

<p>Village of Canal Winchester Combined Development Fee Schedule Adopted by Council on 8-18-2008; Ordinance #44-08; Revised Ordinance #39-09 Effective 1-1-2010 through 12-31-2010</p>

SECTION 1.

This Combined Development Fee Schedule includes the following: Zoning, Building, Engineering Review, Water and Sanitary Sewer Tap Fees, Construction Inspection and Bonding Requirements.

SECTION 2. ZONING FEES

The following zoning fees are hereby adopted.

2.1	Conditional Use	\$150.00
2.2	Copy of Subdivision Regulations	\$35.00
2.3	Copy of Zoning Code	\$35.00
2.4	Demolition Permit	\$25.00
2.5	Moving a structure greater than 200 sq. ft.	\$60.00; plus proof of \$300,000.00 liability insurance
2.6	Park Fee (residential development only)	<u>Residential:</u> \$750.00 per lot or dwelling unit. <u>Non-Residential:</u> \$750.00 up to the 1 st acre, and \$500.00 for each additional acre or portion thereof.
2.7	Planned District, Preliminary Plan:	
	A. Less than 100 acres	\$500.00
	B. 100-500 acres	\$750.00
	C. Greater than 500 acres	\$1,000.00
2.8	Satellite Ground Station	\$25.00
2.9	School Facilities Fee	See Section 1115.13 of the Codified Ordinances
2.10	Signs:	
	A. Banner Sign	\$30.00
	B. Monument Sign	\$50.00 for first 20 sq. ft., plus \$1.00 for each additional sq. ft. or portion thereof; maximum \$200.00
	C. Wall Sign	\$25.00 for first 20 sq. ft., plus \$1.00 for each additional sq. ft. or portion thereof; maximum \$150.00
	D. Temporary Sign	\$25.00

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2.11	Site Development Plan:	
	A. Major	\$0.10 per sq. ft. (maximum \$2,000.00); minimum fee of \$876.00.
	B. Minor	\$50.00
2.12	Street Tree Fund	
	A. Downtown Area only (see Attachment 1)	1/3 of \$6.00 per linear foot of public street frontage
	B. All Other Areas	\$6.00 per lineal foot of public street frontage
2.13	Subdivision:	
	A. Minor (Lot Split)	\$100.00
	B. Preliminary Plan	\$100 plus \$5.00 per lot
	C. Final Plat	\$200 plus \$10.00 per lot
2.14	Temporary Use Permit	\$25.00
2.15	Tree Removal	\$25.00
2.16	Variance:	
	A. Administrative Variance	\$50.00
	B. Residential Variance	\$100.00
	C. Non-residential Variance	\$150.00
2.17	Zoning Amendment:	
	A. Zoning Code (Text) Amendment	\$150.00
	B. Zoning Map Amendment	\$150.00 for first acre plus \$25.00 for each additional acre; Maximum \$500.00
2.18	Zoning Permit (Certificate of Zoning Compliance)	\$25.00
2.19	Photocopying	\$0.05 per 8½ " by 11" size page after the first 10 pages.
2.20	Transcript of meeting minutes of any Council, Commission, Board, Committee etc.	\$10.00 per page.
2.21	Electronic copy on CD of any minutes or presentation of any Council, Commission Board, Committee etc.	\$10.00 per CD.

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SECTION 3. BUILDING FEES.

3.1 Residential Building Permit

3.1.1 New Construction

A. Single Family With or Without Attached Garage	\$300.00
B. Single Family Addition, More Than 1 Room	\$200.00
C. Twin Single With or Without Attached Garage (per unit)	\$300.00
D. Multi-family & Townhouses (per unit)	\$300.00

3.1.2 Accessory Structures

A. 201 sq. ft. to 400 sq. ft.	\$65.00
B. Greater Than 400 sq. ft.	\$90.00
C. Decks Greater Than 200 Sq. Ft. or Attached to the House	\$75.00

3.1.3 Remodeling

A. One Family to Two Family Conversion	\$200.00
B. Remodel – No Structural Change	\$35.00
C. Remodel – Structural Change	\$65.00

3.1.4 Residential Inspection Fees

A. Footer	\$42.00
B. Foundation	\$42.00
C. House Slab	\$42.00
D. Basement Slab	\$42.00
E. Garage Slab	\$42.00
F. Lower Level Slab	\$42.00
G. Crawl Cap	\$42.00
H. Framing	\$42.00
I. Temporary Electric	\$60.00
J. Underground Electric	\$60.00
K. Rough Electric	\$60.00
L. Electric Service	\$60.00
M. Final Electric	\$60.00
N. Rough HVAC	\$42.00
O. Rough Insulation	\$42.00
P. Final HVAC	\$42.00
Q. Final Insulation	\$42.00
R. Gas Pressure Test	\$42.00
S. Radon	\$42.00
T. Re-Inspection	\$60.00

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3.2 Non-Residential Building Permit

3.2.1 Building Permit

A.	Structural	\$250.00
B.	Mechanical	\$250.00
C.	Electrical	\$250.00
D.	Fire Suppression	\$250.00
E.	Fire Detection	\$250.00

3.2.2 Non-Residential Inspection Fees

A.	Structural	\$0.095 per sq. ft.
B.	Mechanical	\$0.095 per sq. ft.
C.	Electrical	\$0.095 per sq. ft.
D.	Fire Suppression	\$0.095 per sq. ft.
E.	Fire Detection	\$0.095 per sq. ft.
F.	Re-Inspection	\$60.00

3.2.3 Old Town Area Under 5,000 sq. ft. \$300.00 flat fee plus
Administrative Fee

3.3 Other Building Fees

3.3.1 Certificates of Occupancy

A.	Temporary Occupancy (Residential)	\$100.00
B.	Temporary Occupancy (Non-Residential)	\$350.00
B.	Final Occupancy	\$50.00

3.3.2 Administrative Fee 10.00% of Total

3.3.3 Replacement of Inspection Card \$25.00

3.4 Penalty

Violation of Section 105.1 of the Residential Code of Ohio or the Ohio Building Code (building permit required) Double Fees

SECTION 4. Civil Engineering Plan Review.

4.1 Technical Review Group Plan Review Fees (excluding Municipal Engineer fees)

4.1.1	Civil Engineering Plan Review (includes 2 rounds of review)	\$927.00 ^A
4.1.2	Each additional round of plan review:	\$464.00 ^A

^A The Technical Review Group fees shall be increased by 3% every even numbered year beginning January 1, 2010 or until cancelled by Council.

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4.2 Municipal Engineer Plan Review Fees

4.2.1 Traffic Study Review (if applicable)

A. Traffic Access Study	\$750.00
B. Traffic Impact Study	\$3,500.00
C. Regional Traffic Study	TBD
D. Additional Meetings (Note: 1 meeting included in base fee)	\$250.00 per meeting

4.2.2 Civil Engineering Plan Review

A. Storm Water Management Report: Area less than 5 acres	\$750.00
Area 5 acres or more	\$1,000.00
B. Utility Studies (water and sewer)	TBD
C. Residential Development	\$300.00 per sheet
D. Non-Residential Development	\$300.00 per sheet
E. GIS Update	\$300.00 per sheet

SECTION 5. BONDS, INSURANCE, AND INSPECTION FEES.

- 5.1 Performance Bond: 100% of the subdivider's/developer's engineer's detailed cost estimate reviewed by the municipal engineer.
- 5.1 Maintenance Bond: Prior to the release of a performance bond, the subdivider/developer shall present a maintenance bond equal to 5% of the value of the public and private improvements required by the approved improvement plans and the subdivision regulations.
- 5.2 Indemnity Insurance: A policy of indemnity insurance for personal liability and property damage, in the amount of \$1,000,000/\$2,000,000, protecting the Municipality against claims for damage to person or property resulting from or by reason of the construction of the required improvements, shall be furnished to the Municipality and maintained in force by the subdivider/developer.
- 5.3 Inspection Fees: Payment for inspection, monitoring and the testing of materials in the amount of 7½ % of the construction cost of the required improvements based on the subdivider's/developer's engineer's detailed estimate of said improvements.

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- 5.3.1 Any retainage of the inspection fee remaining at the completion of the construction will be returned to the subdivider/developer. If the inspection, monitoring and testing fees are anticipated to exceed the original retainage amount, the subdivider/developer shall be required to deposit additional fees to the Municipality.
- 5.4 NPDES Inspection Fees: Payment of \$300 per month multiplied by the number of months of land disturbing activities set forth in the OEPA NPDES Phase II Permit.
- 5.4.1 Re-Inspection Fee: A reinspection fee of \$65.00 when notification is made to the subdivider/developer for land disturbing activities found to be non-compliant.

SECTION 6. WATER SYSTEM FEES.

6.1 Charges and Rates Within The Municipality: For each residential detached dwelling or structure and for each nonresidential structure the charge shall be determined by the nominal diameter size of the water service line(s), with a minimum size to be not less than three-quarter (3/4) inch, and based on the relative capacity of the water service line(s). In the event a water service line or tap is enlarged within 120 days of the payment of capacity fees, the charge difference between the two diameter sizes shall be paid. In the event a water service line or tap is enlarged after 120 days of the payment of capacity fees, the full capacity fee shall be paid.

6.2 Water System Capacity Fees

Size of Tap or Service Line	Relative Capacity	Canal Winchester ^(A)	Special Water Allocation District ^(B)
¾"	1.0	\$3,301.00	\$405.00
1"	1.8	\$5,942.00	\$790.00
1 ½"	4.0	\$13,205.00	\$1,041.00
2"	7.1	\$23,440.00	\$2,374.00
3"	16.0	\$52,818.00	\$4,749.00
4"	28.4	\$93,752.00	\$9,472.00
6"	64.0	\$211,271.00	\$18,996.00
8"	114.0	\$376,328.00	\$37,994.00
10"		\$586,940.00	\$58,695.00
12"		\$845,088.00	\$84,509.00

- (A) Water System Capacity Fees within the Municipality but outside the blue shaded area of Attachment 2. Any connection size larger than set forth above shall be calculated using the formula \$3,112.00 (or current fee for ¾ inch size of tap or service line) multiplied by the relatively capacity of the water service line (radius squared divided by 0.140625).
- (B) Special Water Allocation District: Water System Capacity fees to be made within the Municipality in the blue shaded area of Attachment 2 and in addition to capacity fees as required by the City of Pickerington.

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6.3 Fire Protection Capacity Fees

Fire protection capacity fees for standby services where connection permits are granted solely for fire protection shall be based on tap size and equal to 20% of the capacity charges stated in Section 6.5. In the event a tap is subsequently enlarged, the difference between the two tap sizes shall be paid.

Size of Tap or Service Line	Canal Winchester ^(A)	Special Water Allocation District ^(B)
1 1/2"	\$2,640.00	-
2"	\$4,689.00	\$458.00
3"	\$10,565.00	\$1,102.00
4"	\$18,750.00	\$1,866.00
6"	\$42,254.00	\$3,732.00
8"	\$75,264.00	\$5,583.00
10"	\$117,389.00	\$11,739.00
12"	\$169,017.00	\$16,902.00

(A) Fire Protection Capacity Fees to be made within the municipality but outside the blue shaded area of Attachment 2.

(B) Fire Protection Capacity Fees to be made within the municipality in the blue shaded area of Attachment 2 and in addition to fire protection capacity fees as required by the City of Pickerington.

6.4 The Water System Capacity Fees and Fire Protection Capacity Fees to be made within the municipality shall be increased by three percent (3%) per year beginning January 1, 2009 or until cancelled by Council. The water system capacity fees and fire protection capacity fees required by the City of Pickerington shall be increased at any time the City of Pickerington's fire protection capacity fees are increased.

6.5 Water Connection and Inspection Fee, All Sizes: \$45.00

6.6 Water Meters: 3/4" Disc: \$340.00.
 For all other meter sizes, contact Division of Water at 614-837-5623.

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SECTION 7. SANITARY SEWER SYSTEM FEES.

7.1 Sanitary Sewer System Capacity Fees (for non-multifamily attached dwelling or structure

Size of Tap or Service Line	Relative Capacity	Canal Winchester ^(A)	Special Sanitary Allocation District ^(B)	Villages at Sycamore Creek ^(C)
¾"	1.0	\$5,179.00	\$5,597.00	\$5,697.00
1"	1.8	\$9,325.00	\$10,076.00	\$10,257.00
1 ½"	4.0	\$20,718.00	\$22,389.00	\$22,790.00
2"	7.1	\$36,776.00	\$39,740.00	\$40,454.00
3"	16.0	\$82,873.00	\$89,554.00	\$91,161.00
4"	28.4	\$147,102.00	\$158,937.00	\$162,872.00
6"	64.0	\$331,190.00	\$358,219.00	\$364,310.00
8"	114.0	\$590,473.00	\$638,076.00	\$649,521.00
10"	177.8	\$920,920.00	\$995,138.00	\$1,013,011.00
12"	256.0	\$1,325,958.00	\$1,432,819.00	\$1,458,555.00

- (A) Sanitary Sewer System Capacity Fees to be made within the municipality but outside the red shaded area of Attachment 3. Any connection size larger than set forth above shall be calculated using the formula \$4,882.00 (or current fee for ¾ inch size of tap or service line) multiplied by the relative capacity of the water service line (radius squared divided by 0.140625).
- (B) Special Sanitary Sewer Allocation District: Sanitary Sewer System Capacity fees to be made within the municipality in the red shaded area of Attachment 3. Any connection size larger than set forth above shall be calculated using the formula \$5,276.00 (or current fee for ¾ inch size of tap or service line) multiplied by the relative capacity of the water service line (radius squared divided by 0.140625).
- (C) Sanitary Sewer System Capacity Fees to be made for the Villages At Sycamore Creek Subdivision in the City of Pickerington, OH.

7.2 Sanitary Sewer System Capacity Fees for each dwelling unit other than a single family, detached dwelling or structure ^(A). For each dwelling unit other than a single family, detached dwelling or structure, the sanitary sewer system capacity fee shall be based upon the daily usage in gallons per day (gpd) in comparison to single family, detached dwellings ("SFDD").

Number of Bedrooms in Dwelling Unit	Average Usage (gpd)	Usage Relative to SFDD (avg. 400 gpd)	Canal Winchester ^(B)	Special Sanitary Allocation District ^(C)	Villages at Sycamore Creek ^(D)
1 Bedroom	150 gpd	0.375	\$1,943.00	\$2,099.00	\$2,137.00
2 Bedroom	225 gpd	0.5625	\$2,914.00	\$3,149.00	\$3,205.00
3 Bedroom	300 gpd	0.750	\$3,886.00	\$4,198.00	\$4,273.00

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- (A) Whether a structure is characterized as a “single-family, detached dwelling” shall be based upon the underlying zoning district of the property.
- (B) Sanitary Sewer Capacity Fees for each dwelling unit other than single-family, detached dwelling or structure to be made within the municipality but outside the red shaded area of Attachment 3.
- (C) Special Sanitary Allocation District: Sanitary Sewer System Capacity Fees for each dwelling unit other than single-family, detached dwelling or structure to be made within the municipality in the red shaded area of Attachment 3.
- (D) Sanitary Sewer System Capacity Fees to be made for the Villages at Sycamore Creek Subdivision in the City of Pickerington, OH.

7.3 The Sanitary Sewer System Capacity Charges listed in this section shall be increased by three percent (3%) per year beginning January 1, 2009 or until cancelled by Council.

7.4 Sanitary Sewer System Connection and Inspection Fee, All Sizes: \$45.00.

SECTION 8. RIGHT-OF-WAY FEES.

To ensure adequate public compensation for monitoring compliance with municipal requirements and protection of public property, the following right-of-way permit fees are hereby adopted. The fees in Section 8 may be adjusted for inflation by the Mayor, however, not more than once per calendar year.

8.1	Right-Of-Way Curb Cut	\$35.00
8.2	Right-Of-Way Cut for Private Utility Work Single New Service line / tap:	
8.2.1	Soft surface	\$50.00
8.2.2	Hard surface	\$250.00
8.3	Right-Of-Way Cut for Private Utility Work Single Isolated Repair:	
8.3.1	Soft surface	\$50.00
8.3.2	Hard surface	\$250.00
8.4	Relocation of utility main	TBD based on project schedule, location and impact to public infrastructure
8.5	New construction of utility main	TBD based on project schedule, location and impact to public infrastructure

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SECTION 9. AFTER HOURS INSPECTION.

Inspection fee for after normal workday hours or on the weekend for an inspection performed by or for any municipal department shall be \$150.00 for the first two (2) hours and \$50.00 for each hour thereafter.

SECTION 10. ROUNDING OF ALL DEVELOPMENT FEES.

In calculating development fees identified in this ordinance, all fees shall be rounded to the nearest dollar as illustrated below:

<u>Calculated fee</u>	<u>Rounded Fee To Be Charged</u>
\$1.01 to \$1.49	\$1.00
\$1.50 to \$2.00	\$2.00