

ORDINANCE NO. 2015-BC-0-15

**ORDINANCE AMENDING THE FEE SCHEDULE CONTAINED
IN THE MADISON COUNTY ZONING ORDINANCE
ADOPTED PURSUANT TO I.C. 36-7-4-602**

WHEREAS, the Board of Commissioners has adopted, pursuant to I.C. 36-7-4-602, a Zoning Ordinance, found primarily in Ordinance No. 2002-BC-O-6, which specifies, in part, the Fee Schedule for the issuance of various Madison County Planning Department permits; and

WHEREAS, the Madison County Planning Department has advised the Board of Commissioners that the Zoning Ordinance's Fee Schedule does not, in some cases, accurately reflect the true cost of issuing a permit to a Madison County landowner; and

WHEREAS, the Board of Commissioners deems it prudent to amend the fee schedule such that it accurately reflects the true costs to the Planning Department and Madison County landowners for the issuance of permits contemplated by the Zoning Ordinance

NOW THEREFORE, BE IT ORDAINED, that the Fee Schedule currently in place, pursuant to Ordinance No. 2009-BC-O-8, is hereby deleted and replaced in its entirety by the Fee Schedule attached hereto as "Exhibit A."


NOW THEREFORE, BE IT FURTHER ORDAINED, that any Ordinances or Resolutions previously adopted by this Board which are in conflict with this Ordinance, including the Fee Schedule attached hereto, is hereby repealed.

This Ordinance was recommended for adoption by the Plan Commission of Madison County, Indiana on the 14 day of July, 2015.

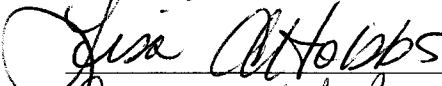
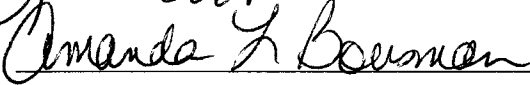
ATTEST:




Elizabeth Bruns, Secretary

MADISON COUNTY PLAN COMMISSION


Wesley Likens, President


Mark Gary, Vice President

THIS ORDINANCE HAVING BEEN APPROVED AND ADOPTED by the Board of Commissioners of Madison County, Indiana on the 21 day of July, 2015.

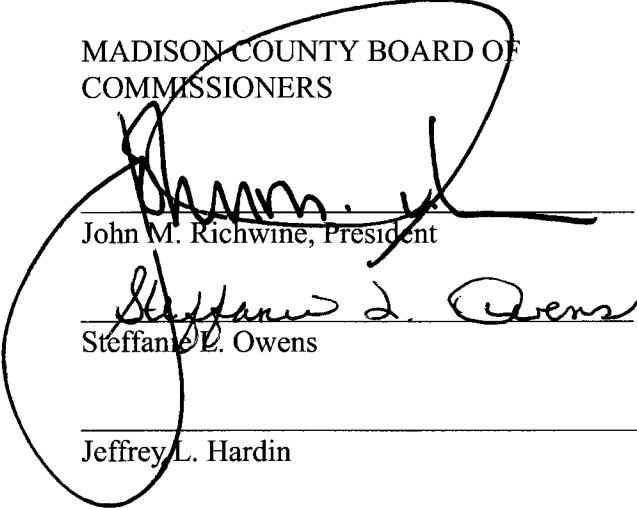
ATTEST:

MADISON COUNTY BOARD OF
COMMISSIONERS


Jane Lyons, Auditor


John M. Richwine, President


Steffanie L. Owens


Jeffrey L. Hardin

JEFFREY K. GRAHAM/#26380-29
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Madison County/ordinances/2015/Amending Fee Schedule in Zoning Ordinance 7-9-15/sb

EXHIBIT "A"

FEES:

Pursuant to Article 13.2 of the Madison County Land Use and Development Code, any person who initiates construction of a structure for the alteration of land prior to obtaining an Improvement Location Permit or any other required permit shall pay a fine equal to two (2) times the amount of the normal fee.

CONSTRUCTION PERMITS

Residential

- A) Improvement Location Permit Structural (including accessory structures and mini-barns, as defined by the Zoning Code):

1. Base Fee: \$75.00**
2. \$0.05 additional charge for each square foot of floor area in excess of 1,200

*if construction has already started, the cost of the permit fee will be doubled

**Fee shall be \$55.00 for accessory structures which are between 121 and 400 square feet in size and not on a footer or foundation

- B) Electrical Permit (required for any change over from HVAC to AC):

1. Base Fee: \$50.00, plus inspection fee: \$40.00* = \$90.00

- C) Plumbing Permit:

1. Base Fee: \$50.00, plus inspection fee: \$40.00* = \$90.00

- D) HVAC Permit (required for any change over from AC to HVAC):

1. Base Fee: \$50.00, plus inspection fee: \$40.00* = \$90.00

- E) Driveway/Curb-cut Permit:

1. Base Fee: \$50.00, plus inspection fees.

- F) Footer, Foundation and Under Slab Inspections are \$40.00 each

*=\$40.00 Inspection Fee may be waived by Planning Department on a reconnect only.

Commercial

(A) Improvement Location/Structural Permit:

1. Base Fee: \$175.00 (3,000 sq. ft. and under)
2. \$0.10 additional charge for each square foot of floor area in excess of 3,000

* if construction has already started, the cost of the permit fee will be doubled

B) Electrical Permit:

1. Base Fee: \$125.00, plus inspection fee: \$40.00* = \$165.00

C) Plumbing Permit:

1. Base Fee: \$125.00, plus inspection fee: \$40.00* = \$165.00

D) HVAC Permit:

1. Base Fee: \$125.00, plus inspection fee: \$40.00* = \$165.00

E) Driveway/Curb-cut Permit

1. Base Fee: \$100.00 (per cut), plus inspection fees.

*=\$40.00 Inspection Fee may be waived by Planning Department on a reconnect only.

Demolition

1. Base Fee \$15.00 plus inspection fee: \$40.00 = \$55.00*

*= only one permit is necessary per land parcel, regardless of the number of structures being demolished, provided that all structures on said parcel are demolished within 30 days from the time the first building on the parcel was demolished and further provided that only 1 demolition inspection is required.

Signs

A) Sign Permit (Installation and Replacement):

1. Non-illuminated Base Fee: \$75.00, plus inspection fees
2. Illuminated Base Fee: \$125.00, plus inspection fees

Cellular Facilities

A) New Tower:

1. \$200.00 Base Fee, plus inspection fees

B) Co-Location:

1. \$100.00 Base Fee, plus inspection fees

C) New/Replacement Equipment Cabinet (if no new tower or co-location):

1. \$100.00 Base Fee, plus inspection fees

Non-Categorized

- A) Non-Categorized (as required by law): \$75.00, plus inspection fees

Inspection Fees

- A) Each Inspection (includes re-inspection): \$40.00

B) Signs:

1. Non-illuminated: \$50.00
2. Illuminated: \$60.00

SUBDIVISION PLAT APPLICATION FEES

- A) Preliminary Plat (or re-plat) Application: \$300.00, plus \$10.00 per lot, and all legal notice advertising costs.

- B) Secondary (Final) Plat (or re-plat) Application: \$300.00 plus \$10.00 per lot, and all legal notice advertising costs.

- C) Minor Preliminary Plat (or re-plat) Application (as defined in the Subdivision Control Ordinance): \$250.00 plus \$10.00 per lot, and all legal notice advertising costs.

- D) Minor Secondary Plat (or re-plat) Application: \$250.00 plus \$10.00 per lot, and all legal notice advertising costs.

PLANNED UNIT DEVELOPMENT (PUD) PLAN APPLICATION FEES

- A) Preliminary Plan Application: \$1,000.00, plus \$10.00 per lot, and all legal notice advertising costs.
- B) Secondary (Final) Plan Application: \$500.00, plus \$10.00 per lot, and all legal notice advertising costs.

PLAN COMMISSION AND BOARD OF ZONING APPEALS PETITION FEES

- A) Zoning Map Change (except for PUD Zoning): \$500.00 plus \$90.00 for each acre or any portion thereof over 1 acre, and all legal notice advertising costs.

* If development is via the Administrative Plat Process as outlined in the Subdivision Control Ordinance, only the base fee of \$500 shall be charged for the Zone Map Change

- B) Special Use: \$300.00
- C) Waivers:
 - 1. Single or Two-family Dwelling Use: \$300.00 plus \$50.00 for each variance of development standards requested.
 - 2. Commercial or Industrial Use: \$500.00 plus \$100.00 for each variance of development standards requested.
 - 3. All other uses: \$400.00 plus \$100.00 for each variance of development standards requested.
- D) Variance of Development Standards:
 - 1. Single or Two-family Dwelling: \$300.00 plus \$50.00 for each additional variance of development standards requested.
 - 2. Commercial or Industrial: \$500.00 plus \$100.00 for each additional variance of development standards requested.
 - 3. Signs: \$500.00 plus \$100.00 for each additional variance of development standards requested.
- E) Special Uses:
 - 1. Residential: \$300.00 plus \$50.00 for each variance of development standards requested.
 - 2. Commercial or Industrial Use: \$500.00 plus \$100.00 for each variance of development standards requested.
- F) Plat Amendment: \$250.00

- G) Vacation:
 - 1. Street or Alley: \$100.00.
 - 2. Plat: \$250.00

- H) Appeal to the Plan Commission: \$250.00

- I) Extension of Improvement Location Permit:
 - 1. \$60.00 for 6 month extension if footer and foundation are previously approved
 - 2. \$30.00 for 3 month extension if Rough-in inspection has previously taken place.

**CERTIFICATION OF PROPOSED AMENDMENT TO
THE ZONING ORDINANCE OF MADISON COUNTY,
INDIANA, CONTAINED IN THE MADISON COUNTY
LAND USE AND DEVELOPMENT CODE**

The Madison County Plan Commission hereby certifies with a favorable recommendation the Amendment attached hereto to the Madison County Zoning Ordinance contained in the Madison County Land Use and Development Code.

SO CERTIFIED THIS 14TH DAY OF JULY, 2015.

FILED

JUL 14 2015

Madison County Commissioner

MADISON COUNTY PLAN COMMISSION

BY: 
WESLEY LIKENS, President

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**NOTICE OF INTENTION TO CONSIDER PROPOSAL
TO AMEND MADISON COUNTY ZONING ORDINANCE**

YOU ARE HEREBY notified that the Madison County Board of Commissioners intends to consider a proposal to amend the Madison County Zoning Ordinance contained in the Madison County Land Use and Development Code, which was adopted pursuant to I.C. 36-7-4-602. The Commissioners will consider the proposal on the 21st day of July, 2015 at 10:00 a.m. in the Commissioners Courtroom, Madison County Government Center, Anderson, Madison County, Indiana.

Written objections to the proposal that are filed with the Madison County Auditor at or before the Hearing will be heard. The Hearing may be continued from time to time as necessary.

BOARD OF COMMISSIONERS OF
MADISON COUNTY, INDIANA

/s/ John M. Richwine
JOHN M. RICHWINE, President

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Publish one time 2 business days
prior to the date of hearing.