

ZONING

340 Attachment 6

Town of North Smithfield

**APPENDIX A: SCHEDULE OF ZONING FEES, CHARGES AND EXPENSES
[Amended 7-28-2008; at time of adoption of Code (see Ch. 1, General Provisions, Art. III)]**

Applications for special use permits and/or variances or appeals from decisions of the Building/Zoning Official or the Planning Board shall be accompanied by a filing fee as indicated herein. In addition to the filing fee, the applicant appellant shall pay and be responsible for all costs of advertising, Board expense, stenographer and any transcripts (of applicant’s portion of the hearing), notification to abutting landowners, plus any additional, professional or other expenses required by the Zoning Board of Review in order to process the application or appeal and for the review and hearing of the application or appeal. The filing fee and costs shall be payable to the Town of North Smithfield and collected from the applicant or appellant by the Inspector. The costs shall reasonably estimated by the Building/Zoning Official at the time of filing the application or appeal and such amount shall be collected from the applicant appellant at that time. Otherwise, the Building/Zoning Official shall charge and collect all such costs as incurred. Failure to pay any cost when incurred shall be considered a failure to comply with § 340-5.1.

The applicant appellant shall advise the Building/Zoning Official as to the anticipated length of the hearing to be conducted on the application or appeal; hearings in excess of one session shall require the applicant to pay the additional fees, costs and expenses as necessitated by the extra hearings.

Fees will be charged for the following:

PRIMARY REFERENCE

APPLICATION FEE FOR:	SECTION
Zoning amendment	Part 5, Article XXI, §§ 340-5.24 through 340-5.28
Special use permit	Article XXV
Variance	§ 340-5.20

Fees for all other permits required by this ordinance shall be based on the size of the applicable use as listed in the Schedule of Fees below.

APPEAL FEES:

APPLICATION FEE FOR:	SECTION
Appeal to Board on decision of the inspector	§ 340-5.18
Appeal to Board on decision of the Planning Board	Land Development and Subdivision Regulations

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APPLICATION FEE FOR:	SECTION
Building permit; certificate of zoning compliance	§ 340-5.4
Temporary certificate of zoning compliance	§ 340-3.3; § 340-5.4

ADVERTISING OF ZONING HEARINGS

FEE FOR	SECTION
General amendment	§ 340-5.25
Appeal of Building/Zoning Official's decision	§ 340-5.18
Special use permit	§ 340-5.19
Variance	§ 340-5.20

All of the above require advertising in a newspaper of general circulation at least once each week for two successive weeks prior to the date of such hearing, and except for a general amendment requires written notice to interested parties.

NOTE:

- (1) Appeals from the Board's decision requires a petition to the Superior Court within 20 days of the filing of the Board's decision in the Board's office. No advertising or written notice is necessary. (Reference Article XX.)
- (2) Copies of the ordinance are available at the Town Clerk's office, Town Hall, for a nominal fee.

Fee Schedule

Application fees for special use permit, dimensional variance, use variance, modification or appeal, any other permit.

A. Residential Use:

1. Single-family dwellings:.....\$450
 Additional request:..... \$100
 Advertising fee (minimum):.....\$300
 Abutters' notifications (per abutter):.....current postage rate
2. Two-family dwellings:.....\$450
 Additional request:..... \$100
 Advertising fee (minimum):.....\$300
 Abutters' notifications (per abutter):.....current postage rate
3. Multifamily/Condominiums.....\$500 (\$50 per additional request)
 (Also to include additions or accessory uses)
 (plus \$45 per each unit included in the application)

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Advertising fee (minimum):..... \$300
Abutters' notifications (per abutter):.....current postage rate

Any application for more than one of the above add \$100 to the applicable fee.

B. Signs. The following fees are for each sign:

- 1. Residential zoning districts.....\$225
- 2. Commercial/industrial zoning districts.....\$250

C. Commercial/industrial or mixed uses:

- 1. Commercial/industrial buildings up to 5,000 square feet
 - Also to include additions or accessory uses..... \$600
 - Advertising fee (minimum):..... \$300
 - Abutters' notifications (per abutter):.....current postage rate

Fee is for each building and the square footage is calculated per each building's footprint that is included in the application

- 2. Commercial/industrial buildings exceeding 5,000 square feet
 - up to a maximum of 10,000 square feet..... \$600
 - Also to include additions or accessory uses..... \$600
 - Advertising fee (minimum):..... \$300
 - Abutters' notifications (per abutter):.....current postage rate

Fee is for each building and the square footage is calculated per each building's footprint that is included in the application.

- 3. Commercial/industrial buildings exceeding 10,000 square feet.....\$1,000
 - Advertising fee (minimum):..... \$300
 - Abutters' notifications (per abutter):.....current postage rate

Also to include additions or accessory uses

Plus \$0.10 for each square foot exceeding 10,000 square feet

Fee is for each building included in the application. The square footage shall be calculated per each building's footprint.

- 4. Uses without structures requiring special use permit or any other permit.....\$500
 - Advertising fee (minimum):..... \$300
 - Abutters' notifications (per abutter):.....current postage rate

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D. All Vertical Structures

Included, but not limited to, towers, cell towers, wind turbine towers, roof top mounted wind turbine, etc.....	\$750
Advertising fee (minimum):.....	\$300
Abutters' notifications (per abutter):.....	current postage rate

E. Appeals

- 1. Appeal of Building/Zoning Official decision.....\$450
- 2. Appeal of a Planning Board or Historic Commission decision.....\$450

Note: See Article 10 of the Land Development and Subdivision Regulations for additional fees.

F. Zoning Compliance:

- 1. Building permit certificate of zoning compliance.....\$50
- 2. Temporary certificate of zoning compliance.....\$50