

CITY OF WILDER, KENTUCKY

ORDINANCE NO. 25-0203

AN ORDINANCE AMENDING SECTION 19 OF THE CITY OF WILDER ZONING ORDINANCE BY UPDATING THE PLANNING AND ZONING/BUILDING INSPECTION FEES FOR THE CITY OF WILDER KENTUCKY

WHEREAS, the City of Wilder has previously adopted a zoning ordinance and fee structure; and,

WHEREAS, the fee structure has not been updated since the 1980's, and;

WHEREAS, review of the fee structure charged for planning and zoning/building inspection services was performed in order to bring them up to date and more in line with other surrounding agencies including Campbell County Planning and Zoning.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDER, CAMPBELL COUNTY, KENTUCKY AS FOLLOWS:

SECTION ONE


That the fee structure (Section 19 of the Wilder Zoning Ordinance) for the City of Wilder be amended according to the following fees. A copy of said fee structure is attached hereto and made a part of this Ordinance.

SECTION TWO

That this Ordinance be read on two separate occasions, shall be signed by the Mayor, attested by the City Clerk published in accordance with law and made a part of the records of the City of Wilder. Same shall be in effect at the earliest time provided by law.

PRESENTED AT FIRST READING this 3rd day of February 2025.

PASSED AT SECOND READING this 3rd day of March 2025.


VALERIE A. JONES- MAYOR

ATTEST:



JUANITA SCHULTZ- CITY CLERK/TREASURER

Published in summary form in LINK NKY this 19th day of March, 2025.

CITY OF WILDER, KENTUCKY

FEES, CHARGES, AND EXPENSES

AMENDED 3/3 2025

The City establishes the following schedule of fees for zoning and other building permit applications, appeals, zoning and application, and other matters pertaining to the City's zoning code and building code.

A. Zoning Permit Application

1. Residential Uses; single, two, and multi-family dwellings New Construction

<u>\$50</u>	Per Unit
<u>\$20</u>	Each additional Unit over <u>one</u> up to twenty five
<u>\$10</u>	Each additional unit over twenty five

a. New Construction

- (1) Fifty dollars per unit (\$50 per unit) ~~First two units, \$40~~
- (2) For each additional unit over one ~~two~~ up to twenty-five, \$20 per unit ~~\$10~~
- (3) For each additional building over twenty-five, \$10 ~~\$5~~

Addition to Existing Dwelling Units (excluding construction of new dwelling units)

For increase in building area of 150 sq. ft. or less,	<u>\$50</u>
For each additional 100 sq. ft. over 150 sq. ft.,	<u>\$10</u>

b. Addition to Existing Dwelling Units (excluding construction of new dwelling units)

- (4) For increase in building area of 150 sq. ft. or less, \$50 ~~\$25~~
- (2) For each additional 100 sq. ft. over 150 sq. ft., \$10 ~~\$5~~

2. Commercial, Industrial, and Other Nonresidential Uses (ANY CONSTRUCTION)

For the first 2,000 sq. ft. or less of gross floor area,	<u>\$100</u>
For each 1,000 sq. ft. or fraction thereof over 2,000 sq. ft. up to 50,000 sq. ft. of gross floor area,	<u>\$5 per 1,000 sq. ft.</u>
For each 1,000 sq. ft. over 50,000 sq. ft. of gross floor area,	<u>\$4 per 1,000 sq. ft.</u>

Commercial, Industrial, and Other Nonresidential Uses (ANY CONSTRUCTION)

- a. For the first 2,000 sq. ft. or less of gross floor area, \$100 ~~\$50~~
- b. For each 1,000 sq. ft. or fraction thereof over 2,000 sq. ft. up to 50,000 sq. ft. of

- e. gross floor area, ~~\$5~~ \$4
- For each 1,000 sq. ft. over 50,000 sq. ft. of gross floor area, ~~\$4~~ \$3

3. Change in Use When the Zoning Classification and Building Dimensions are not Changed.

Change of Use/Occupancy to a more restrictive use,	\$75
Change to a less restrictive use,	\$30

- a. Change of Use/Occupancy to a more restrictive use, ~~\$75~~ \$40
- b. Change to a less restrictive use, \$30

4. Signs and Other Accessory Uses

Other accessory uses	\$50
Swimming Pools	\$50 plus applicable building permit fee
Fences	\$50
Sign permit per sign	\$100

NOTE:

Before any application for a pole sign is approved, the applicant must submit drawings for the sign, along with any pertinent calculations, etc. bearing the seal of a professional engineer, licensed in the Commonwealth of Kentucky, certifying the structural integrity of said sign.

- a. Other accessory uses ~~\$50~~ \$25
- b. Swimming Pools ~~\$50 plus applicable building permit fee~~ \$30
- c. Fences ~~\$50~~ \$25
- d. Sign permit per sign ~~\$100~~ \$25
- (except Class 9-10-11) \$ 50
- (1) — Class 9 \$ 50
- (2) — Class 10 \$150
- (3) — Class 11

Off-street Parking and Loading or Unloading Areas (when developed separately and not included in items (1) and (2) above.

- e. Where total paved area is 5,000 sq. ft. or less ~~\$50~~ \$40
- f. For each 1,000 sq. ft. over the first 5,000 sq. ft. ~~\$5 per 1,000 sq. ft.~~ \$4

**B. HOME OCCUPATION PERMIT AND ZONING VERIFICATION LETTERS
~~CERTIFICATE OF OCCUPANCY PERMIT~~**

- 1. Home Occupation Permit Fee \$50

~~For Certification of Lawful Nonconforming Uses and Structures, \$20~~

- 2. Zoning Verification Letters \$80 each letter ~~For Change in Use, \$10~~
- 3. ~~For new Construction NO FEE~~

C. MOVE AND SET PERMIT

Shall be required by the Zoning Permit and Building Permit, and in addition a transport permit shall also be required, \$300

D. DEMOLITION PERMIT

The fee for the demolition of a building or structure shall be as follows:

- 1. Single- and Two-Family Dwellings, \$100 ~~\$50~~
- 2. Multi-family Dwellings, Commercial, Residential, and Other Non-residential Uses (churches or schools), \$200 ~~\$100~~

E. BOARD OF ADJUSTMENT HEARING AND BUILDING CODE APPEALS

Conditional use permits, dimensional variances, changes from one non-conforming use to another, and other appeals of requiring a decision of the Zoning Administrator or Building Inspector shall pay a fee of \$400 per item appealed plus \$150 administration fee ~~\$50.00 application fee and shall post a \$200 cash bond with the City Clerk/Treasurer to cover any actual expenses incurred for the hearing beyond the initial \$50.00 application fee.~~

~~Expenses incurred by the Zoning Administrator and staff reviewing the case after any permit is disapproved by the Zoning Administrator shall be deducted from the applicants cash bond. Additional expenses over the \$200 cash bond will be billed by the City to the applicant.~~

F. AMENDMENTS TO THE CITY'S ZONING CODE

The fee for an amendment to the City's zoning code shall be as follows: (this is in addition to the fees that are required by the Planning Commission):

- 1. All Text Amendments Require Sponsorship by Planning Commission or Legislative Body
All Text Amendments, \$1,500 ~~\$100~~
- 2. Map Amendment, excluding a development plan, \$1,200 plus \$150 Administration fee
~~\$100~~
- 3. Map Amendment, including submission of a development plan, \$1,200 ~~\$50~~ plus cost of review of development plan as detailed in I. 2. according to divisions (A) and (B) above.

G. BUILDING PERMIT APPLICATIONS

1. Single and Two-family Residential Dwellings (new construction and additional) \$.15
\$.08 per sq. ft. of total floor area inclusive of living, garage, and basement areas.

Single and Two-family Residential Dwellings (new construction and additional)	<u>\$.15</u>
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2. Multi-family Dwellings and Commercial, Industrial, and Other Non-residential Uses (new construction and additions). Based on total floor area inclusive of living area, basements, storage areas, sales and display areas.

For the first 10,000 sq. ft.,	<u>\$.15</u>
For each additional sq. ft. over 10,000 sq. ft. up to <u>30,000</u> <u>50,000</u> sq. ft.,	<u>\$.12</u>
For each additional sq. ft. over <u>30,000</u> <u>50,000</u> sq. ft.	<u>\$.08</u>

- a. For the first 10,000 sq. ft., \$.15 \$.09 per sq. ft.
 b. For each additional sq. ft. over 10,000 sq. ft. up to 30,000 50,000 sq. ft., \$.12
\$.08 per sq. ft.
 c. For each additional sq. ft. over 30,000 50,000 sq. ft. \$.08 \$.07 per sq. ft.

3. Minimum Building Permit Application Fee, \$50 \$15

Minimum Building Permit Application Fee,	<u>\$50</u>
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4. ~~Where Building and Zoning Permits are issued by the Same Agency, or Administration, the required zoning permit application shall be reduced by one half.~~

4. Fire Alarm Fee

<u>< 20,000</u> sq. ft.	<u>\$200 flat fee</u>
<u>Each additional 10,000</u> sq. ft. over <u>20,000</u> <u>sq. ft.</u>	<u>\$25 per 10,000 sq. ft.</u>

5. ~~No Building Permit Application Fee Shall be required by the following types of construction (all such construction shall be covered by the zoning permit application fee, as per division (A) above).~~

- a. ~~Fences and signs~~
 b. ~~patio construction without roofs and side walls~~
 c. ~~Accessory uses such as swimming pools, tennis courts, driveways, or parking areas~~

5. Automatic Sprinkler System

<u>≤ Sprinkler Heads</u>	<u>\$100 flat fee</u>
<u>21 – 300 Sprinkler Heads</u>	<u>\$200 flat fee</u>
<u>>300 Sprinkler Heads</u>	<u>\$200 + \$0.20 Per Sprinkler Head Over 300</u>

6. Commercial Range Hoods

<u>Range Hood</u>	<u>\$125 flat fee</u>
<u>Range Hood Extinguishing System</u>	<u>\$125 flat fee</u>

7. All Other Suppression Systems

<u>Other Suppression Systems</u>	<u>\$150 flat fee</u>
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8. Electrical Permit Fee

<u>Electrical Permit Fee</u>	<u>\$30 per unit</u>
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H. BUILDING PERMIT FEE FOR REMODELING ALTERATIONS TO EXISTING BUILDINGS

<u>\$0 \$100 to and including \$4,000,</u>	<u>\$50</u>
<u>For each additional \$1,000 or fraction thereof</u>	<u>\$5</u>

1. \$0 \$100 to and including \$4,000, \$50 \$25
2. For each additional \$1,000 or fraction thereof \$5

I. Fees for Inspecting Improvements as per Approved Improvement Drawings and Specifications:

~~An inspection fee of twenty-five dollars (\$25) per lot shall be charged to the subdivider per each lot for inspections during the construction of the improvements. Said inspection fee shall be based on the number of lots intended for processing or recording a final plat. The fee shall be paid at the time of submission of the final plat to the Planning Commission's duly authorized representative and made payable to the legislative body. Where improvements are to be installed prior to final plat approval, no final plat approval will be given nor shall such a plat be recorded until all inspection fees are paid in full. In the event final plat approval is given prior to the installment of improvements, the guarantee posted by the subdivider as required by these regulations shall assure the payment of all inspection fees are paid in full. It shall be the responsibility of the Planning Commission's duly authorized representative to ensure that inspection will be made by the legislative body or its designated person.~~

I. OTHER PLAN REVIEWS

1. ~~Preliminary Plan: \$700 Flat Fee plus \$10 per lot/dwelling unit \$100 for the first acre or portion thereof, plus \$5 for each additional acre or portion thereof.~~
2. ~~Improvement Plan, Stage 1 and 2 Development Plans, Final Plats and/or Condominium Plats: Plan Review Fee \$500 Flat Fee plus \$10 per lot/dwelling unit. \$100 for the first acre or portion thereof, plus \$5 for each additional acre or portion thereof.~~

~~An inspection fees of twenty-five dollars (\$25) per lot as detailed in the table below shall be charged to the subdivider per each lot for inspections during the construction of the improvements. Said inspection fee shall be based on the number of lots intended for processing or recording the final plat. The fee shall be paid at the time of submission of the final plat to the Planning Commission's duly authorized representative and made payable to the legislative body. Where improvements are to be installed prior to final plat approval, no final plat approval will be given~~

nor shall such a plat be recorded until all inspection fees are paid in full. In the event final plat approval is given prior to the installment of improvements, the guarantee posted by the subdivider as required by these regulations shall assure the payment of all inspection fees are paid in full. It shall be the responsibility of the Planning Commission's duly authorized representative to ensure that inspection will be made by the legislative body or its designated person.

PUBLIC IMPROVEMENT INSPECTIONS

<u>Street</u>	<u>Lineal Foot of Street inspection fee</u>	<u>\$2.50 per lineal foot</u>
<u>Sidewalk</u>	<u>Lineal Foot of Sidewalk Inspection Fee</u>	<u>\$0.10 per lineal foot</u>

TYPE OF USE

<u>Detached Residential</u>	<u>\$100 per lot</u>
<u>Attached Residential</u>	<u>\$50 per unit</u>
<u>Non-Residential or Mixed Use</u>	<u>\$150 per lot PLUS \$60 per additional apron</u>

3. Record Plat: \$500 per plat plus \$10 per lot/dwelling unit. \$75
4. Conveyance Plat: \$250 \$75
5. Site Plan Approval: \$500 plus \$10 per acre or portion thereof. \$100 for the first acre or portion thereof, plus \$5 for each additional acre or portion thereof.

J. MISCELLANEOUS

1. Grading Plan: For accuracy and efficiency, supporting plans such as landscape, lighting, traffic, geotechnical plans, etc. Should be submitted with Preliminary Site Development Plan and/or Stage 1 Plan OR Improvement Plan and/or Stage 2 Plan.

Depending upon the area of disturbance, the site may also be subject to additional erosion, sediment control and/or stormwater management fees. Including but not limited to Land Disturbance Permits Issued by Sanitation District No. 1.

<u>Retaining Walls over 4 feet high</u>	<u>\$200 flat fee</u>
<u>Grading Plan Fee (less than or equal to 3 acres)</u>	<u>\$500 flat fee</u>
<u>Grading Plan Fee (more than 3 acres but less than or equal to 10 acres)</u>	<u>\$600 flat fee</u>
<u>Grading Plan Fee (more than 10 acres but less than or equal to 20 acres)</u>	<u>\$700 flat fee</u>
<u>Grading Plan Fee (more than 20 acres)</u>	<u>\$800 flat fee</u>

2. Cellular Antenna Tower Site Plan

<u>New Cell/Telecomm Tower</u>	<u>\$2,500 flat fee</u>
<u>Distribution Antenna System Site Plan:</u>	
<u>1-3 locations</u>	<u>\$500 per location</u>
<u>4-6 locations</u>	<u>\$400 per location</u>
<u>7-10 locations</u>	<u>\$2,500 flat fee</u>

FEEES NOT RETURNABLE

All Fees required by City of Wilder Building and Zoning Regulations in any of the foregoing regulations or in any parts of the City's Zoning Code shall not be returnable for any cause, regardless of outcome of decision on any application. No fee or part thereof shall be refunded once an application has been advertised for public hearing or plan review submitted.
