

# ADOPTED

MAY 6 1991

BOARD OF SUPERVISORS  
JAMES CITY COUNTY  
VIRGINIA

ORDINANCE NO. 31A-130

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE I, IN GENERAL, SECTION 20-6. ADMINISTRATIVE FEES; ARTICLE II, SITE PLAN, BY ADDING SECTION 20-52. ADMINISTRATIVE REVIEW FEES; BY AMENDING ARTICLE IV, DISTRICTS, DIVISION 7. RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4, SECTION 20-217. SAME--ADMINISTRATIVE REVIEW FEE; AND ARTICLE VIII, PLANNED UNIT DEVELOPMENT DISTRICTS, SECTION 20-473. SAME--ADMINISTRATIVE REVIEW FEE.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 20, Zoning, is hereby amended and reordained by amending Section 20-6. Administrative Fees; by adding Section 20-52. Administrative Review Fees; by amending Section 20-217. Same--Administrative Review Fee; and Section 20-473. Same--Administrative Review Fee.

Chapter 20. Zoning

Article I. In General

Section 20-6. Administrative Fees.

Fees shall be charged at the time of application to offset the cost of making inspections, issuing permits, advertising notices and other expenses incident to the administration of this chapter or to the filing or processing

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of any appeal or amendment thereto. The following fees shall be charged and collected at the time of application:

|    | <u>Procedure</u>  | <u>Fee</u>                              |
|----|---|---|
| 1. | Application for Amendments to the Zoning Map  |   |
|    | a. Rezoning for 10 acres or less  | \$ 300                                  |
|    | b. Rezoning for more than 10 acres but less than 50 acres   | \$ 600                                  |
|    | c. Rezoning for 50 acres or more but less than 100 acres  | \$ 900                                  |
|    | d. Rezoning for 100 acres or more but less than 400 acres   | \$1,200                                 |
|    | e. Rezoning for 400 acres or more   | \$1,500                                 |
| 2. | Applications for Special Use Permits  |   |
|    | a. Generally  | \$ 400                                  |
|    | b. Manufactured home on an individual lot   | \$ 100                                  |
|    | c. Family Subdivision under Section 20-112  | \$ 100                                  |
|    | d. Reservoir Protection Overlay District  | \$ 100                                  |
|    | e. Amendment to a special use permit  | \$ 200                                  |
| 3. | Master Plan Review  |   |
|    | a. Initial review of any Residential Cluster or a PUD with less than 400 acres (PUD's with 400 acres or more shall pay a rezoning fee only) | \$ 200                                  |
|    | b. Revision of approved plan  |   |
|    | 1) Residential Cluster  | \$ 75                                   |
|    | 2) R-4, PUD   | \$ 150                                  |
| 4. | Site Plan Review  |   |
|    | a. Administrative review  |   |
|    | 1) Residential structures or improvements   | \$100 plus<br>\$30 per residential unit |

|    |    |  |   |
|----|----|--|---|
|    | 2) | Nonresidential structures<br>or improvements   | \$100 plus<br>\$30 for each 2,500 sq. ft.<br>of building coverage |
| b. |    | Planning Commission review   |   |
|    | 1) | Residential structures<br>or improvements  | \$300 plus<br>\$30 per residential unit                           |
|    | 2) | Nonresidential structures<br>or improvements   | \$300 plus<br>\$30 for each 2,500 sq. ft.<br>of building coverage |
| c. |    | Amendment to an approved plan  |   |
|    | 1) | Residential structures<br>or improvements  | \$100 plus<br>\$10 per residential unit                           |
|    | 2) | Nonresidential structures<br>or improvements   | \$100 plus<br>\$10 for each 2,500 sq. ft.<br>of building coverage |
|    | 3) | Residential or nonresidential<br>structures or improvements<br>where the number of dwelling<br>units or area of building coverage,<br>pavement, or open space is not<br>changed more than 15 percent | \$100   |
| d. |    | Zoning Administrator and Fire Department<br>Review only  | \$ 20   |
| 5. |    | Sign Permits   | \$3 per square foot of gross<br>sign area                         |
| 6. |    | Appeals to the Board of Zoning Appeals   | \$100   |

## Article II. Site Plan

### Section 20-52. Administrative Review Fees

Submittal of a site plan and subsequent revisions proposed by the applicant shall be accompanied by a fee as specified in Section 20-6.

## Article IV. Districts

### Division 7. Residential Planned Community District, R-4


### Section 20-217. Same---Administrative Review Fee

Submittals of a site plan or preliminary subdivision plat to implement any portion of an approved master plan shall be accompanied by a fee in accord with Section 20-6 or Section 17-15.

Article VIII. Planned Unit Development Districts

Section 20-473. Same--Administrative Review Fee

Submittals of a site plan or preliminary subdivision plat implementing any portion of an approved master plan shall be accompanied by a fee in accord with Section 20-6 or Section 17-15.

  
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Thomas K. Norment, Jr.  
Chairman, Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
David B. Norman  
Clerk to the Board

SUPERVISOR    VOTE

|         |     |
|---------|-----|
| DEPUE   | AYE |
| TAYLOR  | NAY |
| EDWARDS | AYE |
| KNUDSON | AYE |
| NORMENT | AYE |

Adopted by the Board of Supervisors of James City County, Virginia,  
this 6th day of May, 1991.

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