 50.00

ZONING MAPS: 2 ft. x 3 ft. :\$20.00 (2 days)

11 in x 17 in :\$8.00

Lamination of maps: \$18.00

BOARD OF ZONING APPEALS:

Residential variance or conditional use permit \$500.00
Non residential variance or conditional use permit \$750.00
Appeal Zoning Inspector decision \$500.00

ZONING COMMISSION: Fees that would apply to all Rezoning:

Parcel Size, Acres	Fee
< 1 to 5	\$750.00
> 5 to 10	\$1,250.00
> 10 to 20	\$2,250.00
> 20	\$2,250.00 plus \$100.00 per acre for each acre or portion there of > 20 acres. Not to exceed \$5,000.00

Final Site Plan Review Application: \$1500.00 (includes all preliminary informational meetings, 1-ZC work session if applicable, 1-ZC Public hearing, 1-Trustee Public Hearing). Each revision, post-approval amendment, applicant requested extra public hearings: \$1000.00 each.

Preliminary / Concept Site Plan Review Application: \$250.00 (recommended for ALL housing developments & large non-residential)
Site Plan Review Applications expire 365 calendar days from filing date (if not approved).

COSD Application (min of 35 acres is required per zoning ordinance): \$1500.00 in conjunction with the Site Plan Review application

Non-COSD Housing Development Plan Review Application: \$1500.00 in conjunction with the Site Plan Review application

Big Box/Chain Store Plan Review Application: \$2000 (1-3 acre), \$3000 (3-10 acres), \$4000 (10-20 acres) \$5000 plus \$200 per acre for each acre or portion there of >20 acres.

Zoning permits shall expire and may be revoked if work has not begun within (6) months from the date of filing application.

FAILURE TO SECURE A ZONING PERMIT WILL RESULT IN DOUBLE THE COST OF THE PERMIT FEE.