**EXHIBIT A**

**NORTHEAST GREEN TOWNSHIP**

**ZONING CERTIFICATE FEE SCHEDULE**

*Adopted September 24, 2018 by the Green Township Board of Trustees*

ZONING CERTIFICATES

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| **RESIDENTIAL** |
| New Single-Family Structure | $125.00 per dwelling unit |
| New Multi-Family Structure | $100.00 per dwelling unit |
| Additions (including residential garages) | $75.00 per Zoning Compliance Plan  |
| Accessory or Temporary Structure (sheds, storage, etc.) | $35.00 per structure |
| Swimming Pools (in-ground and above-ground) | $75.00  |
| Walls, Fences, Retaining Walls | $35.00  |
| Decks (attached or detached) | $50.00  |
| Antennas and Satellite Dishes (detached) | $50.00  |
| Plan Review or Modified Zoning Certificate (previously issued) | One half of original certificate cost(not to exceed $150.00) |

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| **NON-RESIDENTIAL ZONING CERTIFICATES** **NEW CONSTRUCTION/TENANT IMPROVEMENT** |
| Buildings containing 0 to 1,000 sq. ft. | $150.00 |
| Buildings containing 1,001 to 5,000 sq. ft. | $275.00 |
| Buildings containing more than 5,000 sq. ft. | $900.00 |
| Commercial Alterations | $150.00 |
| Tents | $35.00 |
| Awnings and Marquees | $90.00 |
| Commercial Swimming Pools and Storage | $90.00 |
| Commercial Antennas and Satellite Dishes | $90.00 |
| All Wind Turbines and Solar Panels (including residential) | $90.00 |
| Walls and Fences | $90.00 |
| Retaining Walls | $85.00 |
| New Signs or New Tenant (fee per sign) | $100.00 (plus $5.00 per sq. ft. of sign face over 32 sq. ft.) |
| Signs (face change) for existing tenant property | $75.00 |
| Signs (temporary) (30 days) | $35.00 |
| Parking Lots (new or expansion) | $100.00 |
| Cell Tower | $1,000.00 |
| Antennae Co-Location (existing) | $200.00 |
| Tenant Change or New Tenant (where parking analysis is required)No change to buildingChange of Use or Occupancy | $100.00 |
| Tenant Change or New Tenant (where no parking analysis is required) | $50.00 |
| Plan Review of Modified Zoning Certificate (previously issued) | One half of the original certificate cost (not to exceed $150.00) |
| Dumpsters (permanent) | $150.00 |
| **OTHER ZONING DISTRICTS** |
| Refusal Letter (issued for application which does not meet zoning regulations in order to proceed to the Board of Zoning Appeals) | $0.00 |
| Zoning Certification Letter (certifying zoning on a particular lot/parcel) | $25.00 |
| Lot Split (2 – 6 lots/parcels)Lot Split (7+ lots/parcels) | $35.00 per lot/parcel ($70.00 minimum)$50.00 per lot/parcel (maximum $1,500) |

ZONING MAP AMENDMENTS

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| **RESIDENTIAL** |
| Zoning Map Amendments (single family districts) | $500.00 |
| Zoning Map Amendments (multiple family districts) | $1,250.00 plus $250.00 per acre over one acre (maximum $5,000) |

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| **NON-RESIDENTIAL** |
| Zoning Map Amendments | $1,250.00 plus $500.00 per acre over one acre |

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| **SPECIAL PUBLIC INTEREST** |
| Zoning Map Amendments | $1,500.00 |

PLANNED UNIT DEVELOPMENTS

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| ZONE DISTRICTS | FEE |
| **PUD PLANS** |
| Processing Fees for PUD-1 Applications | $750.00 |
| Processing Fees for PUD-2 Applications | $1,050.00 |
| S-PUD Recording/Deed of Acceptance Fees | $100.00 |

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| ZONE DISTRICTS | FEE |
| **ADJUSTMENTS TO PUD PLANS (PUD-1, PUD-2, S-PUD)** |
| Minor Adjustments | $100.00 |
| Major Adjustments (hearing required) | $500.00 |

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| **APPEAL OF PUD DECISIONS** |
| Appeal of Zoning Commission Decision (PUD-1) | $375.00 |
| Appeal of Administrative Official’s Decision (PUD-1, PUD-2, and S-PUD) | $375.00 |

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| ZONE DISTRICTS | FEE |
| **APPLICATIONS** |
| Application Fees for Localized Alternative Sign Regulations (hearing required) | $500.00 |

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| **ADJUSTMENTS TO LOCALIZED ALTERNATIVE SIGN REGULATIONS** |
| Minor Adjustments | $100.00 |
| Major Adjustments (hearing required) | $500.00 |

CONDITIONAL USES

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| ZONE DISTRICTS | FEE |
| **CONDITONAL USES** |
| Conditional Uses (residential/commercial) | $300.00 + $100 per acre over 1 acre |
| Cell Towers | $1,000 + permit fee |

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| **MODIFICATONS** |
| Modifications to Approved Conditional Uses | $300.00 |

VARIANCES AND APPEALS THROUGH THE BOARD OF ZONING APPEALS

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| VARIANCES | FEE |
| **RESIDENTIAL** |
| Proposed Improvements Valued up to $25,000 | $375.00 |
| Proposed improvements Valued over $25,001 | $475.00 |

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| **COMMERCIAL** |
| Proposed Improvements Valued up to $500,000 | $500.00 |
| Proposed Improvements Valued between $500,001 and $1,000,000 | $1,000.00 |
| Proposed Improvements Valued Between $1,000,001 and $10,000,000 | $2,500.00 |
| Proposed Improvements Valued Above $10,000,000 (new) | $3,500.00 |

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| **ZONING CERTIFICATE** |
| Issuance of a Zoning Certificate | Fees are based on the use type shown in zoning certificates (minimum $35.00) |

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| **PENALTIES** |
| The Board of Zoning Appeals may invoke a penalty fee of up to two times the application fee when a project is commenced prior to obtaining an approval |  |

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| **APPEALS** |
| Appeal to any order, decision, or determination made by an Administrative OfficialResidentialCommercial | $375.00$500.00 |

NON CONFORMING USE AND COMPATIBLE NON CONFORMING USE APPLICATIONS

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| ZONE DISTRICTS | FEE |
| **NON CONFORMITIES CERTIFICATION (FOR AN EXISTING USE)** |
| Nonconforming Uses of Land and Structures | $75.00 |
| Nonconforming Structures | $50.00 |
| Nonconforming Lots of Record | $50.00 |
| **COMPATIBLE NON CONFORMING USES (NEW)** |
| Application for Compatible Nonconforming Uses ResidentialCommercial | $75.00$750.00 |

ADMINISTRATIVE INTERPRETATIONS AND GENERAL MODIFICATIONS BY THE ZONING COMMISSION

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| **ADMINISTRATIVE INTERPRETATIONS** |
| Application for an Administrative Interpretation | $50.00 |

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| **MINOR MODIFICATIONS ADMINISTRATIVE REVIEW** |
| Not Requiring a Public Hearing (including)1. Landscaping for Vehicular Use Areas
2. Buffer Yards and Resource Protection
3. Credit of Woodland Preservation and Riparian Buffer Areas
4. Other
 | $150.00 |

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| **GENERAL MODIFICATIONS BY THE GREEN TOWNSHIP ZONING COMMISSION** |
| Requiring a Public Hearing (including):1. Special Purpose and Specific Plan Districts
2. Other
 | $1,500.00 |

NOTES:

1. Make checks payable to Green Township.
2. Processing fees are non-refundable.
3. DOUBLE FEE (Fees stated on this Fee Schedule shall be doubled for work done without a Zoning Certificate).