

**TOWN OF CARY**  
**PLANNING DEPARTMENT FEE SCHEDULE**  
**FY 2017 DEVELOPMENT REVIEW FEES (Effective 7/1/2016)**

| <b>SITE PLANS/SUBDIVISION FILING FEES</b>  |        |                    |
|--|--------|--------------------|
| New site plan for building(s) with 20,000 square feet or more of gross floor area  |        |                    |
| "Full Plan" option   | (each) | \$2,800.00         |
| "Sketch Plan" option   | (each) | \$1,200.00         |
| New site plan for building(s) with less than 20,000 square feet of gross floor area:   |        |                    |
| "Full Plan" option   | (each) | \$2,000.00         |
| "Sketch Plan" option   | (each) | \$1,000.00         |
| New subdivision plan, less than 5 acres*:  |        |                    |
| "Full Plan" option   | (each) | \$1,800.00         |
| "Sketch Plan" option   | (each) | \$900.00           |
| New subdivision plan, 5 acres or greater*:   |        |                    |
| "Full Plan" option   | (each) | \$2,900.00         |
| "Sketch Plan" option   | (each) | \$1,000.00         |
| New site plan located in Town Center Zoning District*  | (each) | \$500.00           |
| New subdivision plan in Town Center Zoning District*   | (each) | \$500.00           |
| *Re-review of site or subdivision plan ( <u>at every fourth review</u> )   |        | 50% of initial fee |
|  |        |                    |
| Quasi-Judicial Public Hearing - Standard   | (each) | \$2,500.00         |
| Quasi-Judicial Public Hearing - Modifications Only   | (each) | \$1,750.00         |
| Name Change for Site or Subdivision (after initial plan approval)  |        | \$100.00           |
|  |        |                    |
| <b>REVISION FILING FEES</b>  |        |                    |
| Revision to previously approved subdivision plan (within 5 years of original approval)<br>50% or less increase in gross floor area<br>(changes greater than 50% require new subdivision plan)        | (each) | \$1,000.00         |
| Revision to previously approved subdivision plan (within 5 years of original approval)<br>50% or less increase in existing number of lots<br>(changes greater than 50% require new subdivision plan) | (each) | \$900.00           |
| Revision to previously approved Town Center Zoning District plans (within 5 years of original approval)<br>Site plan – Less than 50% increase in gross floor area                                    | (each) | \$200.00           |
| Subdivision plan   | (each) | \$200.00           |
| Reuse/Redevelopment Plans  | (each) | \$500.00           |
| Minor Alterations – Incidental revisions to site or subdivision plans<br>(i.e.: revisions to lighting, façades, landscaping, dumpster/mechanical screening, fencing, and similar)                    | (each) | \$125.00           |

|   |                                 |            |
|---|---------------------------------|------------|
| Planning Director Modification to the Development and Zoning District Standards approval (LDO 3.19.1) and special exceptions requiring Planning Director Approval | (per modification or exception) | \$150.00   |
| <b>REZONING APPLICATION FEES</b>  |                                 |            |
| General rezoning  |                                 | \$1,400.00 |
| Initial zoning - Associated with owner-initiated annexation petition (to establish closest comparable Cary zoning)  |                                 |            |
| 5 acres or greater  | (each)                          | \$1,400.00 |
| Less than 5 acres   | (each)                          | \$300.00   |
| Conditional use rezoning (per change of zoning classification requested)  | (each)                          | \$1,900.00 |
| Mixed Use District (MXD) Rezoning   |                                 | \$2,500.00 |
| Mixed Use District (MXD) Rezoning amendment to less than 50% of total size (gross floor area, number of units, etc.)  | (each)                          | \$500.00   |
| Planned Development District Rezoning - new application or amendments   | (each)                          | \$2,500.00 |
| Minor Planned Development District  | (each)                          | \$1,250.00 |
| <b>FINAL PLAT FILING FEES (includes preliminary plat review)</b>  |                                 |            |
| New Plat approval   | (each)                          | \$475.00   |
| Revision to previously approved plat (e.g., recombination, minor correction or easement plat)   | (each)                          | \$150.00   |
| <b>OTHER LAND DEVELOPMENT ORDINANCE FEES</b>  |                                 |            |
| Additional Public Hearing / Mailed Notice (beyond that listed in the LDO for any development-related application)   | (per occurrence)                | \$150.00   |
| Annexation Petition - Owner-initiated (total acreage - less than 3 acres)   |                                 |            |
| 3 acres or greater  | (each)                          | \$300.00   |
| Less than 3 acres   | (each)                          | \$100.00   |
| Appeal, Administrative or Civil Penalty (BOA - LDO, Minimum Housing)  | (per appeal)                    | \$600.00   |
| Comprehensive Plan Amendment  | (each)                          | \$2,000.00 |
| Planning Director's Modification - (LDO 3.19.3)   | (per modification)              | \$150.00   |
| Special Use Application   |                                 |            |
| Uses other than telecommunication tower   | (each)                          | \$600.00   |
| Telecommunication tower   | (each)                          | \$4,500.00 |
| Variance Application  | (each)                          | \$600.00   |
| <b>OTHER PERMIT APPLICATION FEES</b>  |                                 |            |
| Accessory Use Permit  | (per application)               | \$50.00    |
| Fence Permit  | (each)                          | \$50.00    |
| Temporary Use Permit, events  | (each)                          | \$50.00    |
| Temporary Use Permit, other than events   | (each)                          | \$75.00    |
| Tree Clearing Certificate   |                                 | \$50.00    |
| Zoning Compliance Permit (excluding family care homes and group homes)  | (per application)               | \$125.00   |

| <b>HISTORIC PRESERVATION RELATED FEES:</b>  |                  |                   |
|---|------------------|-------------------|
| Certificate of Appropriateness (Minor)  |                  | \$25.00           |
| Certificate of Appropriateness (Major)  |                  | \$75.00           |
| Application for Landmark Designation  |                  | \$100.00          |
| <b>SIGN PERMIT APPLICATION FEES (Permanent and Temporary)</b>   |                  |                   |
| Temporary Signs   | (each)           | \$25.00           |
| New Sign or change greater than 25% to an existing sign   |                  |                   |
| Ground sign   | (per sign)       | \$100.00          |
| Wall sign   | (per sign)       | \$75.00           |
| Minor Modification to an existing sign (change of 25% or less)  | (each)           | \$50.00           |
| New Master Sign Plans (new or change greater than 25% to an existing plan)  |                  |                   |
| Residential   | (each)           | \$145.00          |
| Non-Residential sites greater than 200,000 sf   | (each)           | \$200.00          |
| Non-Residential sites 200,000 sf or smaller   | (each)           | \$150.00          |
| Minor Modification to Master Sign Plan (change of 25% or less)  | (each)           | \$60.00           |
| <b>SITE INSPECTION FEES</b>   |                  |                   |
| In addition to other inspection fees, the owner of any land proposed for development as a subdivision or proposed for development requiring site plan approval pursuant to the zoning ordinance or development requiring submission of a plot plan shall, upon submission of the final subdivision plan, site plan or plot plan, pay the following inspection fees: |                  |                   |
| Residential (single-family dwelling) Sites  | (per lot)        | \$35.00           |
| Residential Accessory Structure   | (per structure)  | \$35.00           |
| Non-Residential or Multi-family Development Sites   |                  |                   |
| Denuded site  | \$515 per acre   | (\$50.00 minimum) |
| Non-denuded site  | (per site)       | \$50.00           |
| Re-inspections  |                  |                   |
| Single-family residential sites   | (per lot)        | \$60.00           |
| Residential accessory structures  | (per structure)  | \$35.00           |
| Non-residential or Multi-family sites   | (per inspection) | \$125.00          |
| <b>ADMINISTRATIVE FEES:</b>   |                  |                   |
| Refund Processing Fee (applies to refunds \$100 or more)  |                  | \$25.00           |
| Vested Rights Certificate   | (each)           | \$300.00          |
| Zoning Verification Letter  | (per parcel)     | \$125.00          |