

FCO 2024-16

Floyd County Board of Commissioners
Ordinance establishing a Fee Schedule as a modification of the Floyd County Zoning Ordinance

WHEREAS the Floyd County Planning Commission unanimously passed a favorable recommendation for fees pursuant to the attached Proposed Zoning Ordinance Amendments-Amendment 21 pursuant to IC 36-7-4-600 series.

WHEREAS the Fee Schedule recommended by the Floyd County Planning Commission is attached and incorporated by reference

WHEREAS the Floyd County Planning Commission has complied with the statutory provisions required for presentation to the Floyd County Board of Commissioners. The Publication Notice is attached and hereby incorporated by reference.

NOW, THEREFORE,

BE IT ORDAINED that Floyd County Board of Commissioners adopt the attached fee schedule recommended by the Floyd County Planning Commission.

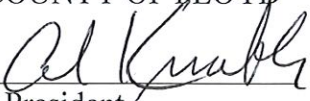
The Floyd County Planning Commission shall publish the Notice of Adoption of Zoning Ordinance Amendment pursuant to IC 36-7-4-610.

The Floyd County Commissioners must publish the Ordinance and Fee schedule once for 2 consecutive weeks pursuant to IC 36-2-4-8(b) before the Ordinance takes effect.

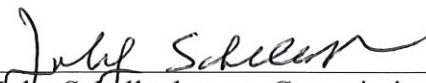
The County Auditor shall record the Ordinance in a book kept for that purpose pursuant to IC 36-2-4-9.

SO ORDAINED this 18th day of June 2024.


BOARD OF COMMISSIONERS
OF THE COUNTY OF FLOYD



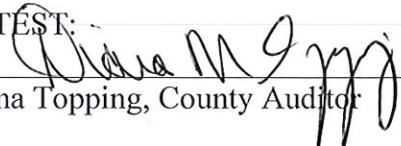
Al Knable President



John Schellenberger, Commissioner



Jason Sharp, Commissioner

ATTEST:


Diana Topping, County Auditor

Proposed Zoning Ordinance Amendments – Amendment 21

I. Amendment to: Appendix D Fee Schedule

Petitions	Fee	Change to
Administrative Appeal	\$100.00	\$150.00
Conditional Use	\$300.00	\$450
(All except those listed below:)		
Confined Feed Operation	\$750.00	\$1,000
Home Occupation	\$25.00	\$40
Junk Yard	\$750.00	\$1,000
Sanitary Land Fill	\$750.00	\$1,000
Sanitary Sewer Treatment Plant	\$750.00	\$1,000
Development Plan	\$100.00	\$300
Planned Unit Development (Conceptual Plan)	\$100.00	\$100.00
Planned Unit Development (Detailed Development Plan)	\$500.00	\$750
Sign Permit	\$25.00	\$100.00
Temporary Sign Permit	\$25.00	\$35
Temporary Use Permit	\$25.00	\$35
Variance (Development Standards)	\$300.00	\$300.00
Special Exception Variance (Use Standards)	\$500.00	\$500.00
Zoning Map Change (Re-Zoning)	\$500.00	\$500.00
Residential		
Single Family or Two Family Dwelling (excluding garage, attic areas, etc.)	\$200 Base Fee plus \$.10 per square foot of floor area	\$200 Base Fee plus \$.15 per square foot of floor area
Multi-Family Dwelling	\$300 per unit	\$300 per unit
Accessory Structures Detached Garage	\$40 minimum or \$.10 per square foot of floor area	\$40 minimum or \$.15 per square foot of floor area
Accessory Structures Attached Garage	\$100 minimum or \$.10 per square foot of floor area	\$100 minimum or \$.15 per square foot of floor area
Additions	\$55 Base Fee plus \$.10 per square foot of floor area	\$55 Base Fee plus \$.15 per square foot of floor area
Interior Remodel	\$40 Base Fee plus \$.10 per square foot of floor area	\$40 Base Fee plus \$.15 per square foot of floor area
Swimming Pool	\$175	\$250
Temporary Mobile Home	\$155 first two years \$300 per year after first two years	\$155 first two years \$300 per year after first two years
Commercial and Industrial		

Commercial and Industrial Structures	\$350 Base Fee plus \$.10 per square foot of floor area	\$530 Base Fee plus \$.15 per square foot of floor area
Interior Remodel	\$75 Base Fee plus \$.10 per square foot of floor area	\$110 Base Fee plus \$.15 per square foot of floor area
Accessory Structures and Additions	\$100 Minimum plus \$.10 per square foot of floor area	\$150 Minimum plus \$.15 per square foot of floor area
Other Structures Fees and Fines		
Change in Electrical Service	\$40	\$60
Parking Structure	\$10 per parking space	\$15 per parking space
Building Inspection		\$50 per inspection
Re-Inspection	\$50 Residential \$120 Commercial/Industrial	\$75 Residential; \$180 Commercial/Industrial
Early Bird Fine (Start of Construction prior to permit issuance)	Twice the amount of permit	Twice the amount of permit
Variance Fine (Variance required because construction did not occur as per approved site plan)	Five times the cost of the permit plus the cost of the variance	Five times the cost of the permit plus the cost of the variance
Zoning Code Violations	\$50 per day per violation	\$75 per day per violation

Rationale: Many fees have not been updated since 2006 in some cases and/or are not consistent with neighboring communities. Updated fee schedule reflects inflation adjusted fees and/or consistency with neighboring communities.

In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.