



# AMERICAN TOWNSHIP ZONING DEPARTMENT

102 PIONEER ROAD  
ELIDA, OHIO 45807

## 2023– PERMIT & ADMINISTRATIVE FEE SCHEDULE

Effective: August 28, 2023

Fees for zoning certificates, application to the Board of Zoning Appeals, Zoning Amendments, Conditional Use Zoning Certificate, and any other zoning fee shall be as established by a Resolution of the American Township Board of Trustees during the Board's annual reorganizational meeting or as may be amended and established by the American Township Board of Trustees from time to time.

- Permit costs are based on the combined square footage for each floor of the structure, basement area – (Finished or Non-Finished), Garage(s), Breezeway(s), & Covered Porches / Building Extensions. The sum of these combined areas will determine total building square footage and permit costs. Permit fee is not based solely on first floor living space.

### I. RESIDENTIAL USES:

- Single-family Dwelling (R-1)- \$50.00 plus \$.10 per square foot of the combined total square footage of the structure.
- Two-family Dwelling (R-2) - \$50.00 plus \$.15 per square foot of the combined total square footage of the structure.
- Three-family Dwelling (R-3) - \$50.00 plus \$.20 per square foot of the combined total square footage of the structure.
- Multifamily Dwelling Four or More Family (R-3) - \$150.00 plus \$.20 per square foot of the combined total square footage of the structure.
- Mobile Home / Manufactured Home – Fixed Site (Non-MHP) - \$50 dollars plus \$.10 per square foot of the combined total square footage of the structure.
- New Mobile Home Park - \$150.00, plus an additional \$50.00 for each trailer space.
- Existing Trailer Home Park – Adding New Trailers to Site - \$50.00 per trailer space & Requires DOC Approval.

### II. ACCESSORY USES TO RESIDENTIAL STRUCTURES:

#### Accessory Buildings:

- 200 SF of less – No Charge.
- 201 SF or larger - \$50.00 plus \$.10 per square foot of the combined total square footage of the structure.
- PODS – Maxx Box - \$50.00 – 90-day maximum period, storage on hard surfaces.
- Room Alterations - \$50.00 plus \$.10 per square foot of the combined total square footage of the structure.
- Room or Building Modifications - \$50.00 plus \$.10 per square foot of the combined total square footage of the structure.
- Patio Enclosures – \$50.00 plus \$.10 per square foot of the combined total square footage of the structure.
- Car Ports - \$50.00

#### Swimming Pools, Ponds, Aquatic Features:

- Seasonal / Intex / Coleman – 12 Foot or Less in Diameter - No charge
- Permanent Above Ground Swimming Pool - \$100.00
- In-Ground Swimming Pool - \$250.00, Fence Permit Separate Application and Permit Fee
- Ponds – Residential - \$250.00 / Agricultural Ponds Require a Permit. Fee is waived for Agricultural Use.
- Swimming Pool Converted to Aquatic Feature / Water Garden / Koi Pond - \$200.00

#### Other Residential Uses:

- Fences under 100 lineal feet - \$50.00
- Fences over 100 lineal feet - \$50.00 plus \$1.00 per lineal foot in length.
- Satellite dish - \$25.00
- Tower Installation - Private Radio, TV, Communication - \$500.00
- Demolition Permit - \$50.00
- Renewable Energy Permit / Solar Energy System - \$100.00 plus \$10.00 per solar collector.
- Renewable Energy Permit / Private Wind Turbine System - \$300.00.
- Vendor – Door to Door Solicitation Permit (180 days) - \$150.00
- Garage Sale – First Sale -No Charge, Second Sale and After - \$10.00.

### II. Business B-1, B-2 & Industrial / Manufacturing M-1 & M-2 – Permit Rate Fee:

- Commercial / Industrial Building Construction - Zoning Certificate - \$250.00 plus \$.10 per square foot of the combined total square footage of the structure.
- Hotel or Motels - \$500.00 + \$10.00 per single room unit plus \$.10 per square foot of outside dimensions for each floor of the structure.
- Commercial or Industrial Certificate of Conformance / Change of Use Permit– A fee of \$250.00 shall be required upon application for permit for a new commercial or industrial structure or land use and/ or the occupancy of a new tenant of an existing business or industrial use, building, or land use. This includes cellular communications towers for physical upgrades and any other structural changes.
- Recreational, institutional, governmental, and miscellaneous structures and/ or accessory buildings or additions – a minimum of \$50.00 plus \$.10 per square foot of area within the outside dimensions of the foundation.

- 5. Commercial / Industrial Retention / Detention Ponds (Not part of initial development plan) - \$500.00.
- 6. New or Amended Parking Lots – Private and public - \$100.00.
- 7. Commercial or Industrial Signs and Billboards:  
Signs advertising a business or service, other than a home occupation, being operated on the premises and outdoor advertising signs (billboards) pertaining to businesses, services and/ or activities not carried on upon the premises upon which sign is located:
  - a. 32 square feet or less - \$50.00
  - b. 33 sq. ft. to 64 sq. ft. - \$75.00
  - c. 65 sq. ft. to 100 sq. ft. - \$150.00
  - d. 101 sq. ft. to 200 sq. ft. - \$300.00
  - e. 201 sq. ft. to 300 sq. ft. - \$450.00
  - f. 301 sq. ft. to 400 sq. ft. - \$600.00
  - g. 401 sq. ft. to 500 sq. ft. - \$750.00
  - h. 501 sq. ft. and larger - \$750.00 plus \$1.50 per square foot over 501 square feet.
- 8. Internet café / skilled game use / 777 / adult video arcades – New Establishments After 9/1/2023 or Under New Ownership – Permit and Fees DO NOT transfer to new ownership. An initial permit fee of \$2,500.00 is required along with annual re-permitting fee requirements:
  - a. Annual Permit Fee \$2,500.00, not including annual fee per machine.
  - b. Annual Fee per machine - \$100.00.
  - c. Initial fees payable prior to issuance of permit (prorated). All annual fees are due in full by January 15th of every year.
  - d. No refunds. Issued permits and paid fees do not transfer to new owners.
- 9. Temporary and/or Portable Signs – \$45.00 - 30 days.
- 10. Any Other Permitted Uses Not Specified or Listed Above - The permit fee for land use not otherwise covered in the fee schedule shall be \$100.00.

III. Board of Appeals Action – Variance Hearing Fee & Property Maintenance Code Appeal - \$500.00 Hearing Fee. When the Board finds it necessary to maintain a strict record of public hearing procedures, or when the Board deems it necessary to cause special studies to be made, the applicant shall bear all direct or related additional costs.

IV. Conditional Use Certificate as issued by Board of Zoning Appeals After Public Hearing - \$150.00 –  
The fee for a Conditional Zoning Certificate as authorized by the Board of Zoning Appeals and issued by the Zoning Inspector. Several Conditional Use Certificates Require Annual Re-Permitting. Check American Township Zoning Resolution.

V. Zoning Commission - Zoning Amendment Fee / Rezoning of Parcel Hearing - The fee for filing application to the Zoning Commission for a change in zoning classification or a text amendment shall be \$750.00.

VI. Application for Subdivision of Parcels / Parcel Split / Replat - \$25.00.

VII. New Wireless Telecommunication Tower/Antenna - \$1,000.00.

VIII. Zoning Resolution - not bound \$15.00.

IX. Zoning Map – 11” X17” \$3.00

X. Re-Issuance of Zoning Permit, Certificate of Conformance, or Occupancy Certificate After one-1 year of no work – ½ of Original Permit Fee

XI. Construction without Permit or Approval by Zoning Inspector - \$ 250.00 additionally added to the permit cost, and \$250.00 assessed everyday construction occurs without written approval by Zoning Inspector.

XII. Immediate Stop Work Order Issued to Owner, Site Supervisor, or Construction Site by Zoning Authority - \$500.00.

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PROPERTY MAINTENCE CODE ADMINISTRATIVE CITATION WITH CIVIL & ABATEMENT PENALTY FEES:

- ADMINISTRATIVE CITATION / GENERAL OFFENSE – FIRST OFFENSE – \$ 100.00 CIVIL PENALTY FINE ASSESSMENT PER VIOLATION AFTER FAILURE TO COMPLY WITH ZONING VIOLATION NOTICE AND REQUIRED CORRECTION ORDER
- ADMINISTRATIVE CITATION – / GENERAL OFFENSE - SECOND OFFENSE \$ 250.00 CIVIL PENALTY FINE ASSESSMENT PER VIOLATION AFTER FAILURE TO COMPLY WITH CITATION #1 & CIVIL FINE IMPOSED WITH INITIAL ZONING VIOLATION NOTICE AND CORRECTION ORDER
- ADMINISTRATIVE CITATION – / GENERAL OFFENSE - THIRD OFFENSE \$ 500.00 CIVIL PENALTY FINE ASSESSMENT PER VIOLATION AFTER FAILURE TO COMPLY WITH CITATIONS #1 & #2 & FINES IMPOSED WITH INITIAL ZONING VIOLATION NOTICE AND CORRECTION ORDER

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- ADMINISTRATIVE CITATION / MOTOR VEHICLE OFFENSE – FIRST OFFENSE – \$ 100.00 CIVIL PENALTY FINE ASSESSMENT PER VEHICLE AFTER FAILURE TO COMPLY WITH ZONING VIOLATION NOTICE AND REQUIRED CORRECTION ORDER
- ADMINISTRATIVE CITATION – / MOTOR VEHICLE OFFENSE - SECOND OFFENSE \$ 250.00 CIVIL PENALTY FINE ASSESSMENT PER VEHICLE AFTER FAILURE TO COMPLY WITH CITATION #1 & FINE IMPOSED ALONG WITH INITIAL ZONING VIOLATION NOTICE AND CORRECTION ORDER
- ADMINISTRATIVE CITATION – / PER MOTOR VEHICLE OFFENSE - THIRD OFFENSE \$ 500.00 CIVIL PENALTY FINE ASSESSMENT PER VEHICLE AFTER FAILURE TO COMPLY WITH CITATION #1 & #2 & FINES IMPOSED ALONG WITH INITIAL ZONING VIOLATION NOTICE AND CORRECTION ORDER
- FOURTH OR MORE GENERAL OFFENSE OR MOTOR VEHICLE OFFENSE CITATIONS ISSUED FOR PROPERTY MAINTENANCE CODE VIOLATIONS – CONTINUE TO REPEAT THE 3<sup>RD</sup> OFFENSE CIVIL FINE PENALTY AND REFER CASE TO LIMA CITY PROSECUTOR OFFICE.
- ADMINISTRATIVE FEE (\$50.00 ) IS ADDED TO ALL ADMINISTRATIVE CITATIONS AND GRASS, WEED, JUNK & DEBRIS ABATEMENTS.
- ADMINISTRATIVE – PAPER COPIES / PHOTOS .....10 CENTS PER COPY.
- COPIES OF PHOTOGRAPHS .....\$1.00 PER COPY.
- DISC COPY.....\$10.00