



CITY OF DOVER PROPOSED ORDINANCE #2024-27

1 **BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN**
 2 **COUNCIL MET:**

3
 4 That Appendix F – Fees and Fines, Chapter 82. - Planning be amended by inserting the text
 5 indicated in bold, blue, font and deleting the text indicated in red strikethrough as follows:

6
 7 Chapter 82. – Planning
 8

Chapter 82. Planning	Fees and Fines
Sec. 82-3. Planning services	
(a) Zoning verification letters/administrative interpretations	\$50.00 \$60.00 per letter/interpretation

9
 10 **BE IT FURTHER ORDAINED:**

11
 12 That Appendix F – Fees and Fines, Appendix A. – Subdivisions be amended by inserting the text
 13 indicated in bold, blue font and deleting the text indicated in red strikethrough as follows:

14
 15 Appendix A. – Subdivisions
 16

Appendix A. Subdivisions	Fees and Fines
<i>Article IV. Subdivision—Procedure</i>	
Subsec. A.2. Preapplication; filing fee	\$200.00 \$225.00
Subsec. B.2. Preliminary layout; filing fee	\$325.00 \$350.00
Subsec. C.3. Plat; review fee	\$200.00 \$225.00 , plus \$85.00 per acre for the first ten acres, \$60.00 per acre for the next ten acres and \$45.00 per acre for each acre thereafter
Subsec. C.3. Plat; review fee—Minor lot line adjustment	Plats for minor lot line adjustments shall require a review fee of \$150.00 \$200.00
Subsec. C.3. Plat; review fee—Minor subdivision	Plats for minor subdivisions shall require a review fee

	of \$150.00 \$200.00 plus \$15.00 \$20.00 per lot
--	---

17
18
19
20
21
22
23
24

BE IT FURTHER ORDAINED:

That Appendix F – Fees and Fines, Appendix B. – Zoning be amended by inserting the text indicated in bold, blue font and deleting the text indicated in red strikeout as follows:

Appendix B. Zoning

Appendix B. Zoning	Fees and Fines
<i>Article 3. District Regulations</i>	
Sec. 24. Planned Neighborhood Design option (PND)	
Subsec. 24.2. Review process—General sketch plan review fee, each application	\$100.00 \$150.00
Subsec. 24.8. Conditional use plan approval	
Subsec. 24.81. Plan approval fee, each application	\$200.00 \$250.00 , plus \$10.00 \$20.00 per acre
Subsec. 24.9. Site development preliminary subdivision plan review	
Subsec. 24.91. Preliminary plan approval fee; each application	\$325.00 \$350.00 , plus \$20.00 \$25.00 per acre
Subsec. 24.10. Final subdivision plat approval	
Subsec. 24.101. Final subdivision plat approval; each application	\$250.00 \$300.00
Sec. 28. Traditional Neighborhood Design Zone (TND)	
Subsec. 28.4. Procedure; application for rezoning of a land area to a TND zone	
Subsec. 28.411. Minimum fee; each rezoning petition	\$325.00 \$350.00
Subsec. 28.422. Implementation plan approval; each application	\$325.00 \$350.00 , plus \$10.00 per acre
Subsec. 28.434. Site development plan or subdivision plat; each application	\$250.00 \$300.00
<i>Article 5. Supplementary Regulations</i>	
Section 4. Supplementary sign regulations	
Subsec. 4.8. Unified campuses and complexes	
Subsec. D.4. Submission requirements; application fee	\$200.00 \$250.00 , due at time of application
Subsec. 4.9. Supplementary sign provisions	
Subsec. D.1. Temporary signs; permit	\$50.00
<i>Article 9. Board of Adjustment</i>	
Sec. 3. Procedure	
Subsec. 3.4. All variance requests and appeals from an order, requirement, decision or determination made by an administrative	

official, board, or agency of the city shall be accompanied by a fee	
All variance requests for residential uses	\$300.00 \$325.00
All variance requests for nonresidential uses	\$600.00 \$625.00
All appeals from an order, requirement, decision, or determination made by an administrative official, board, or agency of the city The board of adjustment may, in its discretion, return to the applicant part or all of the fee paid by him in the event that his appeal under section 2.1 (interpretation) hereof is partially or wholly successful. The fees filed in connection with applications under section 2.2 (variances) shall not be returnable, regardless of disposition of the case by the board	\$300.00
<i>Article 10. Planning Commission</i>	
Sec. 1. Approval of conditional uses	
Subsec. 1.52. Application procedure; conditional use permit; each application	\$425.00 \$450.00 , plus \$25.00 per acre of the area or multiple thereof involved in the application
Sec. 2. Site development plan approval	
Subsec. 2.42. Fees—Application for administrative site plans	\$300.00 \$3250.00
Subsec. 2.43. Fees—Application for site development plan approval	\$425.00 \$450.00 plus \$25 per acre
Sec. 3. Historic district commission and architectural review	
Subsec. 3.26. Procedures for an architectural review by the historic district commission or planning commission	
Subsec. (b) Application and fee for an architectural review certificate	\$250.00
Sec. 5. Amendments	
Subsec. 5.32. Application. Each application for a zoning map amendment:	
Minimum fee, in addition to required district supplemental fee	\$425.00 \$450.00
One-family residence zones (R-8, R-10, R-15, and R-20); supplemental fee	\$25.00 per acre
General residence zones, Medium density residence zones, and Mobile home park zones (RG-0, RG-1, RG-2, RG-3, RG-5, RM-1, RM-2, and MHP MH); supplemental fee	\$50.00 per acre
Commercial and office (C-1, C-1A, C-2, C-2A, C-3, C-4, CPO, RC and IO); supplemental fee	\$70.00 \$75.00 per acre
Shopping center development (SC-1, SC-2 and SC-3); supplemental fee	\$75.00 per acre
Industrial zones (M, IPM, and IPM2 IPM2, and IPM3); supplemental fee	\$75.00 per acre

27 **BE IT FURTHER ORDAINED:**

28 That the Effective Date of this schedule of application fees be established as September 1, 2024,
29 and any application filed to meet an application filing deadline set for after September 1, 2024,
30 be subject to these new rates.

31
32

33 ADOPTED: *
34 EFFECTIVE DATE: September 1, 2024

35
36

SYNOPSIS

37 This is a series of text amendments to the application filing fees for applications to the Planning Office for
38 administrative reviews and to the Board of Adjustment, Historic District Commission, and Planning
39 Commission. These are proposed to update the Schedule of Application Fees that were last amended in
40 December 2015 (Effective January 1, 2016). The application processes and procedures are outlined in the
41 Land Subdivision Regulations and the Zoning Ordinance (Dover Code of Ordinances, Appendix A –
42 Subdivisions and Appendix B – Zoning). (Planning Reference MI-24-07)

43
44

(SPONSORS: ANDERSON and ROCHA)

45
46

47 Action History

48 07/08/2024 – Scheduled for First Reading – City Council
49 06/25/2024 – Introduction – Council Committee of the Whole/ Legislative, Finance, and Administration
50 Committee