County of Fairfax, Virginia
Planning Commission Meeting
April 8, 2026
Planning Commission Action

ZONING APPLICATION FEES AND THE PLANNED DISTRICT RECREATION MINIMUM EXPENDITURE
(Countywide)

PLANNING COMMISSION RECOMMENDATIONS:
On April 8, 2026, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors adoption of the proposed Zoning Ordinance Amendment for Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure with the staff-recommended options as set forth in the Staff Report dated March 3, 2026, and that the amendment become effective at 12:01 a.m. on July 1, 2026, with the following amendments:

- The fee for reductions of minimum distance requirements for manufactured homes will instead be the provided option of $615.

- The fee for developments providing affordable dwelling units will instead be the two tier option that was provided.

ATTACHED DOCUMENTS:
Staff Report dated March 3, 2026

MJ

FAIRFAX COUNTY

PROPOSED ZONING ORDINANCE AMENDMENT

STAFF REPORT

Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure

March 3, 2026

Hearing Dates
Planning Commission: April 8, 2026, at 7:30 p.m.
Board of Supervisors: April 14, 2026, at 3:00 p.m.

Staff Contact
Adam Nowaczyk, Planner

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call 703-324-1334 or TTY 711 (Virginia Relay Center).

PLANNING & DEVELOPMENT

Zoning Administration Division
Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5507
Phone 703-324-1314
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Background

A review of zoning application fees and the Planned District recreational facilities minimum expenditure is included as Topic #1 on the Priority 1 FY 2026/2027 Zoning Ordinance Work Program. Specifically, the Board directed staff to review zoning application fees every two years to consider adjustments based on the cost of living increase in accordance with the Consumer Price Index (CPI), construction cost index, and other factors. Zoning application fees were last increased with Zoning Ordinance amendment ZO 112.2-2024-7. This amendment included a 35 percent increase (based on the CPI and personnel cost increases from the last fee amendment in July 2011 through end of 2023) and phased in over two years, with a 17.5 percent increase effective July 1, 2024, and an additional 17.5 percent increase effective July 1, 2025. The amendment also included a 26 percent increase to the Planned District recreational facilities minimum expenditure (previously increased July 2017) phased in over two years, with a 13 percent increase effective July 1, 2024, and an additional 13 percent increase effective July 1, 2025.

Zoning Application Fees

Research on CPI, Personnel and Overhead Costs, and Neighboring Jurisdictions

As with the 2024 fee amendment, staff continues to recommend using CPI-U to analyze inflation; CPI-U is based on expenditures of all families living in urban areas. From January 2024 to December 2025, CPI-U has increased five percent. In addition, the County funded average employee pay increases of 3.83 percent in FY 2025 and 4.19 percent in FY 2026 for General County merit employees.

Staff also reviewed the zoning application fees of surrounding jurisdictions, including Loudoun County, Arlington County, Prince William County, Montgomery County, and Prince George's County for similar application types. Table 1 below provides an overview of neighboring jurisdictions' fees relative to Fairfax County's current and proposed fees. It should be noted that this comparison reviews the most similar zoning application type, but there may be additional fees associated with the process that are not captured in this chart. Other additional fees may also apply, such as technology fees and additional resubmission fees. During research of surrounding jurisdictions' fees, Prince William County, Montgomery County, and Arlington County have increased fees in the last year, and Prince William County plans to increase fees again in FY 2027. Prince George's County and Montgomery County adjust fees annually based

on an Enterprise Fund Stabilization Factor. Loudoun County has indicated they do not plan on increasing fees this year.

Application Type	Fairfax Co.	Proposed Fairfax Co. (5%)	Loudoun Co.	Arlington Co.	Prince William Co.	Montgomery Co.	Prince George's Co.
Compliance Letter	$430	$450	$485	$773	$110	$492	$44
Appeals	$660	$660	$350	$1,124	$825	$220	$200
Special Permit (Community Pool)	$5,515	$5,790	$260	$7,277	$2,295	$1,640	$875
Special Permit (Home Day Care)	$585	$615	$350	NA	$525	$490	$350
Special Exception (Religious Assembly)	$1,485	$1,560	$5,955	NA	$10,325	NA	NA
Special Exception (Vehicle Fueling Station)	$22,105	$23,210	$10,805	$14,069	$17,210	$16,390	$700
Signs (Permits)	$130	$140	$235	$302	$135	$325	$265
Rezoning (R-District) **+ per acre**	$36,830 $770	$38,670 $810	$35,605 $180	$4,931 NA	$14,055 $405	$7,800 $700	$1,050 $88
Rezoning (C-District) **+ per acre**	$36,830 $1,230	$38,670 $1,290	$27,720 $140	$16,791 NA	$11,240 $355	$7,800 $700	$1,050 $140
Rezoning (Planned District) **+ per acre**	$36,830 $1,230	$38,670 $1,290	NA	$16,791 NA	$18,755 $475	$7,800 $700	$1,050 $140

Note 1: No proposed increase for appeal applications

Note 2: An "NA" in the table indicates that there is no similar application type for the use in that jurisdiction

Table 1: Zoning Application Fees by Jurisdiction

Staff Recommendation for Zoning Application Fees

Given rising personnel costs and inflation demonstrated by the increase in CPI-U since 2024, staff recommends an increase of five percent for most zoning application fees. A thorough analysis of application fees was conducted as part of the 2024 amendment and is discussed in the linked staff report. Since that time, as previously mentioned, inflation and personnel costs have continued to increase, supporting the proposed five percent adjustment. Based on the Department of Planning and Development's expenditures and revenue, cost recovery for FY 2025 was 16 percent.

The following fees would be exceptions to the five percent increase:

- **Alignment of Certain Administrative Permit, Special Permit, and Special Exception Fees** – the general fee for an administrative permit is $275, while the current fees for administrative permits for accessory living units and short-term lodging are $270. Since these applications all have a similar review time, staff proposes to align the fee for most administrative permits at $285 (a 3.6 percent increase from $275 and a five percent increase from $270). Similarly, the special permit or special exception fee for a community swim club, marina, and community center is $5,515, while the special permit fee for a special event that exceeds the 60-day time limit, and the special exception fee for a special event, agritourism, and farm winery, limited brewery, or limited distillery is $5,520. Staff propose to align these fees at $5,790 (a five percent increase from $5,790 and 4.9 percent increase from $5,795).

- **Sign Permits** – staff recommends increasing the sign permit fee from $130 to $140 to align with other administrative permit applications with similar review times, such as home-based business and food truck permits. This would be an approximately eight percent increase from the current fee.
- **Limited riding and boarding stable** – staff recommends increasing the fee from $70 to $140 to align with the home-based business permit fee, which is a type of home-based business and involves a similar staff review time.
- **Accessory Living Unit Renewal –** staff is proposing a reduction of both the administrative permit and special permit renewal fee from $95 to $75 to align with other similar permit renewals, such as short-term lodging, community gardens, agritourism, and farmer's markets.
- **Appeals** - staff recommends no increase to the $660 fee for filing an appeal to the Board of Zoning Appeals or Board of Supervisors to challenge a decision of the Zoning Administrator or other administrative authority or the issuance of a Notice of Violation. This ensures the fee is not overly burdensome and does not limit the ability of an aggrieved person to appeal zoning decisions.
- **Temporary family health care structures** and **wireless facility reviews** that fall under Sect. 6409 of the Spectrum Act cannot be increased because they are set by Virginia Code, and staff proposes to maintain the $100 fee for family health care structures and the $500 fee for wireless reviews that fall under Sect. 6409 of the Spectrum Act.
- **Manufactured Homes** - staff proposes to include an option for the Board to consider a reduction in the special permit fee for reduction in minimum distance requirements for manufactured homes based on comments received during the Boards Land Use Policy Committee meeting. The option allows the Board to consider a fee of $615 instead of the currently prosed fee of $1,270.
- **Affordable Dwelling Unit Developments (ADUs) -** staff is proposing two options for consideration of new fees for developments providing a significant portion of ADUs or equivalent units, beyond what is required by the Ordinance. The proposed options are based on a tiered system detailed in the tables below:

Percent of ADUs Provided	Proposed Fee
Tier One: 30% - 49%	75% of application fee
Tier Two: 50% - 74%	50% of application fee
Tier Three: 75% - 99%	25% of application fee
Tier Four: 100%	$0 application fee

Table 2: Option 1 - Proposed Fees for Developments Providing ADUs

Percent of ADUs Provided	Proposed Fee
Tier One: 30% - 74%	50% of application fee
Tier Two: 75% - 100%	$0 application fee

Table 3: Option 2 - Proposed Fees for Developments Providing ADUs

ADUs would include any committed affordable housing unit that meets the ADU requirements of the Ordinance. For units not meeting the ADU requirements, an

equivalency determination would be made by the Zoning Administrator at the time of acceptance of the application in accordance with subsection 5101.2.D. For example, units provided under the Low-Income Housing Tax Credit (LIHTC) program would be considered equivalent. The fee for a rezoning application is proposed at $36,830 plus the acreage fee, and this fee adjustment attempts to encourage the development of affordable communities. Staff also proposes to add a new Note 6 to the fee table to state that when the proposed development includes a mix of uses, the ADU percentage is calculated based on the floor area ratio (FAR) of the development.

- **Minor Modifications and Variations** - As part of the recent Zoning Ordinance Amendment related to PRC Plan Exceptions and Minor Modifications, the Board adopted a new application fee for homeowners' associations requesting a minor modification or variation to an approved zoning application. Staff proposes to apply this fee to all nonprofits. The new fee for a minor modification or variation is proposed to be increased to $735, thus allowing a nonprofit to pay $367.50. In 2025, there were 38 minor modification applications submitted, but only eight were submitted by a nonprofit or homeowners association, with fee receipts totaling $4,970. If nonprofits are included in the adjusted fee along with homeowner associations, it would result in a minor reduction of revenue.

It should be noted that as part of the adoption of the 2024 fee amendment, the Board also adopted a follow-on motion directing staff to review alternative approaches to the rezoning per-acre fee. Staff is continuing research on this topic, and any proposed changes to the rezoning fee structure will be brought forward to the Board for consideration as part of a future amendment. Overall, staff believes the proposed fee increases are a necessary, fair, and reasonable approach to offsetting the cost of zoning application review. The proposed fee increases are in conformance with §15.2-2286(A)(6) of the Virginia Code, which allows for the collection of fees to cover the costs of making inspections, issuing permits, advertising notices, and other expenses incident to the administration of a zoning ordinance or to the filing or processing of any appeal or amendments thereto.

Planned District Recreational Facilities Minimum Expenditure

Section 2105 of the Fairfax County Zoning Ordinance requires the provision of recreational facilities in all PDH, PDC, PRM, and PTC Districts that include a residential component; this expenditure is not required in the PRC and PCC Districts. The developer must provide on-site recreational facilities, unless the Board approves a modification to allow the provision of the facilities on land outside of the proposed development. The minimum expenditure is intended to set an expectation for, and delivery of, the level of recreational amenities that are necessary to serve the new residents of these more highly designed Planned Districts. A per-unit recreation expenditure of $500 was first added to the Zoning Ordinance in 1975 and was last adjusted in 2024 with Zoning Ordinance amendment ZO 112.2-2024-7; the current minimum recreational facility expenditure is $2,400 per dwelling unit, which took effect on July 1, 2025. The 2017 adjustment was based on increases to The Architects, Contractors, Engineers (ACE) Guide to Construction Costs Construction Cost Index (CCI), 2017 Edition, while the 2024 adjustment used the Engineering News-Record (ENR) (CCI). The Park Authority has requested to

align its increase recommendations based on CPI-U consistent with the zoning application fee framework, and staff therefore recommends a five percent increase in the expenditure to reflect the increase in CPI-U since the last adjustment.

The proposed amendment would increase the per-dwelling unit recreational facilities minimum expenditure requirement to $2,520 (a five percent increase rounded to the nearest $5). While facilities such as pools, play equipment, sports courts, and other similar recreational facilities that are provided by the developer typically exceed the per unit cost required, this increase ensures that recreational facilities are commensurate with the expectations of high-quality design and additional amenities provided beyond those typically included in conventional residential districts. Proposed amendments to Section 8102 (Table 8102.1: Fee Schedule), as well as an increase in the Planned District Recreational Facilities Minimum Expenditure from $2,400 to $2,520, are provided in Attachment 1.

Appendix 1 – Provisions Related to Previous Approvals

While not part of the Zoning Ordinance, staff recommends removing language from Appendix 1 – Provisions Relating to Previous Approvals related to the Planned District recreational facilities minimum expenditure. Currently, language in Appendix 1 allows for an application filed before July 1, 2024, to be subject to the previous $1,900 per dwelling unit minimum expenditure for recreational facilities; any application filed on or after July 1, 2024, but prior to July 1, 2025, is subject to the minimum expenditure of $2,150 per dwelling unit; and any application filed on or after July 1, 2025, is subject to the minimum expenditure of $2,400 per dwelling unit. Based on conversations with Zoning Evaluation Division and Land Development Services staff, during proffer negotiations on entitlement applications, the contribution amount is set based on the Ordinance in effect at the time of zoning application submission per Ordinance requirements, and is then escalated based on the language of the escalation proffer at the time of bond release in accordance with inflation based on CPI-U per § 15.2-2303.3 of the Virginia Code. As such, the current Appendix 1 language and is not necessary to include.

Outreach

Staff presented the proposed amendments to the Board's Land Use Policy Committee on January 27, 2026. In addition, staff met with a land use attorneys' workgroup and NVBIA/NAIOP in January 2026.

Summary

Overall, the proposed increase in zoning application fees of five percent is in alignment with the increase in CPI-U and personnel costs since the last comprehensive fee amendment. Similarly, with regard to the planned district recreational facilities minimum expenditure, the expenditure increase is in alignment with the increase in CPI-U since the expenditure was last increased. It is recommended that the amendment become effective at 12:01 a.m., on July 1, 2026.

Attachment

Attachment 1 – Proposed Text

Proposed Text

In the revisions shown below, text to be deleted is identified with ~~strike-through~~ and text to be added is underlined. Options are included ***(in parentheses, italics, and bold)***. When an option is presented as a range, the Board may approve any number within the range. The proposed changes are based on the provision of the adopted Zoning Ordinance in effect as of December 10, 2025.

#1 INSTRUCTION: Amend subsection 2105.2.B(4)(b) by increasing the minimum recreational facilities expenditure in the PDH District to $2,520.

(b) As part of the open space to be provided in accordance with Table 2105.2 above, recreational facilities are required to be provided in all PDH Districts in conjunction with approval of a final development plan. Such facilities are subject to the provisions of subsection 8100.2.E(4), and those requirements are based on a minimum expenditure of ~~$2,400~~ $2,520 per dwelling unit for the recreational facilities and either:

1. The facilities are provided on-site by the developer in substantial conformance with the approved final development plan; and/or

2. The Board may approve facilities on land that is not part of the subject PDH District.

#2 INSTRUCTION: Amend subsection 2105.4.B(4)(b) by increasing the minimum recreational facilities expenditure in the PDC District to $2,520.

(b) In a PDC District development where dwelling units are proposed, as part of the open space to be provided in accordance with subsection (a) above, recreational facilities for the enjoyment of the residents of the dwelling units must be provided and shown on the final development plan. The required recreational facilities are subject to the provisions of subsection 8100.2.E(4), and must be based on a minimum expenditure of ~~$2,400~~ $2,520 per dwelling unit and either:

1. The facilities are provided on-site by the developer in substantial conformance with the approved final development plan. In the administration of this provision, credit may be considered where there is a plan to provide common recreational facilities for the residents of the dwelling units and the occupants of the principal uses; or

2. The Board may approve the provision of the facilities located on property that is not part of the subject PDC District.

#3 INSTRUCTION: Amend subsection 2105.5.B(4)(b) by increasing the minimum recreational facilities expenditure in the PRM District to $2,520.

(b) Recreational facilities must be provided in conjunction with approval of a final development plan. Provision of recreational facilities is subject to the provisions of subsection 8100.2.E(4); however, recreational facilities located on rooftops, deck areas, or areas within a building, such as swimming pools, exercise rooms, or health clubs, may be used to fulfill this requirement. The requirement for providing recreational facilities is based on a minimum expenditure of ~~$2,400~~ $2,520 per dwelling unit for recreational facilities and either:

1. The facilities will be provided on-site by the developer in substantial conformance with the approved final development plan; or

2. The Board may approve facilities on land that is not part of the subject PRM District.

#4 INSTRUCTION: Amend subsection 2105.6.B(3)(b) by increasing the minimum recreational facilities expenditure in the PTC District to $2,520.

(b) Recreational facilities must be provided in conjunction with approval of a final development plan. These facilities are subject to the provisions of subsection 8100.2.E(4); however, recreational facilities, such as swimming pools, exercise rooms, or health clubs located on rooftops, deck areas, or areas within a building may be used to fulfill this requirement. The requirement for providing recreational facilities will be based on a minimum expenditure of ~~$2,400~~ $2,520 per dwelling unit for recreational facilities and either:

1. The facilities will be provided on-site by the developer in substantial conformance with the approved final development plan; or

2. The Board may approve the provision of the facilities on land that is not part of the subject PTC District.

#5 INSTRUCTION: Amend Table 8102.1 to increase fees by five percent and rounded to the nearest $5 ***(Option: Up to five percent rounded to the nearest $5)***, except for the following:

- Add new fee for interpretations of approved zoning applications or minor variation to proffered conditions submitted by a nonprofit at ½ the application fee ;
- Sign Permits - increase to $140;
- Wireless Reviews to Determine Compliance with Sect. 6409 of the Spectrum Act (fee is set by the Virginia Code) - no change;
- Appeals - no change;
- Administrative Permit fee – increase to $285;
- Accessory Living Unit renewal - reduce to $75;
- Limited Riding or Boarding Stable administrative permits - increase to $140;
- Family Health Care Structures (fee is set by the Virginia Code) - no change;
- Agritourism – Tier 4, Community Garden, Farmer's Market, and Special Event – Tier 2 application fees – revised to fall under General Administrative Permit Fee - increase to $285;
- Special permit and special exception applications for a Special Event; Agritourism; or Farm Winery, Limited Brewery, or Limited Distillery in the R-A, R-C, R-E, and R-1 District modifying number of attendees, frequency, or duration of events or activities - increase to $5,790;
- Add new tiered fee for developments providing Affordable Dwelling Units; and
- Revise Notes at the end of Table 8102.1 to remove Note 5, as it is duplicative of Note 1, and add new Note 5 regarding applicability of ADU fees.

8102. Fee Schedule

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.		
APPLICATION TYPE		**FEE [1]**
MISCELLANEOUS PERMITS AND APPROVALS		
General		
Interpretation of Approved Zoning Application or Minor Variation to Proffered Conditions		~~$700~~ $735
Interpretation of Approved Zoning Application or Minor Variation to Proffered Conditions Submitted by a Homeowner's Association or Nonprofit Organization		1/2 of Application Fee
Modification to the Affordable Dwelling Unit Program		~~$3,720~~ $3,905
Nonresidential Use Permit (NonRUP)		~~$95~~ $100
Zoning Compliance Letter	Dwelling, Single-Family, Per Lot	~~$155~~ $165
	All Other Uses, Per Lot	~~$430~~ $450
General Public Facilities	2232 Review with Public Hearing	~~$2,025~~ $2,125
	2232 Review without Public Hearing	~~$1,015~~ $1,065
Sign Permits		~~$130~~ $140
Wireless Telecommunications		
Wireless Reviews to Determine Compliance with Sect. 6409 of the Spectrum Act		$500
Wireless Facilities	Standard Process Project	~~$8,370~~ $8,790
Variance [2]		
Increase in Maximum Fence or Wall Height	Residential District	~~$585~~ $615
	Commercial or Industrial District	~~$3,375~~ $3,545
Modification of Residential Setback		~~$1,230~~ $1,290
Modification of Residential Accessory Structure Use or Location Standards per subsection 4102.7		~~$1,230~~ $1,290
Modification of Grade for Single-Family Detached Dwelling		~~$1,230~~ $1,290
Increase in Building Height for a Single-Family Detached Dwelling		~~$1,230~~ $1,290
All Other Variances		~~$11,045~~ $11,595
Appeal		
Appeal to BZA		$660
Appeal to Board		$660
ADMINISTRATIVE PERMITS		
General Fee Unless Otherwise Listed		~~$275~~ $285
Renewal Fee		$75
Accessory Uses		
~~Accessory Living Unit~~	~~Permit~~	~~$270~~
	~~Renewal Fee~~	~~$95~~
~~Agritourism Tier 4~~	~~Permit~~	~~$275~~
	~~Renewal Fee~~	~~$70~~
Family Health Care Structure		$100

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.		
APPLICATION TYPE		**FEE [1]**
Home-Based Business		~~$135~~ $140
Limited Riding or Boarding Stable		~~$70~~ $140
~~Short-Term Lodging~~	~~Two-Year Permit~~	~~$270~~
Temporary Uses		
~~Community Garden~~	~~Permit~~	~~$275~~
	~~Two-Year Renewal Fee~~	~~$70~~
~~Farmer's Market~~	~~Permit~~	~~$275~~
	~~Two-Year Renewal Fee~~	~~$70~~
Food Truck	One-Year Operation Permit	~~$135~~ $140
	Location Permit	~~$135~~ $140
Portable Storage Container		$0
Special Event Tier One	~~Tier One~~	~~$135~~ $140
	~~Tier Two~~	~~$275~~
SPECIAL PERMITS [2]		
Standard fees for special permit approvals are listed below.		
General Fee Unless Otherwise Listed		~~$22,105~~ $23,210
Principal Uses		
Community Swim, Tennis and Recreation Club		~~$5,515~~ $5,790
Group Household or Religious Group Living		~~$1,485~~ $1,560
Marina, Private Noncommercial		~~$5,515~~ $5,790
Religious Assembly		~~$1,485~~ $1,560
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center	Private School, Specialized Instruction Center, or Child Care Center with fewer than 100 children	~~$1,485~~ $1,560
	Private School, Specialized Instruction Center, or Child Care Center with 100 children or more	~~$14,885~~ $15,630
Stable, Riding or Boarding		~~$11,045~~ $11,595
Accessory and Temporary Uses		
Accessory Living Unit	Special Permit	~~$585~~ $615
	Renewal Fee	~~$95~~ $75
Community Garden		~~$585~~ $615
Home Day Care Facility		~~$585~~ $615
Home-Based Business		~~$585~~ $615
Special Events		~~$5,520~~ $5,790
Other Special Permits		
Accessory Structures on Through Lots		~~$1,230~~ $1,290
Increase in the Cumulative Square Footage of Freestanding Accessory Structures		~~$1,230~~ $1,290
Increase in Fence or Wall Height	Dwelling, Single-Family	~~$585~~ $615

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.			
APPLICATION TYPE			**FEE [1]**
	All Other Uses		~~$3,375~~ $3,545
Increase in Flagpole Height			~~$585~~ $615
Increase in the Height of a Freestanding Accessory Structure			~~$1,230~~ $1,290
Increase in Percentage of Rear Setback Coverage			~~$1,230~~ $1,290
Installation or Modification of a Noise Barrier on a Single Residential Lot			~~$1,230~~ $1,290
Modification of Grade for Single-Family Detached Dwelling			~~$1,230~~ $1,290
Modification of Limits to Keeping of Animals			~~$585~~ $615
Modification of Minimum Setback Requirements	Error in Building Location		~~$1,230~~ $1,290
	Certain Existing Structures and Uses		~~$1,230~~ $1,290
	Certain Additions to Existing Single-Family Detached Dwelling		~~$1,230~~ $1,290
	Reduction of Required Setbacks for a Single-Family Lot		~~$1,230~~ $1,290
	All Other Uses		~~$11,045~~ $11,595
Reduction of Minimum Distance Requirements for Manufactured Homes			~~$1,230~~ $1,290 ***OPTION: $615***
SPECIAL EXCEPTIONS [2]			
Standard fees for special exception approvals are listed below.			
General Fee Unless Otherwise Listed			~~$22,105~~ $23,210
Principal Uses			
Adult Day Care Center	Fewer Than 100 Adults		~~$1,485~~ $1,560
	100 or More Adults		~~$14,885~~ $15,630
Adult Day Support Center	Fewer Than 100 Adults		~~$1,485~~ $1,560
	100 or More Adults		~~$14,885~~ $15,630
Agritourism			~~$5,520~~ $5,790
Alternative Use of Historic Building			~~$11,045~~ $11,595
Bed and Breakfast			~~$11,045~~ $11,595
Child Care Center	Fewer Than 100 Children		~~$1,485~~ $1,560
	100 or More Children		~~$14,885~~ $15,630
Club, Service Organization, or Community Center			~~$5,515~~ $5,790
Congregate Living Facility			~~$11,045~~ $11,595
Farm Winery, Limited Brewery, or Limited Distillery	R-C District: Development of a new use or expansion of an existing use for any agricultural building or structure:	That does not permit access by any member of the public, whether a customer, guest, or attendee at a public or private event or activity	~~$1,350~~ $1,420

TABLE 8102.1: FEE SCHEDULE

This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.

APPLICATION TYPE			FEE [1]
		With no construction of buildings or structures over 400 SF in GFA or no land disturbance over 2,500 SF	~~$5,520~~ $5,795
	R-C District: Establishment of a new use or expansion of an existing use with construction of buildings or structures over 400 SF in GFA or land disturbance over 2,500 SF		~~$11,045~~ $11,595
	R-A, R-C, R-E, and R-1 District: Modification of the number of attendees, frequency, or duration of events or activities		~~$5,520~~ $5,790
Group Household or Religious Group Living			~~$1,485~~ $1,560
Independent Living Facilities in accordance with subsection 4102.4.Q(10)(b) or (c) [3]			~~$1,485~~ $1,560
Marina, Private Noncommercial			~~$5,515~~ $5,790
Quasi-Public Park, Playground, or Athletic Field			~~$11,045~~ $11,595
Religious Assembly			~~$1,485~~ $1,560
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center	Private School, Specialized Instruction Center, or Child Care Center with fewer than 100 children		~~$1,485~~ $1,560
	Private School, Specialized Instruction Center, or Child Care Center with 100 children or more		~~$14,885~~ $15,630
School, Private	Fewer than 100 students		~~$1,485~~ $1,560
	100 or more students		~~$14,885~~ $15,630
Specialized Instruction Center	Fewer than 100 students		~~$1,485~~ $1,560
	100 or more students		~~$14,885~~ $15,630
Stable, Riding or Boarding			~~$11,045~~ $11,595
~~Accessory Uses and~~ Other Special Exceptions			
Home Day Care Facility			~~$585~~ $615
Modification of Shape Factor			~~$11,045~~ $11,595
Modification of Grade for Single-Family Detached Dwellings			~~$1,230~~ $1,290
Modification of Minimum Setback Requirements	Certain Existing Structures and Uses		~~$1,230~~ $1,290
	Reconstruction of Certain Single-Family Detached Dwellings that are Destroyed by Casualty		$0
Sign Modifications			~~$11,150~~ $11,710
Amendment to Approved Sign Modifications			~~$5,575~~ $5,855
Waiver of Minimum Lot Size Requirements			~~$11,045~~ $11,595

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.		
APPLICATION TYPE		**FEE [1]**
Addition to or Replacement of a Single-Family Detached Dwelling Existing as of May 10, 2023, in a Floodplain		~~$11,045~~ $11,595
Modification of the Standards for a Nonconforming Manufactured Home Park		~~$11,045~~ $11,595
ZONING MAP AMENDMENTS ~~[5]~~		
District Requested		
Residential District		~~$36,830~~ $38,670 plus ~~$770~~ $810 per acre
Commercial, Industrial, or Overlay District		~~$36,830~~ $38,670 plus ~~$1,230~~ $1,290 per acre
PRC District	Rezoning with Concurrent Development Plan	~~$36,830~~ $38,670 plus ~~$1,230~~ $1,290 per acre
	Rezoning with Concurrent Development Plan and PRC Plan	~~$36,830~~ $38,670 plus ~~$1,815~~ $1,905 per acre
	PRC Plan	~~$18,415~~ $19,335 plus ~~$585~~ $615 per acre
	PRC Plan for Community Recreation in Common Open Space	~~$5,515~~ $5,790
	PRC Plan with Concurrent DPA, PCA, Special Exception, or Special Permit	~~$22,105~~ $23,210 plus ~~$585~~ $615 per acre
PDH, PDC, PRM, PTC, and PCC Districts	Rezoning with Concurrent Conceptual Development Plan	~~$36,830~~ $38,670 plus ~~$1,230~~ $1,290 per acre
	Rezoning with Concurrent Conceptual and Final Development Plans	~~$36,830~~ $38,670 plus ~~$1,815~~ $1,905 per acre
	Final Development Plan after Prior Approval of Rezoning and Conceptual Development Plan	~~$18,415~~ $19,335 plus ~~$585~~ $615 per acre
Development providing Affordable Dwelling Units or Equivalent as determined by the Zoning Administrator [5][6]	Tier One: 30% - 49% ADUs provided	3/4 of Application Fee
	Tier Two: 50% - 74% ADUs provided	1/2 of Application Fee
	Tier Three: 75% - 99% ADUs provided	1/4 of Application Fee
	Tier Four: 100% ADUs provided	$0
OPTION: Development providing Affordable Dwelling Units or Equivalent as determined by the Zoning Administrator [5][6]	***Tier One: 30% - 74% ADUs provided***	***1/2 of Application Fee***
	Tier Two: 75% - 100% ADUs provided	***$0***
AMENDMENTS TO PENDING AND PREVIOUSLY APPROVED APPLICATIONS AND EXTENSIONS OF TIME [4]~~[5]~~		
Applications for Variance, SP, or SE Approvals		
Extension of Time for a Special Permit or Special Exception Per Subsection 8100.3.D(3) or 8100.4.D(3)		1/8 of Application Fee
Amendment to a Pending Application for a Variance, Special Permit, or Special Exception		1/10 of Application Fee
	Change of Permittee Only (SP)	The lesser of ~~$675~~ $710 or 1/2 of Application Fee

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.		
APPLICATION TYPE		**FEE [1]**
Amendment to a Previously Approved and Currently Valid Application	With No New Construction (Variance, SP, or SE)	1/2 of ~~New~~ Application Fee
	With New Construction (Variance, SP, or SE)	~~New~~ Application Fee
Applications for Zoning Map and Related Plan Approvals		
Amendment to a Pending Amendment to Zoning Map in all Districts		~~$6,135~~ $6,440 plus applicable per acre fee for acreage affected by the amendment
Amendment to a Pending Application for a Final Development Plan or Development Plan Amendment or PRC Plan		~~$5,575~~ $5,855
Amendments to a Previously Approved Proffered Condition and/or Development Plan, Final Development Plan, Conceptual Development Plan, PRC Plan or Concurrent Conceptual/Final Development Plan for:	Increase in Fence or Wall Height on a Single-Family Lot	~~$585~~ $615
	Increase in Fence or Wall Height on All Other Uses	~~$3,375~~ $3,545
	Reduction of Certain Setback Requirements on a Single-Family Lot	~~$1,230~~ $1,290
	Reduction of Certain Yard Requirements on All Other Uses	~~$11,045~~ $11,595
	Increase in Coverage Limitation for Minimum Required Rear Setbacks	~~$1,230~~ $1,290
	The Addition of or Modification to an Independent Living Facility for Low Income Tenants	~~$1,485~~ $1,560
	All Other Uses With New Construction	1/2 of ~~prevailing~~ application fee plus applicable per acre fee for acreage affected by the amendment
	All Other Uses Without New Construction	1/2 of ~~prevailing~~ application fee
	Deletion of Land Area Only	1/4 of ~~prevailing~~ application fee
Deferrals of Public Hearings		
Before the Planning Commission or Board of Supervisors	After Public Notice Has Been Given and that are Related Solely to Affidavit Errors	~~$350~~ $370 plus actual costs of advertising, up to a maximum of ~~$1,350~~ $1,420

TABLE 8102.1: FEE SCHEDULE

This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.

APPLICATION TYPE	FEE [1]

Notes:

[1] In calculating fees that are based on acreage, any portion of an acre will count as a full acre.

[2] When one application is filed by one applicant for (1) two or more Variances on the same lot, or (2) two or more Special Permit uses on the same lot, or (3) two or more Special Exception uses on the same lot, or (4) a combination of two or more Variances or Special Permits on the same lot, only one filing fee will be required, and that fee will be the highest of the fees required for the individual uses included in the application.

[3] Applies to a new application or an amendment to a previously approved and currently valid application, with or without new construction.

[4] The fee for an amendment to a pending application is only applicable when the amendment request results in a substantial revision, as determined by the Zoning Administrator.

~~[5] For purposes of computing acreage fees, any portion of an acre is counted as an acre.~~

[5] In addition to rezoning applications, the fees for developments providing ADUs are also applicable to subsequent amendments to those applications (including final development plan amendments and proffered condition amendments).

[6] When the development is 100 residential, the ADU percentage is based on dwelling units. When the development includes a mixed of uses, the ADU percentage is based on floor area ratio (FAR).

#6 INSTRUCTION: Delete 2.B(3) of Appendix 1 and renumber subsequent provisions.

APPENDIX 1 - PROVISIONS RELATING TO PREVIOUS APPROVALS

2. Specific Provisions Regarding Previous Approvals

B. Amendments Adopted After May 10, 2023

~~**(3) Planned District Recreational Minimum Expenditure (ZO 112.2-2024-7)**~~

~~**(a)** Any rezoning application or proffered condition amendment application proposing to add dwelling units in the PDH, PDC, PRM, and PTC zoning districts that is filed before July 1, 2024, is subject to the previous $1,900 per dwelling unit minimum expenditure for recreational facilities.~~

~~**(b)** Any rezoning or proffered condition amendment application proposing to add dwelling units in the PDH, PDC, PRM, and PTC zoning districts that is filed on or after July 1, 2024, but prior to July 1, 2025, is subject to the minimum expenditure for recreational facilities of $2,150 per dwelling unit. Any rezoning or proffered condition amendment application proposing to add dwelling units in the PDH, PDC, PRM, and PTC zoning districts that is filed on or after July 1, 25 2025, is subject to the minimum expenditure for recreational facilities of $2,400 per dwelling unit.~~