

Northfield Center Township

Schedule of Zoning Fees and Bonds 1/10/24



Northfield Center Township

Schedule of Zoning Fees and Bonds
(Trustee Resolution No. 24/01-10 B, dated 1/10/24)

Permit Fees

Permit Fee Type	Amount
Accessory Building Up to 144 square feet	\$50.00
145 to 450 square feet	\$75.00
450 to 1000 square feet	\$100.00
1001+ square feet	\$100.00+ \$.10 per sq ft
Canopy, Car Port Structures 200 square foot max	\$50.00
Decks, Patio's, Gazebo's, Pergola's	\$50.00
Certificate of Zoning Compliance (Change of Use-Commercial)	\$500.00
Demolition Fee – Structures over 300 sq ft	\$50.00
New Commercial/ Industrial Building Up to 5,000 square feet	\$3,000.00
5,001 square feet and above	\$3,000.00 plus \$.25 per 100 sq ft over 5,000 sq ft
Commercial Parking Lot & Driveway	\$.05 per sq ft
Driveway Culvert	\$1,200.00
Driveway New and Reconstructed	\$50.00 Residential
Fence including living fences	\$100.00
Fire Inspection Fee, Commercial	\$100.00
Garage under 960 square feet	\$100.00
over 960 square feet	\$150.00+ \$.10 per sq ft over 960 sq ft
Pool	\$25.00 above ground, \$50 in ground
Additions Residential	\$50.00 \$250.00 plus \$.25 per sq ft

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Commercial	
New Residential Home (Construction Permit	\$2,400.00 per unit
Road Opening and Right of Way Disturbance on Township Roads Residential	\$100.00 permit fee (See bond fees, below, for additional information.
Commercial	\$250.00 permit fee (See bond fees, below, for additional information.
Short-Term Rental e. . Air BNBs	\$150.00 year
Signs Advertising business or service on Commercial zoned premises Less than 20 square feet 21 square feet and above Directional (2 max) Temporary Subdivision or Commercial Real Estate Permanent Subdivision/ Development Temporary Commercial	 \$50.00 \$100.00 \$25.00 \$100.00 plus \$150 security deposit (refunded if removed) \$500.00 \$50.00 plus \$150.00 security deposit (refunded if removed at expiration of permit)
Storage Containers e.g. PODS, Dumpsters	\$10 plus \$25 Refundable Bond
Telecommunications Pole (Small Cell)	\$250 plus Road Opening and Right of Way Disturbance Bond AND a Restoration Bond

*Please Note: Political and school events are exempt from the permit application and fee process.

A. Public Hearing Fees

Board of Zoning Appeals* *	
Appeals/ Variances	\$175 for residential districts
Conditional Zoning Certificate/ Variances	\$500 for all other districts
Zoning Commission* *	
Text Amendment Changes	\$200 for residential districts
Zoning Amendment Changes	\$500 for all other districts

* *Any additional fees shall be billed after the final hearing for the following items: legal, legal ads, related per diems, postage, secretary's wages, etc.

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C. Bond Fees

Cemetery Performance Bond Up to 40 acres Each additional 10 acres	\$25,000 \$5,000
Oil or Gas Drilling or Mining	Surety Bond of \$20,000 on each ingress or egress on Township Road, held for one (1) year.
Performance Bonds or Other Financial Guarantees:	
Residential new home construction Commercial new building construction	A cash bond of \$2,000 is required for new residential buildings and new or reconstructed driveways. A cash bond of \$5000 is required for new commercial buildings and new parking lots.
Restoration Bond New Developments Road Opening Right of Way Disturbance	\$2,500/acre, with a minimum fee of \$25,000 \$.45 foot held for one ear
Road Bond	\$25,000 to ensure protection of existing Township roads during subdivision construction
Road Opening and Right of Way Disturbance Opening of 100 feet or less larger than 100 feet	\$2,500 for drilled, dug or cut road opening within the road right-of-way dimensions. An additional \$2,500 bond for each additional 100 feet of road to be opened (Max bond of \$250,000) All restorations must be approved by the Township Service Director prior to bond being refunded
Board of Zoning Appeals – refundable Performance Bond	10% of the documented project estimate with a minimum of \$250

D. Document Copying

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Public Records Requests-Hardcopies	\$.10 page
Zoning Resolution. All Pages	\$75.00