

City of Elkhart Zoning Fees

Residential New Construction - Zoning Clearance Fees:

New Single Family & Two Family Dwellings (includes MH) -----	\$40.00
Additions and/or Detached Accessory Structures: 720 SF and under -----	\$20.00
Additions and/or Detached Accessory Structures: Over 720 SF -----	\$40.00

Commercial New Construction - Zoning Clearance Fees:

New Multi-Family, Commercial, & Manufacturing Buildings -----	\$50.00
Additions and/or Detached Accessory Structures: Less than 120 SF -----	\$20.00
Additions and/or Detached Accessory Structures: 120 SF and over -----	\$50.00

Fences - Zoning Clearance Fees:

Fences (single family & two family dwellings) -----	\$20.00
Fences (multi-family, commercial, & manufacturing) -----	\$50.00

Signs - Zoning Clearance Fees:

Signs (single family & two family dwellings) -----	\$1.00/SF (\$50 min.)
Signs (multi-family, commercial, & manufacturing) -----	\$2.00/SF (\$100 min.)
Banners & Portable Signs -----	\$15.00 each
Awnings & Panel Changes -----	\$0.25/SF (\$25 min.)

Driveways - Zoning Clearance Fees:

Residential Driveway (720 SF and under) -----	\$20.00
Commercial Driveway (less than 120 SF) -----	\$20.00
Commercial Driveway (120 SF and over) -----	\$50.00

Pools - Zoning Clearance Fees:

Residential Pool (720 SF and under) -----	\$20.00
Commercial Pool (less than 120 SF) -----	\$20.00
Commercial Pool (120 SF and over) -----	\$50.00

Written Verifications: zoning, floodplain, legal nonconforming, etc.

No Research Required -----	\$10.00/property
Research Required -----	\$50.00/property

Administrative Appeal:

Administrative Appeal: -----	\$200.00
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Text Amendment:

Text Amendment -----	\$300.00
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Annexations - Business & Manufacturing:

Developed: less than 5 acres -----	\$200.00
Developed: 5 or more acres -----	\$500.00
Undeveloped: less than 5 acres -----	\$300.00
Undeveloped: 5 or more acres -----	\$500.00

Annexations - Residential:

Developed: 1-4 units -----	\$100.00
Developed: 5 or more units -----	\$300.00
Undeveloped: less than 5 acres -----	\$200.00
\$500.00 Undeveloped: 5 or more acres -----	\$500.00

Conditional Uses:

Residential (single family & two family dwellings) -----	\$200.00
Multi-Family, Business, & Manufacturing -----	\$300.00

Developmental & Use Variances:

Residential (single family & two family dwellings) -----	\$200.00
Multi-Family, Business, & Manufacturing -----	\$300.00

Final Site Plan:

Preliminary (PC) -----	\$200.00
Final (PC with Public Hearing) -----	\$400.00
Amendment - Major (PC) -----	\$200.00
Amendment - Minor -----	\$100.00

Planned Unit Developments (PUD) & PUD Amendments:

Planned Unit Development (PUD) - Conceptual or Standard -----	\$400.00
PUD Amendment - Major -----	\$200.00
PUD Amendment - Minor -----	\$100.00

Rezoning: (fees based on proposed zoning use)

To Residential -----	\$200.00
To Commercial or Other -----	\$400.00

Special Exception Uses: (fees based on proposed zoning use)

Residential (single family & two family dwellings) -----	\$200.00
Multi-Family, Business, & Manufacturing -----	\$300.00

Subdivisions:

Major Subdivision -----	\$500.00
Minor Subdivision -----	\$100.00

Wireless Communication Facility:

Wireless Towers -----	\$300.00
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