

TOWN OF CARY
PLANNING DEPARTMENT FEE SCHEDULE
*Effective July 1, 2008

DEVELOPMENT REVIEW FEES

SITE PLANS/SUBDIVISION FILING FEES:

Fees are for plans submitted under either "full" or "sketch" option (LDO 3.9), EXCEPT site/subdivision plans submitted under the "full" plan option and preceded by a "sketch" option submittal within twelve months require only 50% of filing fee.

New site plan for building(s) with total of 40,000 square feet or more of gross floor area (excluding the Alston Mixed Use Sketch Plan)	\$1,500.00
New site plan for building(s) with less than 40,000 square feet of gross floor area (excluding the Alston Mixed Use Sketch Plan)	\$700.00
New site plan within the Alston Mixed Use Sketch Plan for building(s) with total of 40,000 square feet or more of gross floor area	\$2,500.00
New site plan within the Alston Mixed Use Sketch Plan for building(s) with less than 40,000 square feet of gross floor area	\$1,200.00
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)	\$250.00
Revision to site plan located in Town Center Zoning District (for less than 50% increase in gross floor area)	\$50.00
New subdivision plan, less than 5 acres	\$500.00
New subdivision plan, 5 acres or greater	\$1,000.00
New subdivision plan, less than 5 acres, within the Alston Mixed Use Sketch Plan	\$700.00
New subdivision plan, 5 acres or greater, within the Alston Mixed Use Sketch Plan	\$1,200.00
New subdivision plan, located in Town Center Zoning District	\$250.00
Revision to subdivision plan, 50% or less increase in existing number of lots (Minor Plan)	\$250.00
Revision to previously approved subdivision plan, for greater than 50% increase in existing number of lots	\$500.00
Revision to subdivision plan located in Town Center Zoning District	\$100.00
Reuse/Redevelopment Plans	\$250.00
4 th Review, and each review after, for plans for above listed projects	\$100.00
Minor Alterations – Incidental revisions to site or subdivision plans (ie: revisions to lighting, façades, landscaping, dumpster/mechanical screening, fencing, and similar)	\$75.00
Director Modification to the Development and Zoning District Standards approval (LDO 3.19.1) and special exceptions requiring Director (Fee is per modification or exception)	\$75.00
FINAL PLAT FILING FEES (includes preliminary plat review)	
New Plat approval, more than 10 lots	\$350.00
New Plat approval, up to 10 lots	\$250.00
Revision to previously approved plat (e.g., recombination, minor correction or easement plat)	\$100.00

MIXED USE SKETCH PLAN (MUSP) FILING FEES	
Mixed Use Sketch Plan (MUSP) with 40,000 square feet or more gross floor area or 40 residential units	\$1,800.00
Mixed Use Sketch Plan (MUSP) with less than 40,000 square feet gross floor area or 40 residential units	\$1,000.00
Mixed Use Sketch Plan (MUSP) – amendment to less than 50% of total size (gross floor area, number of units, etc.)	\$500.00
PLANNED DEVELOPMENT DISTRICT (PDD) APPLICATION FEE	
New application or major amendments to approved Planned Developments (Major PDD)	\$1,500.00
Minor amendment to an approved Planned Development (change conditions, etc.)	\$700.00
Minor Planned Developments (Minor PDD)	\$700.00
REZONING FEES	
Application for general rezoning, or initial zoning associated with citizen-initiated annexation petition, 5 acres or greater	\$700.00
Application for initial zoning associated with citizen-initiated annexation petition, less than 5 acres	\$100.00
Application fee for conditional use rezoning (per change of zoning classification requested)	\$1,000.00
OTHER LAND DEVELOPMENT ORDINANCE FEES	
Special Use Application	\$250.00
Comprehensive 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
Administrative Appeal Application	\$300.00
Civil Penalty Appeal Application	\$300.00
Director's Variance - Minor building encroachments in required setbacks (LDO 3.19.3)	\$150.00
Vested Rights Certificate	\$100.00
Zoning Verification Letter (per parcel)	\$100.00
SIGNS AND TEMPORARY SIGNS	
Sign Permit - Wall sign	\$50.00
Sign Permit - Ground sign	\$75.00
Sign Permit - Temporary sign	\$25.00
Minor Modification (Change of 25% or less) to an existing sign	\$25.00
New Uniform Sign Plans	\$100.00
Minor Modification to Uniform Sign Plan (Change of 25% or less)	\$25.00