

# SAINT PAUL ZONING FEES, FEBRUARY 2011

**Sec. 61.302. Application forms and fees.**

(a) **Application forms and fee.** All applications shall be filed on appropriate forms. A fee to defray the costs incurred in administering official zoning controls established pursuant to Minn. Stat. Chapter 462.351-364, as set forth in the schedule below, shall be paid by the applicant when a zoning application is filed. The fee for applications filed with the planning administrator shall be paid to the Department of Planning and Economic Development. The fee for applications filed with the zoning administrator shall be paid to the Department of Safety and Inspections (DSI).

(b) **Fee schedule.** Fees for the following zoning control applications shall be as follows:

<b>TYPE OF CASE AND FEE</b>	<b>WHERE FILED</b>
<p>(1) <b>Site plan review:</b></p> <ul style="list-style-type: none"> <li>a. \$200 residential, 1 to 2 dwelling units.</li> <li>b. \$500 up to 10,000 square feet of land and \$200 for each additional 10,000 square feet of land for all other uses, and an additional fee of \$260 for sites on steep slopes or in the river corridor or tree preservation overlay districts. For any site plan for which a travel demand management plan is required, there is an additional fee of \$450.</li> <li>c. In addition to the site plan review fee, \$300 for site plans that are reviewed before the planning commission.</li> </ul>	<p>DSI</p>
<p>(2) <b>Design review:</b></p> <ul style="list-style-type: none"> <li>a. \$45 for new single family dwellings and duplexes.</li> <li>b. \$30 for additions to single family dwellings and duplexes.</li> </ul>	<p>DSI</p>
<p>(3) <b>Conditional use permit:</b> \$800 up to 1 acre of land, \$200 for each additional acre of land, and an additional fee of \$180 for a river corridor conditional use permit.</p>	<p>PLANNING</p>
<p>(4) <b>Major variance:</b></p> <ul style="list-style-type: none"> <li>a. \$520 one- and two-family residential and signs.</li> <li>b. \$560 multiple-family residential.</li> <li>c. \$815 commercial, industrial, institutional.</li> </ul>	<p>DSI</p>
<p>(5) <b>Minor variance:</b> \$420.</p>	<p>DSI</p>
<p>(6) <b>Nonconforming use permit, determination of similar use:</b> \$700.</p>	<p>PLANNING</p>
<p>(7) <b>Appeals:</b></p> <ul style="list-style-type: none"> <li>a. \$520 for appeals from administrative decisions to the board of zoning appeals or planning commission.</li> <li>b. \$440 for appeals from decisions of the board of zoning appeals or planning commission to the city council.</li> </ul>	<p>DSI (for BZA) PLANNING (for PC)</p>
<p>(8) <b>Rezoning:</b> \$1,200 up to one (1) acre of land, \$250 for each additional acre of land, and an additional fee of \$500 for rezoning to TN3(M) Traditional Neighborhood District with a master plan and an additional fee of \$1,000 for rezoning to PD Planned Development District.</p>	<p>PLANNING</p>
<p>(9) <b>Reduced fees for multiple approvals:</b> For any permit or variance application in subparagraph (2) through (7) above submitted for consideration by the planning commission at the same public hearing as a rezoning, or a permit or variance application in subparagraph (2) through (7) with a higher fee, an additional fee of \$300 shall be added to the rezoning fee set forth in subparagraph (8) or to the higher fee in subparagraph (2) through (7).</p>	<p>PLANNING</p>

**TYPE OF CASE AND FEE****WHERE FILED****(10) Subdivision review:**

PLANNING

- a. \$300 lot split.
- b. \$600 up to one (1) acre of land, and \$125 for each additional acre of land, sans dedicated public streets and open space, for preliminary plat/registered land survey.
- c. \$225 final plat/registered land survey.
- d. \$520 for variance of subdivision regulations to be considered by city council.

**(11) Planning Commission shared parking permit: \$350**

PLANNING

**(12) City council interim use permit: \$700**

PLANNING

**(13) Zoning compliance letter, research:**

DSI

- a. \$100 one- and two-family residential.
- b. \$230.00 all other uses.
- c. \$100 additional for an expedited request.

**(14) Administrative staff reviews:**

DSI

- a. \$355 for review of request for reasonable accommodation.
- b. \$375 for review of statement of clarification.
- c. \$215 for review of shared parking permit.
- d. \$85 for review of demolition permit.
- e. \$105 for review of antenna permit.
- f. \$115 for a flood plain permit.

**(15) SFV – state fair vending: Annual fee of \$120 per parcel where vending occurs.**

DSI

**(16) Wetland Conservation Act administrative determination:**

DSI

- a. \$125.00 for Wetland Conservation Act exemption or no loss compliance letter.
- b. Wetland delineation review:
  1. \$160 for sites less than 1 acre.
  2. \$320 for sites 1 acre or larger.
- c. \$460 for wetland fill and replacement/sequencing plan review.
- d. \$490 for appeals to the city council from decisions of the zoning administrator on wetland exemption or no loss determinations.

**(17) Late fee:** For any application made for any development commenced without first obtaining all required permits and approvals, the fees listed above shall be doubled, to a maximum additional fee of \$1,000, to offset costs associated with investigating, processing and reviewing applications for such development.**(18) Refunds:** For a zoning case withdrawn or found incomplete before final approval, the zoning or planning administrator may refund part of the fee based upon the proportion of the work completed at the time of withdrawal.**(19) Large sites:** For large sites where only a portion of the site is affected by the zoning action, the zoning or planning administrator may set the fee based on the size of the affected portion of the site.**(20) Environmental review:**

Actual cost of review processes as determined by the planning director.

**(c) Fee for permits and approvals subject to annual review condition.** A holder of a conditional use permit, nonconforming use permit or variance, which the planning commission, board of zoning appeals, or city council has approved subject to annual review, shall pay to the Department of Safety and Inspections, at the time the zoning administrator provides notice of the review to the permit holder, an annual review fee in the sum of \$60.