



**Northfield Center Township**

Schedule of Zoning Fees and Bonds

3/27/25

Permit Fee Type	Amount
Accessory Building Up to 144 square feet 145 to 450 square feet 450 to 1000 square feet 1001+ square feet	\$50.00 \$75.00 \$100.00 \$100.00+ \$.10 per sq ft
Canopy, Car Port Structures 200 sq. ft. max.	\$50.00
Decks, Patio's, Gazebo's, Pergola's	\$50.00
Certificate of Zoning Compliance (Change of Use-Commercial)	\$250.00 up to 500 sq. ft. \$500.00 over 500 sq. ft.
Demolition Fee – Structures over 300 sq ft	\$50.00
New Commercial/ Industrial Building Up to 5,000 square feet 5,001 square feet and above	\$3,000.00 \$3,000.00 plus \$.25 per 100 sq ft over 5,000 sq ft
Commercial Parking Lot & Driveway Driveway Culvert	\$.05 per sq ft \$1,200.00
Driveway New and Reconstructed	\$50.00 Residential
Fence including living fences	\$100.00
Backyard hen flock (chickens)	\$25.00 ANNUAL
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
Solar Panels	\$150.00

Additions Residential Commercial	\$50.00 \$250.00 plus \$.25 per sq ft
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 Conditional Zoning Certificate/ Variances	\$175 for residential districts  \$500 for all other districts
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Zoning Commission* * Text Amendment Changes Zoning Amendment Changes	\$200 for residential districts \$500 for all other districts
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\* \*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.

### 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
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D. Document Copying

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