

ORDINANCE NO. 2016-____
OF THE
TOWN OF ZIONSVILLE, INDIANA

AN ORDINANCE TO AMEND
THE TOWN OF ZIONSVILLE
ZONING ORDINANCE
FOR THE
TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA
AND FIXING A TIME WHEN
THE SAME SHALL TAKE
EFFECT

Plan Commission Petition No.
2016-01-OA

WHEREAS, I.C. 36-7-4, et seq., empowers the Town of Zionsville Advisory Plan Commission, Boone County, Indiana, to hold public hearings and make recommendations to the Town Council of the Town of Zionsville, Boone County, Indiana, concerning ordinances for the zoning and districting of all lands within the incorporated areas of the Town of Zionsville, Boone County, Indiana: and;

WHEREAS, in accordance with I.C. 36-7-4-600 et seq., the Town of Zionsville Advisory Plan Commission, Boone County, Indiana conducted a public hearing on January 19, 2016, to consider a proposal to amend the Town of Zionsville Zoning Ordinance for the Town of Zionsville, Boone County, Indiana, (the "Ordinance"); filed as petition 2016-01-OA; and,

WHEREAS, the Town of Zionsville Advisory Plan Commission certified the proposal to amend the Ordinance to the Town Council of the Town of Zionsville, Boone County, Indiana, with a favorable recommendation on January 19, 2016 (Exhibit A); and,

WHEREAS, the Town Council of the Town of Zionsville, Boone County, Indiana, considered the Proposal to amend the Ordinance at its regular meeting on January 19, 2016

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, IN ACCORDANCE WITH I.C. 36 7-4-600 et.seq., AND ALL ACTS AMENDATORY AND SUPPLEMENTAL THERETO, AS FOLLOWS:

Section 1. The Zoning Ordinance for the Town of Zionsville Boone County, Indiana, is amended as follows:

Section 9.6 (Fee Schedule), is amended to include requirements related to building permits associated with Class II Structures and inspections of Class II Structures

See Exhibit B

Section 2. Savings Clause: If any title, section, subsection, phrase, clause, sentence, or word of this Ordinance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 3. Construction of Clause Headings: The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

Section 4. Repeal of Conflicting Ordinances: The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.

Section 5. Severability: If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

Section 6. Duration and Effective Date: The provisions of this Ordinance shall become and remain in full force and effect upon adoption and publication according to Indiana Law and until its repeal by ordinance.

Introduced and filed on the _____ day of _____, 2016. A motion to consider on First Reading was sustained by a vote of _____ in favor and _____ opposed, pursuant to Indiana Code 36-5-2-9.8.

DULY PASSED AND ADOPTED this _____ day of _____ 2016,
 by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote
 of _____ in favor and _____ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
 BOONE COUNTY, INDIANA**

	YAY Signature	NAY Signature
Susana Suarez, President		
Elizabeth Hopper, Vice-President		
Jeff Papa, Member		
Thomas Schuler, Member		
Josh Garrett, Member		
Bryan Traylor, Member		
Kevin Spees, Member		

I hereby certify that the foregoing Resolution was delivered to the Town of Zionsville Mayor Jeff Papa on the ___
 ___ day of _____ 2016, at _____ m.

ATTEST: _____
 Amelia Anne Lacy,
 Director, Department of Finance and Records

**MAYOR'S
 APPROVAL**

Tim Haak, Mayor

DATE

**MAYOR'S
 VETO**

Tim Haak, Mayor

DATE



**CERTIFICATION TO THE
TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

January 19, 2016

To the Town Council of the Town of Zionsville, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on January 19, 2016, the Town of Zionsville Advisory Plan Commission (the "Commission"), by a vote of 6 in favor and 0 opposed, gave a ***Favorable Recommendation*** to proposal 2016-01-OA to amend the text of the Town of Zionsville Zoning Ordinance, applicable to all real property located in the Town of Zionsville, Boone County Indiana.

The proposal amends:

Section 9.6 (Fee Schedule), of the Town of Zionsville Zoning Ordinance to include requirements related to building permits associated with Class II Structures and inspections of Class II Structures

The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2016-01-OA to amend the Town of Zionsville Zoning Ordinance (a copy of which is attached to this Certification and incorporated here by this reference) to the Town Council of Zionsville, Indiana, with a Favorable Recommendation.

**TOWN OF ZIONSVILLE
ADVISORY PLAN COMMISSION**



David Franz, President

Attest: _____

**Wayne DeLong, AICP
Secretary, Town of Zionsville Advisory Plan Commission**

Exhibit A

Article 9: Development Review Procedures

ARTICLE 9: DEVELOPMENT REVIEW PROCEDURES

Section 9.1 Required Permits and Approvals

Intent -The Development Review Procedures for the Town of Zionsville are intended to provide for the protection of the public health, safety, morals and general welfare of the residential and business citizens of the Town of Zionsville by providing for the thorough review of all permit applications and development petitions so that informed decisions regarding such permit applications and development petitions may be rendered while balancing the needs of the development community for the timely review of those permit applications and development petitions.

Section 9.2 Improvement Location Permits

A. Improvement Location Permit Required.

1. In order to ensure that the provisions of this Ordinance relative to:
2. how real property is developed, maintained, and used;
3. the requirements for site conditions, such as ponds, fills, landscaping and utilities;
4. provisions for the treatment of uses, structures or conditions that are in existence; and
5. restrictions on development in areas prone to flooding,

No Building, Structure, Improvement, Sign, use of land, or clearance of land may be altered, changed, placed, erected, located, or allowed unless the Building, Structure, Improvement, Sign, use of land, or clearance of land and its location conform to the provisions of this Ordinance and an Improvement Location Permit for the alteration, change, placement, erection or location of such Building, Structure, Improvement, Sign, use of land, or clearance of land has been issued. An Improvement Location Permit for the clearance of land shall not be issued until Primary Plat Approval (for land located in the R-SF-I, R-SF-2,

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R-SF-3 and R-V Districts), or Development Plan Approval (for land located in any District except the 0-1 District), has been obtained from the Plan Commission for the applicable land.

B. Duration of Improvement Location Permit.

An Improvement Location Permit shall be valid for the longer of:

1. one (1) year after date of issuance; or
2. the length of any required Building Permit, if such Building Permit is obtained for the Building, Structure, Improvement or Sign covered by the Improvement Location Permit within one (1) year after the date of issuance of the Improvement Location Permit.

The Building Commissioner shall have the power to extend the period of validity of any Improvement Location Permit one (1) or more times, provided, however, the total time period of all extension(s) shall not exceed six (6) months.

C. Review of Improvement Location Permit Application.

1. Improvement Location Permits for Single Family and Two Family Dwellings and Related Accessory Buildings or Structures

The Staff may take up to five (5) business days to study an application for an Improvement Location Permit. During such five (5) business day period, the Staff may consult with other appropriate technical consultants. If, after such five (5) day period, the Staff has not requested any additional information or stated any objections in writing to the applicant, and the proposed Building, Structure or Improvement, and the proposed use conform in all respects to the provisions of this Ordinance, the Staff shall issue the Improvement Location Permit. Improvement Location Permits for All: Multifamily, Commercial, Industrial or Special Exception Buildings, Structures, Improvements or Uses; Signs; and Accessory Buildings, Structures or Improvements Related to Multifamily, Commercial, Industrial or Special Exception Uses. The Staff may take an additional ten (10) business days, beyond the review period specified

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above, in which to study the application, during which time the Staff may consult with other appropriate technical consultants. If, after such additional ten (10) day period, the Staff has not requested any additional information or stated any objections in writing to the applicant, and the proposed Building, Structure, Improvement or Sign, and the proposed use conform in all respects to the provisions of this Ordinance, the Staff shall issue the Improvement Location Permit.

2. Improvement Location Permit for All Multifamily, Commercial, Industrial or Special Exception Buildings, Structures, Improvements or Uses.

An application for an Improvement Location Permit for any multifamily, commercial, industrial or special exception Building, Structure, Improvement or use required to obtain a Construction Design Release from the State of Indiana, shall be certified by a registered professional engineer or architect verifying that the Building, Structure, Improvement or use intended will be in compliance with all applicable use regulations, Development Standards and performance standards of the District in which the Building, Structure, Improvement or use is to be located.

3. Improvement Location Permits for Buildings, Structures, Improvements, Signs or Uses Authorized by Special Exception or Variance.

In addition to the requirements above, an Improvement Location Permit for a Building, Structure,

Improvement, Sign or use authorized by Special Exception or Variance shall not be issued until:

- i). receipt by the Staff of written notice from the Board that the application therefore has been approved by the Board; and, a determination by the Staff that said Improvement Location Permit application is in full compliance with the terms of any conditions which may have been imposed by the Board and commitments which may have been made by the owner.

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D. Public or Semi-Public Sanitary Sewer Required.

An application for an Improvement Location Permit for any Building, Structure, Improvement or use shall not be approved until it has been ascertained by the Staff that:

1. the proposed Building, Structure, Improvement or use will be served by a public or semi-public sanitary sewer system; or
2. the proposed Building, Structure, Improvement or use will be served by a septic system or other method of sanitary waste disposal approved by the Zionsville Fire and Building Department.

E. Appeal of Determination.

Any determination by the Staff concerning the issuance of an Improvement Location Permit may be appealed to the Board of Zoning Appeals by any party claiming to be adversely affected by that decision.

F. Record of Permits.

A record of all Improvement Location Permits shall be kept on file in the Office of the Director of Planning and Economic Development and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the Building or land affected and shall be available for public inspection and copying as provided by applicable State law.

G. Amended Improvement Location Permit.

When a builder, developer or owner of any Building, Structure, Improvement or Sign for which an Improvement Location Permit has been obtained, for any reason, proposes that the construction of said Building, Structure, Improvement or Sign deviate from the plans filed with the Improvement Location Permit application and approved by the Staff, the builder, developer or owner shall make application for an Amended Improvement Location Permit. The Staff shall review the application for the Amended Improvement Location Permit in accordance with the procedures set forth above to determine compliance of the Amended

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Improvement Location Permit application with the provisions of this Ordinance and any other applicable conditions, covenants or restrictions. If such Amended Improvement Location Permit application is found to be in compliance, the Staff shall issue an Amended Improvement Location Permit. Any determination by the Staff with respect to an Amended Improvement Location Permit shall be subject to the same appeal rights and procedures as set forth above for an initial application for an Improvement Location Permit.

H. General Exemptions.

Notwithstanding anything contained in this Article to the contrary, no Improvement Location Permit shall be required for minor repairs or alterations to Buildings, Structures, Improvements or Signs where:

1. the cost of such repairs or alterations does not exceed \$500.00; and,
2. there is no increase in Finished Floor Area, useable space, or any dimension of any portion of a Sign.

I. Revocation in Event of Violation.

(If the Staff determines that construction or development is proceeding or has proceeded in violation of any applicable law, ordinance, rule, regulation, site plan, zoning Commitment, or Condition of approval, or that the Improvement location Permit has been issued in violation of any applicable law, ordinance, rule, regulation, site plan, zoning commitment, or condition of approval, the Staff may revoke said Improvement location Permit. In the event that an Improvement Location Permit is revoked, the Staff shall send written notice of the revocation to the permit applicant.

Section 9.3 Compliance With Other Laws, Ordinances, Rules or Regulations.

The issuance of an Improvement Location Permit does not substitute for or supersede the requirement to obtain approvals specified in other laws, ordinances, rules and

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regulations, as the same may be amended from time to time, before the construction of any Building, Structure, Improvement or Sign, including, but not limited to:

- J. Zionsville Building Code;
- K. Zionsville Subdivision Control Ordinance;
- L. Any other applicable federal, state or local law, ordinance, rule or regulation, including, but not limited to:
 - 1. Erosion Control Regulations of the Boone County Soil and Water Conservation District; and,
 - 2. State or Federal Environmental Permits.

Section 9.4 Application and Approval

- M. Application and Site Plan Requirements.

When an Improvement Location Permit is required by this Ordinance, an application for an Improvement Location Permit shall be filed with the Building Commissioner. Said application shall be on a form prescribed by the Plan Commission and accompanied by a site plan consistent with the requirements set forth below.

- 1. A site plan for a Single Family Dwelling or a Two-Family Dwelling on a platted Lot shall be drawn to scale of not more than 1"=100' showing:
 - i). North arrow;
 - ii). Address of the Lot;
 - iii). Legal description of the Lot;

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- iv). Names, center-lines and Right-of-Way widths of all Streets, Alleys, thoroughfares, public ways, water ways, or railroad Right-of-Ways abutting or within the Lot;
 - v). The location and dimensions of all Buildings, Structures or Improvements currently existing on the Lot;
 - vi). Structures proposed for demolition should be indicated as such;
 - vii). The location and dimensions of all proposed Buildings, Structures or Improvements, including fences, sheds, paved areas, storage areas, Parking Areas (indicate if parking is hardsurfaced. Cross-hatch or shade lightly all proposed Buildings;
 - viii). Location of any proposed or existing Driveway and its width at the property line. (Any connection to an alley must also be indicated);
 - ix). The distance from Lot lines for all existing and proposed Buildings, Structures, Improvements or Signs (This distance is measured as a line from the point where the Building, Structure, Improvement or Sign is closest to the property line. This measurement is taken perpendicular to the property line.);
 - x). The height of the existing and proposed Buildings, Structures or Improvements; and,
 - xi). All other information required by the Staff for the proper administration of this Ordinance.
2. A site plan for any Commercial, Industrial or Special Exception Use shall be drawn to scale of not more than 1"= 100' showing:
- i). North arrow;
 - ii). Address of the site;
 - iii). The actual shape, size and dimensions of the Lot;

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- iv). Area map or sketch to indicate the location of the Lot;
- v). Names, center-lines and right-of-way widths of all streets, alleys, thoroughfares, public ways, water ways, or railroad right-of-ways abutting or within the Lot;
- vi). The location and dimensions of all Buildings, Structures, Improvements or Signs currently existing on the Lot;
- vii). Structures proposed for demolition should be indicated as such;
- viii). The location and dimensions of all proposed Buildings, Structures, Improvements or Signs, including fences, sheds, paved areas, storage areas, Parking Areas (indicate if parking is hard surfaced). Cross-hatch or shade lightly all proposed Buildings;
- ix). Location of any proposed or existing Driveway and its width at the property line. (Any connection to an Alley must also be indicated);
- x). (If applicable) Location, dimensions, and type (e.g. ground, pole, wall) of all Signs on the site, existing and proposed. Include separate elevations of proposed Sign Structures with all dimensions drawn to scale;
- xi). The distance from Lot lines for all existing and proposed Buildings, Structures, Improvements or Signs (This distance is measured as a line from the point where the Building, Structure, Improvement or Sign is closest to the property line. This measurement is taken perpendicular to the property line.);
- xii). The height of the existing and proposed Buildings, Structures, Improvements or Signs;
- xiii). The number of dwelling units (if applicable) of existing and proposed Buildings or Structures;

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- xiv). The current and proposed use to be made of all Buildings, Structures, Improvements or lands within the Lot (e.g. parking, residence, office, storage);
- xv). vocational Engineering information regarding all utilities to provide service to the Buildings or Structures on the Lot;
- xvi). The location and dimensions of all off-street parking and off-street loading facilities;
- xvii). The location and dimensions of all fences, walls or other screening and buffering devices;
- xviii). Location, size and species of all proposed and existing trees (six (6) inches or larger at four and one-half (4.5) feet above grade) and landscaping;
- xix). Site Data Summary (a text summary in table format describing: square footage of existing and proposed Buildings; existing, proposed and required parking; existing, proposed and required loading; proposed and permitted Maximum Building Height; accommodation of drainage, sanitary sewer, water and other utility services; legal description; lighting; and landscaping);
- xx). The seal of the registered professional engineer or architect responsible for the site plan; and,
- xxi). all other information required by the Staff for the proper administration and enforcement of this Ordinance.

The Building Commissioner may waive or relax any of the site plan requirements listed above, as circumstances dictate. The site plan shall be attached to the application for an Improvement Location Permit when such application is submitted to the Building Commissioner and shall be retained in the Office of the Department of Planning and Economic Development as a public record.

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3. Each application for an Improvement Location Permit for a Building, Structure or Use shall include an application for a Certificate of Occupancy.
4. The Plan Commission may promulgate rules, regulations, and procedures, in addition to those listed herein, as to the form and processing of the applications, site plans, and permits required by this Ordinance.

Section 9.5 Certificate of Occupancy

N. Certificate of Occupancy Required.

No Building, Structure, Improvement (except Signs) or use for which an Improvement Location Permit is required by the provisions of this Ordinance shall be used for the purpose contemplated by the Improvement Location Permit until a Certificate of Occupancy has been issued by the Staff.

O. Issuance of Certificate of Occupancy.

Within two (2) days of notification of completion of work on the proposed Building, Structure or use, the applicant for an Improvement Location Permit shall notify the Staff of completion of work authorized by the Improvement Location Permit. The Staff, or its designee, shall, within fourteen (14) days inspect the premises for compliance with the provisions of this Ordinance and the Improvement Location Permit.

A Certificate of Occupancy pursuant to this Ordinance shall be issued only upon a finding by the Staff that the proposed Building, Structure or use has been developed, located or to be used in accordance with the provisions of:

1. This Ordinance; and
2. The Improvements Location Permit

P. Temporary Certificate of Occupancy

A Temporary Certificate of Occupancy may be issued by the Staff if the proposed Building, Structure or use complies with the provisions of Article 9.5B., above,

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except that certain external site features (e.g., finish coat for asphalt Parking Areas or landscaping) have not been completed due to ground or weather conditions which are not immediately suitable for permanent installation. The duration of the Temporary Certificate of Occupancy shall be specified on the Temporary Certificate of Occupancy, provided however, in no case shall a Temporary Certificate of Occupancy exceed six (6) months in duration. In cases of extreme hardship or weather conditions, and for good cause shown, The Building Commissioner may grant a one (1) time extension of not to exceed three (3) months.

Section 9.6 Fees

In order to defray administrative costs associated with the processing of development petitions and Improvement Location Permits, the Plan Commission shall establish a Schedule of Fees which are to be paid by the applicant at the time of filing a development petition or application for an Improvement Location Permit. Said Schedule of Fees shall include fees for: Improvement Location Permits; petitions for zone map changes; applications for development plan approvals; petitions for variance; and other administrative matters as determined by the Plan Commission, at a public hearing. which are in the best interest of providing required services at a reasonable fee to the general public.

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Q. Schedule of Fees

SCHEDULE OF FEES

LAND USE PETITIONS

Administrative Appeal	\$300	
Zone Map Change		
Residential Districts	\$400	plus \$100 for each acre or any portion thereof
Business or Industrial Districts	\$1,000	plus \$25 for each acre or any portion thereof
All other Districts	\$1,000	plus \$25 for each acre or any portion thereof
Variance		
Use		
Residential Use	\$300	plus \$25 for each variance of Development Standard requested
Other Use	\$1,000	
Development Standards		
Residential Districts	\$300	plus \$25 for each additional Development Standard requested
All other Districts	\$600	plus \$50 for each additional Development Standard requested
Special Exception	\$600	
Amendment or Termination of Commitments of a Variance or Special Exception	\$1,000	
Approvals		
Development Plan	\$600	plus \$100 per acre
Modification or Termination of Development Plan	\$500	plus \$100 per acre
Plat/Subdivision (R-SF-1, R-SF-2, R-V Districts)		
Primary Plat	\$750	plus \$30 per lot

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Secondary Plat	\$500	per section (plus \$20 per lot)
Re-Plat	\$500	plus \$100 per additional lot
Minor Plat	\$150	plus \$15 per lot
Plat/Subdivision (All other Districts)		
Primary Plat	\$1,000	plus \$5 per lot
Secondary Plat	\$400	per section
Re-Plat	\$500	plus \$100 per additional lot

IMPROVEMENT LOCATION PERMITS (Building Permit Fee Included)

RESIDENTIAL

Single or Two Family Dwellings		
New Building	\$700	plus \$0.10 per square foot (includes 5 inspections)
Exterior and Interior Remodeling	\$360	plus \$0.10 per square foot if over 400 square feet of exterior remodeling (includes four inspections)
Addition to an Existing Single or Two Family Dwelling	\$360	plus \$0.10 per square foot if over 400 square feet (includes four inspections)
Accessory Uses		
Detached Accessory Buildings (Large), Garages, Carports	\$200	plus \$0.10 per sq.ft. over 200 square feet of total floor area (includes two inspections)
Detached Accessory Buildings (Small)	\$100	Structure shall be 200 square feet or less in square footage
Swimming Pools, Hot Tubs (above or below Grade)	\$350	plus \$0.10 per square foot of total pool and deck, or hot tub dimension (includes 2 inspections)
Demolition	\$100	base fee, plus \$50 for each additional building
Decks	\$75	floor height of 0-30 inches above grade requires structural plan review and final inspection. (includes 1 inspection)

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Decks	\$175	floor height greater than 30 inches above grade- Plans required for verification with Indiana Code requirements. (includes 3 inspections-footing, framing, final)
Other residential	\$75	including roofing, patio and electrical permits

COMMERCIAL

Multifamily Dwellings		
Primary Buildings	\$500	plus \$100 per unit (includes 6 inspections per unit)
Accessory Buildings/Structures	\$350	per building/structure plus \$0.10 per square foot if over 400 square feet (includes 3 inspections)
Business, Industrial, or Special Use		
New Building	\$500	plus \$0.17 per square foot of total floor area (includes five base inspections)
Addition to an Existing Building	\$500	plus \$0.17 per square foot of total floor area added (includes 4 inspections)
Parking Lot Construction or Remodeling (as a Primary Use or as an expansion or remodeling of an existing Parking Lot)	\$5	per Parking Space(includes 2 inspections)
Accessory Buildings / Structures	\$350	plus \$0.17 per square foot of total floor area over 100 square feet (includes 3 inspections)
Interior Remodel/Tenant Finish	\$350	plus \$0.17 per square foot (includes 3 inspections)
Demolition	\$200	plus \$100 per additional building
All Other Improvements	\$90	includes 1 inspection
Amended ILP application: (Residential)	\$125	Re-review
Amended ILP application: (Commercial/Industrial)	\$150	Re-review
Duplicate Permit	\$25	
Inspection Fees	\$150 \$75	Commercial Residential
Signs		
On-Premise Freestanding		
Identification (Ground or Pylon)		

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up to 24 square feet in area	\$200	
over 24 square feet in area	\$200	plus \$1 per square foot of Sign Area
On-Premise Building Identification (Wall, Projecting, Awning, Canopy)	\$45	plus \$1 per square foot of Sign Area
On-Premise Incidental (any type)	\$50	
On-Premise Suspended	\$50	
Off-Premise (Advertising)	\$300	plus \$1 per square foot of Sign Area
Clearance of Land/Grading Permit	\$50	plus \$25 per acre - If applied for separately from a Primary Plat or Development Plan Approval Petition (fee included in the filing fee for a Primary Plat or Development Plan Approval Petition)
Any Other Improvements	\$50	
<i>No ILP is required and no fees are charged for fences.</i>		
<i>Square footage is considered gross area, above grade (as further clarified on the Improvement Location Permit Application form)</i>		

CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY

PRIMARY USE/BUILDING/STRUCTURE

Residential (single or two family)	\$50	
Residential (multifamily)	\$50	per unit
Business / Industrial / or Special Use	\$50	per leased area / tenant space
All Other	\$25	

ACCESSORY USE/BUILDING/STRUCTURE IN ANY DISTRICT

	\$25	
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ALTERNATE FEE

MUNICIPAL AND SCHOOL FEES

The fees listed in **Section 9.6** shall not be applicable to all Zionsville Community School Corporation Buildings, Structures or facilities with the exception of commercial building inspection fees, which shall be reduced by one-half. All required inspections are to be scheduled with the Town of Zionsville. The waiver of these Improvement Location Permit fees exempts neither the Zionsville Community School Corporation from compliance with all provisions of this Ordinance.

OTHER FEES

For Churches and other not-for-profit organizations, all fees listed in Section 9.6 shall be reduced by one-half, including all required building inspection fees. Documentation of charitable (501 c3) status shall be submitted with the petition or request for an Improvement Location Permit in order to verify an organization's not-for-profit status. All required inspections to be scheduled with the Town of Zionsville.

FEES FOR IMPROVEMENT LOCATION PERMIT OBTAINED AFTER COMMENCEMENT OF WORK

If work for which an Improvement Location Permit is required has commenced in violation of the provisions of this Ordinance, the Improvement Location Permit fee shall be five (5) times the applicable amount stated in Section 9.6, however, that the maximum fee incurred under this Section shall be \$5,000 plus the amount of the normal fee for the permit.

LATE FEES ON INSPECTIONS. THE FOLLOWING FEES WILL BE ASSESSED WHEN CONSTRUCTION HAS BEEN PERFORMED BEYOND A REQUIRED INSPECTION, I.E., POURING CONCRETE PRIOR TO A FOOTING INSPECTION, INSULATING PRIOR TO THE ROUGH-IN INSPECTION AND USING OR OCCUPYING NEW CONSTRUCTION PRIOR TO A CERTIFICATE OF OCCUPANCY (C/O). UPON RECEIPT OF THE LATE FEE, THE INSPECTION MUST BE SCHEDULED AND PERFORMED BEFORE WORK CAN RESUME.

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Single or Two Family Dwellings New Building	\$350	
Commercial New Building	\$500	
Residential Other	\$150	
Commercial Other	\$250	

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