

CITY OF HIGHLAND HEIGHTS, KENTUCKY

ORDINANCE NO. 10-2007

AN ORDINANCE AMENDING ORDINANCE #08-97
THE ORDINANCE ESTABLISHING THE SCHEDULE
OF FEES, CHARGES, AND EXPENSES FOR ZONING
PERMITS, APPEALS, ZONING APPLICATIONS AND
OTHER MATTERS PERTAINING TO THE ZONING
ORDINANCE OF THE CITY OF HIGHLAND HEIGHTS,
KENTUCKY AND REPLACING ANY ORDINANCE IN
CONFLICT THEREWITH.

BE IT ORDNANIED BY THE CITY OF HIGHLAND HEIGHTS, KENTUCKY AS
FOLLOWS:

Section I

That the City of Highland Heights, Kentucky, hereby establishes the following fees, charges
and expenses to be paid to the City Clerk/Treasurer.

Section II

Subdivision Regulations. Fees required for Subdivision Regulations shall be assessed as
follows:

A.) Preliminary Plats: ~~\$250.00~~ \$600.00 for the first acre or portion thereof, plus ~~\$100.00~~ \$10.00
for each additional acre or portion thereof, plus a Certificate of Land Use Restriction (CLUR) fee of
\$20.00.

B.) Preliminary Grading Plans: Included in the fee for preliminary plats.

C.) Development Plans including drawings and specifications: \$100.00 for the first acre
or portion thereof, plus \$50.00 for each additional acre thereof.

D.) Inspection of Improvements: \$25.00 for each lot.

E.) Final Plat: ~~\$250.00~~ \$600.00 for the first acre or portion thereof, plus ~~\$100.00~~ \$10.00 for
each additional acre or portion thereof, plus a CLUR fee of \$20.00.

F.) Conveyance/Identification Plat: \$75.00 \$200.00 per plat, plus a CLUR fee of \$20.00.

G.) Plan Unit Development, Residential Cluster Development Mixed Land Use and other
similar plans and plats: ~~\$100.00~~ \$300.00 for the first acre or portion thereof, plus \$25.00 for each
additional acre or portion thereof.

H.) Cellular Communications Tower: \$2,500.00

Section III

Zoning Permits: The fees for zoning permits are hereby assessed as follows

1.) New Construction

a.) Residential Use:

(1). Single family: \$50.00.
Two family ~~\$25.00~~ \$100.00.

(2). Multiple family, including apartment and condominium buildings,
~~\$25.00~~ \$150.00. For each additional dwelling unit over three (3) \$5.00.

b.) Commercial Uses:

(1). Where total building area is 5000 square feet or less ~~\$50.00~~ \$200.00.

(2). For each 1,000 square feet or fraction thereof over 5,000 square feet -
~~\$5.00~~ \$10.00.

(3). For each 1,000 square feet over 100,000 ~~\$5.00~~ \$10.00.

(4). Whenever a development plan is required, the application shall be accompanied by a fee to cover the cost of processing and review. Amendments not requested by the planning commission shall be accompanied by a fee of \$100.00. Said fee shall be calculated at a rate of ~~\$5.00~~ \$10.00 for each \$10,000.00 of estimated project improvement costs and shall be a minimum of ~~\$50.00~~ of \$150.00 for a new plan or ~~\$25.00~~ \$100.00 for an amended plan. Up to 50% of the above fee may be credited to the cost of the city building permit after the development plan is approved.

2.) Alterations, additions or changes from one permitted use to another.

a.) Changes in use or changes to buildings wherein the zoning classifications and dimensions are not changed - no fee.

b.) For each increase in building area \$50.00 for each additional 150 square feet or fraction thereof.

c.) For each additional ~~100 square feet~~ building additions less than 150 square feet or fraction thereof ~~\$2.00~~ \$10.00.

3.) Fences, Decks and Carports - Any fence, decks or carports permitted are required by ordinance to pay a fee of ~~\$20.00~~ \$50.00. One visit to the job site is permitted before any additional charges are applied. Any Additional visits to the job site will require a fee equal to the original fee. Before a visit to the job site is authorized the fee must be paid to the City of Highland Heights.

4.) Pools and Sheds - Any pools and sheds permitted are required by ordinance to pay a fee of ~~\$20.00~~ \$50.00. Two visits to the job site are permitted before any additional charges are applied. Any Additional visits to the job site will require a fee equal to the original fee. Before a visit to the job site is authorized the fee must be paid to the City of Highland Heights.

5.) Signs - Temporary signs, ~~except no charge for political charitable functions excluding~~ political or charitable functions, ~~\$5.00~~ \$10.00. Class 1-6, ~~\$15.00~~ \$25.00. All others, ~~\$30.00~~ \$60.00.

6.) The fee for a conditional zoning certificate shall be \$100.00 and in addition, if the board of adjustments thinks it is necessary to cause special studies to be made the applicant shall bear all direct and related cost. This fee is in addition to the cost of the hearing for the board of adjustment.

Section IV

Building Permits: The fees for building permits are hereby assessed as follows:

For each permit for a building or other structure as provided for in this ordinance the applicant shall pay a fee consistent with the following table:

Valuation	Fee
\$0.00 - \$500.00	\$30.00
\$501.00 - \$1,000.00	\$35.00
\$1,001.00 - \$2,000.00	\$40.00
\$2,001.00 - \$3,000.00	\$45.00
\$3,001.00 - \$4,000.00	\$50.00
\$4,001.00 - \$5,000.00	\$55.00
\$5,001.00 - \$6,000.00	\$60.00
\$6,001.00 - \$7,000.00	\$65.00
\$7,001.00 - \$8,000.00	\$70.00
\$8,001.00 - \$9,000.00	\$75.00
\$9,001.00 - \$10,000.00	\$80.00
\$10,001.00 - \$11,000.00	\$85.00
\$11,001.00 - \$12,000.00	\$90.00
\$12,001.00 - \$13,000.00	\$95.00
\$13,001.00 - \$14,000.00	\$100.00
\$14,001.00 - \$15,000.00	\$105.00
\$15,001.00 - \$16,000.00	\$110.00
\$16,001.00 - \$17,000.00	\$115.00
\$17,001.00 - \$18,000.00	\$120.00
\$18,001.00 - \$19,000.00	\$125.00
\$19,001.00 - \$20,000.00	\$130.00
\$20,001.00 - \$21,000.00	\$135.00
\$21,001.00 - \$22,000.00	\$140.00
\$22,001.00 - \$23,000.00	\$145.00
\$23,001.00 - \$24,000.00	\$150.00
\$24,001.00 - \$25,000.00	\$155.00
\$25,001.00 - \$50,000.00	\$160.00 + \$4.00 per \$1,000 valuation or fraction thereof >25,000

\$50,001.00 - \$75,000.00	\$265.00 + \$3.00 per \$1,000 valuation or fraction thereof > 50,000
\$75,001.00 - \$ 100,000.00	\$345.00 + \$2.00 per \$1,000 valuation or fraction thereof > 75,000
\$100,001.00 & Over	\$400.00 + \$2.00 per \$1,000 valuation or fraction thereof 100,000

Two visits to the job site are permitted before any additional charges are applied. Any Additional visits to the job site will require a fee equal to the original fee. Before a visit to the job site is authorized the fee must be paid to the City of Highland Heights.

Construction commencing before issuance of a building permit shall be subject to double the above stated fee structure in addition to any other appropriate penalties.

Demolition Permits for a single or two family dwelling have a \$100.00 flat fee. Demolition of Residential Dwellings must be completed within 60 days of the issue date of the permit, after 60 days a penalty of \$200.00 per week will be charged subject to a 60 day extension.

Commercial facilities have 90 days from the issue date of the permit.

Multi-family dwellings, commercial, and other non-residential uses have a flat fee of \$200.00.

All building permit fees shall be based on fair estimated construction costs with verification by the building inspector utilizing the Marshall Valuation Service as published by the Marshall Swift Publication, Los Angeles, California.

Construction project subject to review by the Kentucky Department of Housing Building and Construction shall be subject to one half of the above stated fee structure.

Section V

Certificate of Occupancy: The fee for a certificate of occupancy permit for lawful non conforming uses and structures shall be ~~\$20.00~~ \$50.00.

Section VI

Move and set permits: Move and set permits fees are:

- A) Investigation fee: ~~\$50.00~~ \$100.00.
- B) Building Permit: Same as section IV herein.
- C) Transport fee: ~~\$35.00~~ \$50.00.
- D) Non Refundable Bond Fee: \$5,000.00.

Section VII

Board of Adjustment Hearings -- The fee for all hearings in front of the Board of Adjustments shall be \$250.00.

Conditional Uses - The fee for applications to the Board of Adjustments for a conditional use shall be \$750.00 plus \$100.00 publication fee and \$5.00 per adjoining property owner/certified mailing, plus a \$20.00 CLUR fee.

Variances -- The fee for requests of a dimensional variance shall be \$500.00 for the principal structure and \$150.00 for any accessory structure or building as defined by this ordinance plus \$100.00 publication fee and \$5.00 per adjoining property owner/certified mailing, plus a \$20.00 CLUR fee.

Appeals - The fee for appeals of the zoning administrator's decisions, orders, or requests for the interpretations, special questions, and requests for a change from one non conforming use to another shall be of \$750.00 plus \$100.00 publication fee and \$5.00 per adjoining property owner/certified mailing, plus a \$20.00 CLUR fee.

Change of Non-Conforming use to another - The fee(s) for a change of non-conforming use to another for residential zones are as follows; a flat fee of \$250.00, \$5.00 per adjoining property owner/certified mailing, \$100.00 publication fee, and \$20.00 CLUR. The fee(s) for a change of non-conforming use to another for all other zones are as follows; a flat fee of \$500.00, \$5.00 per adjoining property owner/certified mailing, \$100.00 publication fee, and \$20.00 CLUR.

Section VIII

Public Hearings

A.) A fee of ~~\$1,500.00~~ \$2,000.00 shall accompany any request for a zone change with development plan plus \$100.00 publication fee and \$5.00 per adjoining property owner/certified mailing, plus a \$20.00 CLUR fee.

B.) A fee of ~~\$500.00~~ \$1,000.00 shall accompany any request for a public hearing on a major change to a development plan plus \$100.00 publication fee and \$5.00 per adjoining property owner/certified mailing, plus a \$20.00 CLUR fee.

A fee of ~~\$500.00~~ \$1,000.00 shall accompany an application for a zone change without a development plan, residential only plus \$100.00 publication fee and \$5.00 per adjoining property owner/certified mailing, plus a \$20.00 CLUR fee.

C.) Site plan approval - Fee of ~~\$200.00~~ \$500.00 plus \$100.00 publication fee and \$5.00 per adjoining property owner/certified mailing, plus a \$20.00 CLUR fee.

D.) Special planning and zoning meetings - Fee of ~~\$500.00~~ \$1,000.00 plus \$100.00 publication fee and \$5.00 per adjoining property owner/certified mailing.

E.) Inspection of improvements -Fee of ~~\$75.00~~ \$100.00 per lot.

F.) Approval of condominium regimes - ~~\$100.00~~ \$200.00 for the first acre or portion thereof,

plus ~~\$50.00~~ \$100.00 for each additional acre or portion thereof plus \$100.00 publication fee.

G.) A zoning ordinance text amendment shall be accompanied with a fee of ~~\$300.00~~ \$750.00 plus \$100.00 publication fee and \$5.00 per adjoining property owner/certified mailing.

H.) A subdivision regulation text amendment including any related amendments to be considered at said public hearing a fee of ~~\$300.00~~ \$500.00 plus \$100.00 publication fee.

I.) Comprehensive plan amendments made in conjunction with a zoning map amendment shall not be charged an additional fee.

Section IX

Fees not returnable - Fees required in any of the foregoing regulations of any part of this zoning ordinance shall not be returned for any cause regardless of the outcome of a decision or any application, except that the City Clerk/Treasurer shall refund 1/2 of the fee paid for filing each rezoning application if application is withdrawn prior to publication of notice of public hearing before the planning commission. No fee or part thereof shall be refunded once the application has been advertised for public hearing before the planning commission.

Section X

City Engineer Inspections Fees shall be charged for all inspections required to be made by the City Engineer in land development involving multi-family units of residence and more than one single family unit of residence or commercial structures and the builders shall be held responsible for all such inspection fees and approval including, but not limited to building, structures, streets, sidewalks, sewers, gas and electric service, water, curbs, gutters, and set backs based upon detail plans and constitute all the direct and related costs of the city engineer in accordance with the fee agreement, contract or ordinances in effect between the city and city engineer at the time of inspection. The builders shall post a guarantee to assure the payment of all such fees in an amount not to exceed 2% of the estimated cost of construction and no guarantees shall be released until all inspection fees have been paid in full. Said deposit shall be fully expended before any additional guarantees required. In the event additional guarantee is required it shall be equal to the initial amount of guarantee.

Section XI

Copying charges of ~~40c~~ .25c (cents) per page (8 1/2 x 11) shall be assessed for copies requested of the city unless requested by city personnel on city business

Other fees: Copy of Zoning Ordinance - \$30.00 flat fee, Copy of Subdivision Regulations -- \$25.00 flat fee, Topo, Zoning, Aerial map copy -- \$3.00 flat fee, Comprehensive Plan Text -\$35.00 flat fee, Copies (11 x 17) .50C per page.

Section XII

Any returned checks shall incur a fee of ~~\$25.00~~ \$30.00 to the maker of the check payable to the City of Highland Heights.

Section XIII

In home occupation zoning permits application: ~~\$25.00~~ \$50.00 per application.

Section XIV

Solicitor Permit: ~~\$25.00~~ \$50.00 per person per week.

Section XV

Yard Sales: \$10.00 per sign, signs must be on the property where the yard sale is being held the signs must be taken down immediately after the yard sale is finished. A 10.00 yard sign shall be limited to a maximum of 2 consecutive days. No signs are permitted in the right of ways or on poles.

Section XVI

All ordinances or parts of ordinances in conflict herewith are repealed. In the event any section or part of this ordinance is held invalid, the remainder of this ordinance shall remain in full force and effect.

Section XVII


That this ordinance shall be signed by the Mayor, attested by the City Clerk/Treasurer, recorded and published according to law. Same shall be in effect at the earliest time provided by law.

First Reading this 4th day of December, 2007.

Passed on second reading this 18th day of December, 2007.


MAYOR GREGORY V. MEYERS

ATTEST:


JEAN A. RAUF
CITY CLERK/TREASURER

Ord07.10

PUBLISH CCR 12-27-2007