



4350 Aicholtz Rd • Union Township, Ohio 45245 • (513) 752-1741 • www.utclermont.gov

PLANNING & ZONING FEE SCHEDULE

EFFECTIVE JANUARY 2, 2026

The Development Director shall determine all disputes regarding application fees.

APPLICATION OR PERMIT TYPE	FEE
<u>BOARD OF TRUSTEES and / or ZONING COMMISSION</u>	
Zoning Map Amendment or Concept Plan -- <u>including expired plan</u>	\$1,500
PD / R-3 / R-4 Major Amendment / Formal Plan	\$900
PD / R-3 / R-4 Minor Amendment / Formal Plan (no hearing required)	\$125
Overlay District Request	\$900
<u>BOARD OF ZONING APPEALS</u>	
Variance - Residential	\$700
Variance - Commercial	\$850
Conditional Use	\$850
Appeal	\$850
<u>ZONING PERMITS - RESIDENTIAL</u>	
Single-Family Dwelling (Detached or Attached)	\$420
Multi-Family Dwelling (per unit)	\$225
Additions	\$85
Accessory Structures 120 sq. ft. OR LESS	\$45
Accessory Structures 120 sq. ft. OR MORE , including decks & pools	\$65
Fences	\$45
Driveway Modification	\$40
<u>ZONING PERMITS - COMMERCIAL</u>	
New construction or addition (<u>\$295 minimum; \$50,000 max.</u>)	\$0.20 / sq. ft.
Change of use	\$115
Seasonal sales / Temporary Outdoor Sales / Tent / Construction Trailer	\$115
<u>SIGNAGE</u>	
Wall signs	\$175
Free-standing / monument sign (per sign)	\$225
Temporary banner, replacement sign, or construction announcement sign	\$125
Temporary sign - all other legal types (portables, inflatables, beacons)	\$230

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OTHER ADMINISTRATIVE ITEMS

Home Occupation Certificates	No Charge
Agricultural Exemption Certificates	No Charge
Zoning Verification / Compliance Letters	\$125
Zoning Maps - Large / Small	\$15 / \$8
Zoning Resolution Book Binder	\$60
Comprehensive Land Use Plan 20/20	\$25

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