



Development Review Application Fees

APPLICATION TYPE	FEE
ALTERNATIVE COMPLIANCE	
a. In conjunction with a plan for which there is a hearing	No fee
b. All others	\$250
ALTERNATIVE DEVELOPMENT TECHNIQUE	
	\$100
AUTHORIZATION OF PERMIT WITHIN PROPOSED RIGHT-OF-WAY	
	\$500
COMPREHENSIVE DESIGN PLANS	
	\$3,000 plus \$200 per acre for the first 100 acres, plus \$50 per acre over 100
a. Fee limit	\$50,000
b. Amendment to an approved Comprehensive Design Plan	One-half of the original fee
COMPREHENSIVE SKETCH PLAN (LMXC Zone only)	
	\$3,000 plus \$200 per acre for the first 100 acres, plus \$50 per acre over 100
a. Fee limit	\$50,000
b. Amendment to an approved Comprehensive Sketch Plan	One-half of the original fee
CONCEPTUAL SITE PLANS	
a. Conceptual Site Plan (except LMXT Zone)	
1. Residential	
1-9 lots or DUs	\$1,000
10 or more lots or DUs	\$2,000 plus \$10 per lot or DU
2. Nonresidential	
	\$2,000 plus \$30 per acre
b. Revision to an approved Conceptual Site Plan	
1-9 lots or DUs	\$500
All Others	\$2,000
c. Conceptual Site Plan required by LMXT Zone	
	\$3,000 plus \$200 per acre for the first 100 acres, plus \$50 per acre over 100
d. Fee limit	\$50,000
e. Amendment to an approved Conceptual Site Plan	
	One-half of original fee



APPLICATION TYPE	FEE
CONSERVATION PLANS (Chesapeake Bay Critical Area)	
a. In conjunction with a plan for which there is a public hearing	No fee
b. All Others	\$500
DEPARTURES	
c. Single-family attached or detached not to exceed 10 acres	\$100
d. All others	\$2,000
DETAILED SITE PLANS	
a. Residential	
1-9 lots or DUs	\$1,000
10 or more lots or DUs	\$2,000 plus \$10 per lot or DU
b. Nonresidential	\$2,000 plus \$30 per acre
c. Detailed Site Plan for Day Care Center	\$100
d. Revision to an approved Detailed Site Plan	
1-9 lots or DUs	\$500
Day Care Center	\$100
All Others	\$2,000
FINAL DEVELOPMENT PLAN (LMXC Zone only)	
a. 1–9 lots or DUs	\$1,000
b. 10–49 lots or DUs	\$1,000 plus \$25 per lot or DU
c. 50 or more lots or DUs	\$2,000 plus \$25 per lot or DU
d. Nonresidential	
One acre or less	\$1,000
1-4 acres	\$2,500
More than 4 acres	\$2,500 plus \$75 per acre
More than 100 acres	\$2,500 plus \$75 per acre up to 100 acres, plus \$50 per each additional acre
FINAL PLATS OF SUBDIVISIONS	\$750 per plat
HOMEOWNER'S MINOR AMENDMENT	\$50



APPLICATION TYPE	FEE
NONCONFORMING USES	
a. Certifications	
1. Two dwelling units on 1 lot	\$100
2. Mobile home	\$100
3. Place of worship	No fee
4. All Others	\$1,000
5. Revision of Site Plan for a nonconforming use	One-half of the original fee
PRELIMINARY PLANS OF SUBDIVISION	
a. Residential	
1-9 lots or DUs	\$1,000
10-49 lots or DUs	\$1,000 plus \$25 per lot and parcel or DU
50 or more lots or DUs	\$2,000 plus \$25 per lot and parcel or DU
b. Nonresidential	
One acre or less	\$1,000
1-4 acres	\$2,500
More than 4 acres	\$2,500 plus \$75 per acre
More than 100 acres	\$2,500 plus \$75 per acre up to 100 acres, plus \$50 per each additional acre
c. Mixed Use (including a residential component)	\$2,500 plus \$125 per acre up to 100 acres, plus \$50 per each additional acre
d. Time extensions	\$250
REVISION OF APPROVED PLAN	One-half of the original fee, except as otherwise provided
REVITALIZATION TAX CREDIT DISTRICT APPLICATION	One-half of standard fee
SIGN POSTING FEES	
For any applications where the Planning Department is providing signs	\$40
SKETCH PLANS	No fee



APPLICATION TYPE	FEE
SPECIAL EXCEPTIONS	
a. Low (L) fee rating	\$2,500 plus \$50 per acre for each acre over 50
b. Medium (M) fee rating	\$4,000 plus \$50 per acre for each acre over 50
c. High (H) fee rating	\$5,500 plus \$50 per acre for each acre over 50
d. Mobile Home as a Single-Family Dwelling	\$200
e. Day Care for Children in Single-Family Dwelling	\$100
f. Place of Worship	No fee
g. Revision of Site Plan for an approved Special Exception	One-half of original fee

The following chart describes the fee ratings, H (High), M (Medium) and L (Low), for various special exceptions.

SPECIAL EXCEPTION TYPE	FEE	RATING
Abrasives and asbestos products manufacturing	\$5,500 plus \$50 per acre for each acre over 50	H
Accessory building, increase in height	\$2,500 plus \$50 per acre for each acre over 50	L
Adaptive reuse of surplus public school		Depends on Specific Use
Adaptive use of a Historic Site		Depends on Specific Use
Adult day care center	\$2,500 plus \$50 per acre for each acre over 50	L
Agriculture research facility	\$2,500 plus \$50 per acre for each acre over 50	L
Airfield, airpark, airport, or airstrip	\$5,500 plus \$50 per acre for each acre over 50	H
Alcohol production facility, large-scale	\$5,500 plus \$50 per acre for each acre over 50	H
Amusement park	\$5,500 plus \$50 per acre for each acre over 50	H
Apartment housing for elderly or physically handicapped families	\$2,500 plus \$50 per acre for each acre over 50	L
Arena, stadium, or amphitheater	\$5,500 plus \$50 per acre for each acre over 50	H
Art, photography, music, dance, yoga, pilates, or martial arts studio or schools	\$2,500 plus \$50 per acre for each acre over 50	L
Artists' residential studios	\$2,500 plus \$50 per acre for each acre over 50	L
Asphalt mixing plant	\$5,500 plus \$50 per acre for each acre over 50	H
Assisted living facility for > 8 elderly or handicapped families	\$2,500 plus \$50 per acre for each acre over 50	L
Boarding or rooming house	\$2,500 plus \$50 per acre for each acre over 50	L
Boat sales, rental, service, or repair	\$5,500 plus \$50 per acre for each acre over 50	H
Boat storage yard	\$5,500 plus \$50 per acre for each acre over 50	H
Cement manufacturing	\$5,500 plus \$50 per acre for each acre over 50	H
Cemetery or crematory	\$2,500 plus \$50 per acre for each acre over 50	L
Check cashing business	\$5,500 plus \$50 per acre for each acre over 50	H
Club or lodge, private	\$2,500 plus \$50 per acre for each acre over 50	L
Cold storage plant	\$5,500 plus \$50 per acre for each acre over 50	H



SPECIAL EXCEPTION TYPE	FEE	RATING
College or university	\$4,000 plus \$50 per acre for each acre over 50	M
Combination retail	\$4,000 plus \$50 per acre for each acre over 50	M
Commercial fuel depot	\$5,500 plus \$50 per acre for each acre over 50	H
Commercial recreational attraction	\$5,500 plus \$50 per acre for each acre over 50	H
Commercial recreational facilities (privately owned) on land leased from a public agency	\$4,000 plus \$50 per acre for each acre over 50	M
Commercial vehicle repair and maintenance	\$5,500 plus \$50 per acre for each acre over 50	H
Commercial vehicle sales and rental	\$5,500 plus \$50 per acre for each acre over 50	H
Concrete batching plant	\$5,500 plus \$50 per acre for each acre over 50	H
Concrete recycling facility	\$5,500 plus \$50 per acre for each acre over 50	H
Congregate living facility	\$2,500 plus \$50 per acre for each acre over 50	L
Consolidated storage	\$5,500 plus \$50 per acre for each acre over 50	H
Conversion of single-family detached dwelling	\$2,500 plus \$50 per acre for each acre over 50	L
Country club	\$2,500 plus \$50 per acre for each acre over 50	L
Country inn	\$2,500 plus \$50 per acre for each acre over 50	L
Cultural facility	\$2,500 plus \$50 per acre for each acre over 50	L
Day care center for children	\$2,500 plus \$50 per acre for each acre over 50	L
Distribution warehouse	\$5,500 plus \$50 per acre for each acre over 50	H
Drive-through service (as an accessory use)	\$5,500 plus \$50 per acre for each acre over 50	H
Dwelling, live/work	\$2,500 plus \$50 per acre for each acre over 50	L
Dwelling, multifamily	\$2,500 plus \$50 per acre for each acre over 50	L
Equestrian center	\$4,000 plus \$50 per acre for each acre over 50	M
Elderly housing (single-family attached dwellings)	\$2,500 plus \$50 per acre for each acre over 50	L
Elderly housing (single-family detached dwellings)	\$2,500 plus \$50 per acre for each acre over 50	L
Electronic recycling facility	\$5,500 plus \$50 per acre for each acre over 50	H
Eleemosynary or philanthropic institution	\$2,500 plus \$50 per acre for each acre over 50	L
Farm machinery/implement sales, rental, or repair	\$4,000 plus \$50 per acre for each acre over 50	M
Farm supply sales	\$4,000 plus \$50 per acre for each acre over 50	M
Fertilizer manufacturing	\$5,500 plus \$50 per acre for each acre over 50	H
Food hub	\$4,000 plus \$50 per acre for each acre over 50	M
Food and beverage distribution at wholesale	\$5,500 plus \$50 per acre for each acre over 50	H
Food processing	\$5,500 plus \$50 per acre for each acre over 50	H
Fraternity or sorority house	\$4,000 plus \$50 per acre for each acre over 50	M
Funeral parlor or undertaking establishment	\$4,000 plus \$50 per acre for each acre over 50	M
Gas station	\$5,500 plus \$50 per acre for each acre over 50	H
Golf course	\$2,500 plus \$50 per acre for each acre over 50	L
Golf driving range	\$2,500 plus \$50 per acre for each acre over 50	L
Heavy armament fabrication	\$5,500 plus \$50 per acre for each acre over 50	H
Health campus	\$5,500 plus \$50 per acre for each acre over 50	H
Hospital	\$2,500 plus \$50 per acre for each acre over 50	L
Hotel or motel	\$4,000 plus \$50 per acre for each acre over 50	M
Junk yard	\$5,500 plus \$50 per acre for each acre over 50	H
Kennel (regardless of lot size)	\$5,500 plus \$50 per acre for each acre over 50	H
Land clearing debris landfill	\$5,500 plus \$50 per acre for each acre over 50	H
Landscaping contractor's business	\$5,500 plus \$50 per acre for each acre over 50	H
Liquid gas storage	\$5,500 plus \$50 per acre for each acre over 50	H
Manufacturing, assembly, or fabrication, heavy	\$5,500 plus \$50 per acre for each acre over 50	H



SPECIAL EXCEPTION TYPE	FEE	RATING
Manufacturing, assembly, or fabrication, light	\$5,500 plus \$50 per acre for each acre over 50	H
Marinas and marina expansions	\$4,000 plus \$50 per acre for each acre over 50	M
Massage establishment	\$5,500 plus \$50 per acre for each acre over 50	H
Medical/residential campus	\$5,500 plus \$50 per acre for each acre over 50	H
Medical cannabis dispensary	\$4,000 plus \$50 per acre for each acre over 50	M
Methadone treatment centers	\$5,500 plus \$50 per acre for each acre over 50	H
Mobile home	\$2,500 plus \$50 per acre for each acre over 50	L
Model studio	\$5,500 plus \$50 per acre for each acre over 50	H
Motor freight facility	\$5,500 plus \$50 per acre for each acre over 50	H
Nightclub	\$5,500 plus \$50 per acre for each acre over 50	H
Nonconforming buildings, structures, and uses; alteration, enlargement, extension, or reconstruction		Depends on Specific Use
Nonprofit recreational use	\$2,500 plus \$50 per acre for each acre over 50	L
Nursery and garden center	\$4,000 plus \$50 per acre for each acre over 50	M
Nursing or care home	\$2,500 plus \$50 per acre for each acre over 50	L
Outdoor storage (as a principal use)	\$4,000 plus \$50 per acre for each acre over 50	M
Paper and paperboard products	\$5,500 plus \$50 per acre for each acre over 50	H
Paper recycling collection center	\$5,500 plus \$50 per acre for each acre over 50	H
Park and ride facility	\$4,000 plus \$50 per acre for each acre over 50	M
Parking facility	\$4,000 plus \$50 per acre for each acre over 50	M
Parking of commercial vehicles	\$4,000 plus \$50 per acre for each acre over 50	M
Pawnshop	\$5,500 plus \$50 per acre for each acre over 50	H
Personal vehicle repair and maintenance	\$5,500 plus \$50 per acre for each acre over 50	H
Personal vehicle sales and rental	\$5,500 plus \$50 per acre for each acre over 50	H
Place of worship (regardless of lot size)	\$4,000 plus \$50 per acre for each acre over 50	M
Planned retirement community	\$2,500 plus \$50 per acre for each acre over 50	L
Printing or similar reproduction facility	\$4,000 plus \$50 per acre for each acre over 50	M
Private school	\$4,000 plus \$50 per acre for each acre over 50	M
Public utility uses or structures, major	\$4,000 plus \$50 per acre for each acre over 50	M
Racetracks, pari-mutuel	\$5,500 plus \$50 per acre for each acre over 50	H
Recreation facility, outdoor	\$4,000 plus \$50 per acre for each acre over 50	M
Recreational campground	\$4,000 plus \$50 per acre for each acre over 50	M
Recycling collection center	\$5,500 plus \$50 per acre for each acre over 50	H
Recycling of non-ferrous metals	\$5,500 plus \$50 per acre for each acre over 50	H
Recycling plant	\$5,500 plus \$50 per acre for each acre over 50	H
Rifle, pistol, or skeet shooting range (regarding of location)	\$5,500 plus \$50 per acre for each acre over 50	H
Rubble fill	\$5,500 plus \$50 per acre for each acre over 50	H
Sand and gravel wet-processing	\$5,500 plus \$50 per acre for each acre over 50	H
Sanitary landfill	\$5,500 plus \$50 per acre for each acre over 50	H
Sawmill	\$5,500 plus \$50 per acre for each acre over 50	H
Skating facility	\$4,000 plus \$50 per acre for each acre over 50	M
Small engine repair shop	\$4,000 plus \$50 per acre for each acre over 50	M
Solar energy systems, large-scale	\$4,000 plus \$50 per acre for each acre over 50	M
Solid waste transfer station	\$5,500 plus \$50 per acre for each acre over 50	H
Storage warehouse	\$5,500 plus \$50 per acre for each acre over 50	H



SPECIAL EXCEPTION TYPE	FEE	RATING
Surface mining	\$5,500 plus \$50 per acre for each acre over 50	H
Temporary rubble (construction and demolition debris) landfill	\$5,500 plus \$50 per acre for each acre over 50	H
Tobacco shop, electronic cigarette shop, or retail tobacco business	\$4,000 plus \$50 per acre for each acre over 50	M
Tower, pole or monopole	\$5,500 plus \$50 per acre for each acre over 50	H
Transit station or terminal	\$4,000 plus \$50 per acre for each acre over 50	M
Vehicle and trailer rental display	\$5,500 plus \$50 per acre for each acre over 50	H
Vehicle parts or tire store	\$5,500 plus \$50 per acre for each acre over 50	H
Vehicle salvage yard	\$5,500 plus \$50 per acre for each acre over 50	H
Vehicle towing and wrecker service	\$5,500 plus \$50 per acre for each acre over 50	H
Veterinary hospital or clinic	\$5,500 plus \$50 per acre for each acre over 50	H
Waterfront boat fuel sales	\$5,500 plus \$50 per acre for each acre over 50	H
Warehouse showroom	\$5,500 plus \$50 per acre for each acre over 50	H
Wind energy conversion system, large-scale	\$4,000 plus \$50 per acre for each acre over 50	M

APPLICATION TYPE	FEE
SPECIAL PERMIT	\$100
SPECIFIC DESIGN PLAN	
a. Residential	
1-9 lots or DUs	\$1,000
10 or more lots or DUs	\$2,000 plus \$10 per lot or DU
b. Nonresidential	\$2,000 plus \$30 per acre
c. Revision to an approved Specific Design Plan	
1-9 lots or DUs	\$500
All Others	\$2,000
TREE CONSERVATION PLAN	
a. In conjunction with a plan for which there is a public hearing	No fee
b. All others	
Single-family residential	\$50 plus \$10 per lot
Multifamily and nonresidential	\$100 plus \$25 per acre
c. Exemption letter	\$50
VACATION PETITIONS	\$250
VALIDATION OF PERMIT ISSUED IN ERROR	\$100
VARIATIONS	No fee



APPLICATION TYPE	FEE
VARIANCES	
a. Existing single-family attached and detached residences	\$200
b. Proposed, newly constructed or under construction single-family attached and detached residences	\$500
c. Places of worship in conjunction with a Special Exception	No fee
d. All Others	\$1,500
ZONING CERTIFICATION LETTERS	\$200
ZONING MAP AMENDMENTS	
a. Base Zones	\$5,000 plus \$200 per acre up to and including 10 acres, plus \$100 for each additional acre
b. Planned Development, Overlay, Mixed Use, Planned Community and Comprehensive Design Zones	\$5,000 plus \$200 per acre up to and including 50 acres, plus \$100 for each additional acre
c. Chesapeake Bay Critical Area Overlay Zone	
1. Overlay Zones Only	\$5,000 plus \$200 per acre up to and including 10 acres, plus \$100 for each additional acre
2. Underlying Zones	\$5,000 plus \$200 per acre up to and including 50 acres, plus \$100 for each additional acre
d. Fee limit	\$60,000
e. Amendments to approved Official Plans and Basic Plans	One-half of original fee
ZONING ORDINANCE INTERPRETATION	\$480

Date last revised: 12-2024