

TOWN OF CARY	
PLANNING DEPARTMENT FEE SCHEDULE	
FY2012 DEVELOPMENT REVIEW FEES (Effective 7/1/2011)	
SITE PLANS/SUBDIVISION FILING FEES	
New site plan for building(s) with 20,000 square feet or more of gross floor area	
"Full Plan" option	\$2,000.00
"Sketch Plan" option	\$750.00
New site plan for building(s) with less than 20,000 square feet of gross floor area:	
"Full Plan" option	\$1,000.00
"Sketch Plan" option	\$500.00
New subdivision plan, less than 5 acres:	
"Full Plan" option	\$900.00
"Sketch Plan" option	\$250.00
New subdivision plan, 5 acres or greater:	
"Full Plan" option	\$1,400.00
"Sketch Plan" option	\$500.00
New site plan located in Town Center Zoning District	\$250.00
New subdivision plan in Town Center Zoning District	\$250.00
4 th Review of site/subdivision plan, and each review after:	
for Major Site/Subdivision Plans, full or sketch option	\$200.00
for Minor Site/Subdivision Plans, full or sketch option	\$100.00
REVISION FILING FEES	
Revision to previously approved site plan for a 50% or greater increase in gross floor area	\$700.00
Revision to previously approved site plan for less than 50% increase in gross floor area (Minor site plan)	\$500.00
Revision to site plan located in Town Center Zoning District (for less than 50% increase in gross floor area)	\$100.00
Revision to subdivision plan, 50% or less increase in existing number of lots (Minor Plan)	\$500.00
Revision to previously approved subdivision plan, for greater than 50% increase in existing number of lots	\$700.00
Revision to subdivision plan located in Town Center Zoning District	\$100.00
Reuse/Redevelopment Plans	\$250.00
Minor Alterations – Incidental revisions to site or subdivision plans (i.e.: revisions to lighting, facades, landscaping, dumpster/mechanical screening, fencing and similar)	\$100.00
Planning Director Modification to the Development and Zoning District Standards approval (LDO 3.19.1) and special exceptions requiring Director Approval (Fee is per modification or exception)	\$100.00
REZONING APPLICATION FEES	
General rezoning or initial zoning (establish closest comparable Cary zoning) associated with citizen-initiated annexation petition for 5 acres or greater	\$700.00
Initial zoning (establish closest comparable Cary zoning) associated with citizen-initiated annexation petition for less than 5 acres	\$100.00
Conditional use rezoning (per change of zoning classification requested)	\$1,000.00
Mixed Use District (MXD) Rezoning	\$1,800.00
Mixed Use District (MXD) Rezoning amendment to less than 50% of total size (gross floor area, number of units, etc.)	\$500.00
Planned Development District Rezoning - new application or major amendments	\$1,800.00
Minor amendment to an approved Planned Development District (change conditions, etc.)	\$700.00
Minor Planned Development District	\$700.00

FINAL PLAT FILING FEES (includes preliminary plat review)	
New Plat approval	\$350.00
Revision to previously approved plat (e.g., recombination, minor correction or easement plat)	\$100.00
OTHER LAND DEVELOPMENT ORDINANCE FEES	
Special Use Application	\$300.00
Land Use Plan Amendment	\$700.00
Accessory Use Permit	\$25.00
Temporary Use Permit	\$50.00
Citizen-initiated Annexation (total acreage - less than 3 acres)	\$50.00
Citizen-initiated Annexation (total acreage - 3 acres or greater)	\$200.00
Variance Application	\$300.00
Sign Variance Application	\$300.00
Civil Penalty Appeal Application	\$300.00
Administrative Appeal (BOA - LDO) Application	\$300.00
Administrative Appeal (BOA - Minimum Housing) Application	\$300.00
Planning Director's Modification - Minor building encroachments in required setbacks (LDO 3.19.3)	\$150.00
Vested Rights Certificate	\$300.00
Zoning Verification Letter (per parcel)	\$125.00
Additional public hearing/mailed notice beyond that listed in the LDO for any development-related application (per occurrence)	\$150.00
Tree Clearing Certificate	\$50.00
PERMANENT AND TEMPORARY SIGNS	
Sign Permit - Temporary sign	\$25.00
Sign Permit - Wall sign (New or change greater than 25% to an existing sign)	\$50.00
Sign Permit - Ground sign (New or change greater than 25% to an existing sign)	\$75.00
Minor Modification (Change of 25% or less) to an existing sign	\$50.00
New Master Sign Plans (Residential) (New or change greater than 25% to an existing sign plan)	\$100.00
New Master Sign Plans (Non-Residential) (New or change greater than 25% to an existing sign plan)	\$150.00
Minor Modification to Master Sign Plan (Change of 25% or less to an existing sign plan)	\$50.00
Site Inspection Fees:	
In addition to other inspection fees, the owner of any land proposed for development as a subdivision or proposed for development requiring site plan approval pursuant to the zoning ordinance or development requiring submission of a plot plan shall, upon	
1) Residential (single-family dwelling) Sites (per lot)	\$35.00
2) Non-Residential or Multi-family Development Sites:	
(per denuded acre; \$50 minimum)	\$515.00
(non-denuded site)	\$50.00
3) Re-inspection of single-family residential sites (per lot)	\$60.00