



ZONING

JURISDICTIONS:

- Hamilton County
- Symmes Township
- Village of North Bend
- Village of Woodlawn

ZONING CERTIFICATE APPLICATION FORM 2020

HAMILTON COUNTY PLANNING + DEVELOPMENT

138 EAST COURT STREET, COUNTY ADMINISTRATION BLDG - ROOM 801
CINCINNATI, OHIO 45202 (513) 946-4550

website address: <http://www.hamiltoncountyohio.gov/pd>

APPLICATION NO.
office use

PROJECT INFORMATION

ZONE DISTRICT	AUDITOR'S BOOK NO.	AUDITOR'S PAGE NO.	AUDITOR'S PARCEL NO.	LOT NO.	CASH / CC	CHECK #

DATE: _____

PROJECT ADDRESS: _____ ZIP CODE: _____
 TOWNSHIP OR VILLAGE: _____
 PROJECT NAME: _____ SUBDIVISION NAME: _____

NAME ↓	STREET ADDRESS ↓	CITY ↓	ST ↓	ZIP ↓	PHONE # ↓
PROPERTY OWNER: (Land Owner)					
CONTRACTOR:					
ARCH / ENG / SURVEYOR: (Plans By)					
APPLICANT: (Permit Contact Person + Email)					

↓ PLEASE SELECT TYPE OF IMPROVEMENT BELOW ↓

RESIDENTIAL	COMMERCIAL
<input type="checkbox"/> NEW SINGLE FAMILY RESIDENCE NO OF BEDROOMS _____ SEWER: PUBLIC / PRIVATE DECK INCLUDED? _____	<input type="checkbox"/> NEW BUILDING SQ. FT _____
<input type="checkbox"/> NEW MULTI-FAMILY RESIDENCE NO OF UNITS _____	<input type="checkbox"/> BUILDING ADDITION SQ. FT _____
<input type="checkbox"/> ADDITION TO SINGLE FAMILY/MULTI-FAMILY RESIDENCE	<input type="checkbox"/> NEW TENANT OR CHANGE OF USE W/PARKING ANALYSIS
<input type="checkbox"/> ACCESSORY GARAGE OR SHED SQ. FT _____	<input type="checkbox"/> NEW TENANT OR CHANGE OF USE W/NO PARKING ANALYSIS
<input type="checkbox"/> SWIMMING POOL (IN-GROUND OR ABOVE GROUND) SQ. FT _____	<input type="checkbox"/> EXISTING TENANT/INTERIOR ALTERATIONS
<input type="checkbox"/> FENCE OR WALL	<input type="checkbox"/> FAÇADE ALTERATIONS
<input type="checkbox"/> DECK (ATTACHED OR DETACHED)	<input type="checkbox"/> PARKING LOT (NEW PAVEMENT/RESTRIPIING/ LIGHTING)
<input type="checkbox"/> ANTENNA OR SATELLITE DISH	<input type="checkbox"/> AWNING OR MARQUEE
<input type="checkbox"/> IN-HOME OCCUPATION	<input type="checkbox"/> NEW SIGN OR BILLBOARD
<input type="checkbox"/> CHICKEN COOP	<input type="checkbox"/> SIGN FACE CHANGE
<input type="checkbox"/> BEE KEEPING	<input type="checkbox"/> TEMPORARY SIGN
<input type="checkbox"/> OTHER	<input type="checkbox"/> SWIMMING POOL OR TANKS SQ. FT _____
	<input type="checkbox"/> TEMPORARY TENT SQ. FT _____
	<input type="checkbox"/> TEMPORARY SALES
	<input type="checkbox"/> FENCE/WALL
	<input type="checkbox"/> OTHER

DESCRIPTION OF PROPOSED WORK _____

The owner of this building and undersigned, do hereby covenant and agree to comply with all the laws of the State of Ohio and the Zoning resolution of the County of Hamilton, pertaining to building and buildings, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct.

APPLICANT SIGNATURE _____ DATE _____

HAMILTON COUNTY FEE SCHEDULE

RESIDENTIAL		ZONING FEE	INSPECTION FEE	5% TECH FEE	TOTAL DUE
1	SINGLE FAMILY RESIDENCE	\$171.00	\$38.00	\$10.45	\$219.45
2	MULTI FAMILY RESIDENCE (PER UNIT)	\$171.00	\$38.00	\$10.45	\$219.45
3	ADDITIONS	\$107.00	\$38.00	\$7.25	\$152.25
4	ACCESSORY or TEMPORARY STRUCTURES	\$107.00	\$38.00	\$7.25	\$152.25
5	SWIMMING POOLS (IN GROUND or ABOVE GROUND)	\$107.00	\$38.00	\$7.25	\$152.25
6	FENCES OR WALLS (INCLUDES RETAINING WALLS)	\$107.00	\$38.00	\$7.25	\$152.25
7	DECKS (ATTACHED or DETACHED)	\$107.00	\$38.00	\$7.25	\$152.25
8	ANTENNAS or SATELLITE DISHES	\$107.00	\$38.00	\$7.25	\$152.25
9	REVISION TO AN EXISTING RESIDENTIAL ZONING CERTIFICATE	½ ORIGINAL COST (MAX FEE OF \$256.00)	N/A	BASED ON ZONING FEE	
10	IN HOME OCCUPATION CERTIFICATE	\$107.00	\$38.00	\$7.25	\$152.25
NON-RESIDENTIAL		ZONING FEE	INSPECTION FEE	5% TECH FEE	TOTAL DUE
11	NEW BUILDING / ADDITIONS 0 – 1000 SF	\$256.00	\$38.00	\$14.70	\$308.70
12	NEW BUILDING / ADDITIONS 1001 – 2000 SF	\$336.00	\$38.00	\$18.70	\$392.70
13	NEW BUILDING / ADDITIONS 2001 – 9000 SF	\$0.28/SF	\$38.00		
14	NEW BUILDING / ADDITIONS 9001 – MORE	\$2,260.00 + \$0.15/SF OVER 9000 SF	\$38.00	BASED ON ZONING FEE	
15	TENTS	\$92.00	\$38.00	\$6.50	\$136.50
16	AWNINGS or MARQUEES	\$171.00	\$38.00	\$10.45	\$219.45
17	SWIMMING POOLS or ABOVE GROUND STORAGE TANKS	\$171.00	\$38.00	\$10.45	\$219.45
18	ANTENNAS; SATELLITE DISHES; MISC ACCESSORY STRUCTURES	\$171.00	\$38.00	\$10.45	\$219.45
19	FENCES or WALLS	\$171.00	\$38.00	\$10.45	\$219.45
20	RETAINING WALLS	\$171.00	\$38.00	\$10.45	\$219.45
21	NON-CONFORMING USE CERTIFICATE	\$89.00		\$4.45	\$93.45
22	SIGNS or BILLBOARDS	\$171.00 + \$2.00/SF OVER 32/SF (MAX FEE OF \$256.00)	\$38.00	BASED ON ZONING FEE	
23	SIGNS – TEMPORARY (ONE FEE PER NEW SIGN)	\$133.00	\$38.00	\$8.55	\$179.55
24	SIGNS – FACE CHANGE (ONE FEE PER PROPERTY)	\$133.00	\$38.00	\$8.55	\$179.55
25	PARKING LOTS (NEW, RESTRIPIING)	\$171.00	\$38.00	\$10.45	\$219.45
26	LANDFILL or EXCAVATION	\$2,477.00	\$38.00	\$125.75	\$2,640.75
27	GRAVEL MINING or EXTRACTION	\$1,656.00	\$38.00	\$84.70	\$1,778.70
28	COMMERCIAL ALTERATIONS; FAÇADE CHANGES or NEW TENANT (WHERE PARKING ANALYSIS IS REQUIRED)	\$297.00	\$38.00	\$16.75	\$351.75
29	NEW TENANT (WHERE NO PARKING ANALYSIS IS REQUIRED)	\$92.00	\$38.00	\$6.50	\$136.50
30	REVISION TO AN EXISTING NON-RESIDENTIAL ZONING CERTIFICATE	½ ORIGINAL COST (MAX FEE OF \$336.00)	N/A	BASED ON ZONING FEE	
OTHER		ZONING FEE	INSPECTION FEE	5% TECH FEE	TOTAL DUE
31	REFUSAL LETTER	\$107.00	N/A	N/A	\$107.00
32	ZONING CERTIFICATION LETTER	\$68.00	N/A	\$3.40	\$71.40
33	ZONING INSPECTION	\$310.00	\$38.00/HOUR		
34	FINAL INSPECTION FEE	N/A	\$38.00	N/A	\$38.00
35	5% TECHNOLOGY FEE – ADDED TO ALL ITEMS LISTED ABOVE (EFFECTIVE 1/17/2017)				

RESIDENTIAL CONSTRUCTION: For multiple construction types on one application (any or all of the above) - fee as one - the highest fee. NON-RESIDENTIAL CONSTRUCTION: Fee is per type.

SYMMES TOWNSHIP FEE SCHEDULE

RESIDENTIAL		ZONING FEE	INSPECTION FEE	5% TECH FEE	TOTAL DUE
1	SINGLE FAMILY RESIDENCE	\$201.00	\$39.00	\$12.00	\$252.00
2	MULTI FAMILY RESIDENCE (PER UNIT)	\$201.00	\$39.00	\$12.00	\$252.00
3	ADDITIONS	\$129.00	\$39.00	\$8.40	\$176.40
4	ACCESSORY or TEMPORARY STRUCTURES	\$129.00	\$39.00	\$8.40	\$176.40
5	SWIMMING POOLS (IN GROUND or ABOVE GROUND)	\$129.00	\$39.00	\$8.40	\$176.40
6	FENCES OR WALLS (INCLUDES RETAINING WALLS)	\$129.00	\$39.00	\$8.40	\$176.40
7	DECKS (ATTACHED or DETACHED)	\$129.00	\$39.00	\$8.40	\$176.40
8	ANTENNAS or SATELLITE DISHES	\$129.00	\$39.00	\$8.40	\$176.40
9	REVISION TO AN EXISTING RESIDENTIAL ZONING CERTIFICATE	½ ORIGINAL COST (MAX FEE OF \$256.00)	N/A	BASED ON ZONING FEE	
10	IN HOME OCCUPATION CERTIFICATE	\$129.00	\$39.00	\$8.40	\$176.40
NON-RESIDENTIAL		ZONING FEE	INSPECTION FEE	5% TECH FEE	TOTAL DUE
11	NEW BUILDING / ADDITIONS 0 – 1000 SF	\$312.00	\$39.00	\$17.55	\$368.55
12	NEW BUILDING / ADDITIONS 1001 – 2000 SF	\$424.00	\$39.00	\$23.15	\$486.15
13	NEW BUILDING / ADDITIONS 2001 – 9000 SF	\$0.30/SF	\$39.00		
14	NEW BUILDING / ADDITIONS 9001 – MORE	\$2,565.00 + \$0.16/SF GREATER THAN 9000	\$39.00	BASED ON ZONING FEE	
15	TENTS	\$123.00	\$39.00	\$8.10	\$170.01
16	AWNINGS or MARQUEES	\$213.00	\$39.00	\$12.60	\$264.60
17	SWIMMING POOLS or ABOVE GROUND STORAGE TANKS	\$213.00	\$39.00	\$12.60	\$264.60
18	ANTENNAS; SATELLITE DISHES; MISC ACCESSORY STRUCTURES	\$213.00	\$39.00	\$12.60	\$264.60
19	FENCES	\$213.00	\$39.00	\$12.60	\$264.60
20	WALLS (INCLUDING RETAINING WALLS)	\$213.00	\$39.00	\$12.60	\$264.60
21	NON-CONFORMING USE CERTIFICATE	\$281.00		\$14.05	\$295.05
22	SIGNS or BILLBOARDS	\$206.00 + \$1.58/SF OVER 32/SF	\$39.00	BASED ON ZONING FEE	
23	SIGNS – TEMPORARY (ONE FEE PER NEW SIGN)	\$168.00	\$39.00	\$10.35	\$217.35
24	SIGNS – FACE CHANGE (ONE FEE PER PROPERTY)	\$168.00	\$39.00	\$10.35	\$217.35
25	PARKING LOTS (NEW, RESTRIPIING)	\$213.00	\$39.00	\$12.60	\$264.60
26	LANDFILL or EXCAVATION	\$2,898.00	\$39.00	\$146.85	\$3,083.85
27	GRAVEL MINING or EXTRACTION	\$2,007.00	\$39.00	\$102.30	\$2,148.30
28	COMMERCIAL ALTERATIONS, FAÇADE OR NEW TENANT (WHERE PARKING ANALYSIS IS REQUIRED)	\$357.00	\$39.00	\$19.80	\$415.80
29	TENANT CHANGE/NEW TENANT (WHERE NO PARKING ANALYSIS IS REQUIRED)	\$123.00	\$39.00	\$8.10	\$170.10
30	REVISION TO AN EXISTING NON-RESIDENTIAL ZONING CERTIFICATE	½ ORIGINAL COST (MAX FEE \$341.00)		BASED ON ZONING FEE	
OTHER		ZONING FEE	INSPECTION FEE	5% TECH FEE	TOTAL DUE
31	REFUSAL LETTER	\$129.00	N/A	N/A	\$129.00
32	ZONING CERTIFICATION LETTER	\$168.00	N/A	\$8.40	\$176.40
33	ZONING INSPECTION	N/A	\$39.00/HOUR		
34	FINAL INSPECTION FEE	N/A	\$39.00	N/A	\$39.00
35	5% TECHNOLOGY FEE – ADDED TO ALL ITEMS LISTED ABOVE (EFFECTIVE 1/17/2017)				

RESIDENTIAL CONSTRUCTION: For multiple construction types on one application (any or all of the above) - fee as one - the highest fee. NON-RESIDENTIAL CONSTRUCTION: Fee is per type.

NORTH BEND FEE SCHEDULE

RESIDENTIAL		ZONING FEE	INSPECTION FEE	5% TECH FEE	TOTAL DUE
1	SINGLE FAMILY RESIDENCE	\$171.00	N/A	\$8.55	\$179.55
2	MULTI FAMILY RESIDENCE (PER UNIT)	\$171.00	N/A	\$8.55	\$179.55
3	ADDITIONS	\$107.00	N/A	\$5.35	\$112.35
4	ACCESSORY or TEMPORARY STRUCTURES	\$107.00	N/A	\$5.35	\$112.35
5	SWIMMING POOLS (IN GROUND or ABOVE GROUND)	\$107.00	N/A	\$5.35	\$112.35
6	FENCES OR WALLS (INCLUDES RETAINING WALLS)	\$107.00	N/A	\$5.35	\$112.35
7	DECKS (ATTACHED or DETACHED)	\$107.00	N/A	\$5.35	\$112.35
8	ANTENNAS or SATELLITE DISHES	\$107.00	N/A	\$5.35	\$112.35
9	REVISION TO AN EXISTING RESIDENTIAL ZONING CERTIFICATE	½ ORIGINAL COST (MAX FEE OF \$256.00)		BASED ON ZONING FEE	
10	IN HOME OCCUPATION CERTIFICATE	\$107.00	N/A	\$5.35	\$112.35
NON-RESIDENTIAL		ZONING FEE	INSPECTION FEE	5% TECH FEE	TOTAL DUE
11	NEW BUILDING / ADDITIONS 0 – 1000 SF	\$256.00	N/A	\$12.80	\$268.80
12	NEW BUILDING / ADDITIONS 1001 – 2000 SF	\$336.00	N/A	\$16.80	\$352.80
13	NEW BUILDING / ADDITIONS 2001 – 9000 SF	\$0.28/SF	N/A		
14	NEW BUILDING / ADDITIONS 9001 – MORE	\$2,260.00 + \$0.15/SF GREATER THAN 9000	N/A	BASED ON ZONING FEE	
15	TENTS	\$92.00	N/A	\$4.60	\$96.60
16	AWNINGS or MARQUEES	\$171.00	N/A	\$8.55	\$179.55
17	SWIMMING POOLS or ABOVE GROUND STORAGE TANKS	\$171.00	N/A	\$8.55	\$179.55
18	ANTENNAS; SATELLITE DISHES; MISC ACCESSORY STRUCTURES	\$171.00	N/A	\$8.55	\$179.55
19	FENCES or WALLS	\$171.00	N/A	\$8.55	\$179.55
20	RETAINING WALLS	\$171.00	N/A	\$8.55	\$179.55
21	NON-CONFORMING USE CERTIFICATE	\$89.00	N/A	\$4.45	\$93.45
22	SIGNS or BILLBOARDS	\$171.00 + \$2.00/SF OVER 32/SF (MAX FEE OF \$256.00)	N/A	BASED ON ZONING FEE	
23	SIGNS – TEMPORARY (ONE FEE PER NEW SIGN)	\$133.00	N/A	\$6.65	\$139.65
24	SIGNS – FACE CHANGE (ONE FEE PER PROPERTY)	\$133.00	N/A	\$6.65	\$139.65
25	PARKING LOTS (NEW, RESTRIPIING)	\$171.00	N/A	\$8.55	\$179.55
26	LANDFILL or EXCAVATION	\$2,477.00	N/A	\$123.85	\$2,600.85
27	GRAVEL MINING	\$1,656.00	N/A	\$82.80	\$1,738.80
28	FAÇADE ALTERATIONS OR NEW TENANT (WHERE PARKING ANALYSIS IS REQUIRED)	\$297.00	N/A	\$14.85	\$311.85
29	NEW TENANT (WHERE NO PARKING ANALYSIS IS REQUIRED)	\$92.00	N/A	\$4.60	\$96.60
30	REVISION TO AN EXISTING NON-RESIDENTIAL ZONING CERTIFICATE	½ ORIGINAL COST (MAX FEE OF \$336.00)	N/A	BASED ON ZONING FEE	
OTHER		ZONING FEE	INSPECTION FEE	5% TECH FEE	TOTAL DUE
31	REFUSAL LETTER	\$107.00	N/A	N/A	\$107.00
32	ZONING CERTIFICATION LETTER	\$68.00	N/A	\$3.40	\$71.40
33	ZONING INSPECTION	\$310.00	\$38.00/HOUR		
34	FINAL INSPECTION FEE	N/A	N/A	N/A	N/A
35	5% TECHNOLOGY FEE – ADDED TO ALL ITEMS LISTED ABOVE (EFFECTIVE 1/17/2017)				

RESIDENTIAL CONSTRUCTION: For multiple construction types on one application (any or all of the above) - fee as one - the highest fee. NON-RESIDENTIAL CONSTRUCTION: Fee is per type.

WOODLAWN FEE SCHEDULE

RESIDENTIAL		ZONING FEE	ADMINISTRATIVE IMPACT FEE	5% TECH FEE	TOTAL DUE
1	SINGLE FAMILY RESIDENCE	\$182.00	INCLUDED	\$9.10	\$191.10
2	MULTI FAMILY RESIDENCE (PER UNIT)	\$182.00	INCLUDED	\$9.10	\$191.10
3	ADDITIONS	\$101.00	INCLUDED	\$5.05	\$106.05
4	ACCESSORY or TEMPORARY STRUCTURES	\$101.00	INCLUDED	\$5.05	\$106.05
5	SWIMMING POOLS (IN GROUND or ABOVE GROUND)	\$101.00	INCLUDED	\$5.05	\$106.05
6	FENCES OR WALLS (INCLUDES RETAINING WALLS)	\$101.00	INCLUDED	\$5.05	\$106.05
7	DECKS (ATTACHED or DETACHED)	\$101.00	INCLUDED	\$5.05	\$106.05
8	ANTENNAS or SATELLITE DISHES	\$101.00	INCLUDED	\$5.05	\$106.05
9	REVISION TO AN EXISTING RESIDENTIAL ZONING CERTIFICATE	½ ORIGINAL COST	N/A	BASED ON ZONING FEE	
10	IN HOME OCCUPATION CERTIFICATE	NO FEE	NO FEE	NO FEE	NO FEE
4	BASEMENT FINISH	NO FEE	NO FEE	NO FEE	NO FEE
4	SOLAR PANELS	NO FEE	NO FEE	NO FEE	NO FEE
NON-RESIDENTIAL		ZONING FEE	ADMINISTRATIVE IMPACT FEE	5% TECH FEE	TOTAL DUE
11	NEW BUILDING / ADDITIONS 0 – 1000 SF	\$283.00	\$177.00	\$23.00	\$483.00
12	NEW BUILDING / ADDITIONS 1001 – 2000 SF	\$384.00	\$177.00	\$28.05	\$589.05
13	NEW BUILDING / ADDITIONS 2001 – 9000 SF	\$0.26/SF	\$177.00		
14	NEW BUILDING / ADDITIONS 9001 – MORE	\$2,224 + \$0.14/SF GREATER THAN 9000	\$177.00	BASED ON ZONING FEE	
17	INTERIOR FINISH/ALTERATION	\$152.00	INCLUDED	\$7.60	\$159.60
15	TENTS	\$101.00	INCLUDED	\$5.05	\$106.05
16	AWNINGS OR MARQUEES	\$152.00	INCLUDED	\$7.60	\$159.60
17	SWIMMING POOLS or ABOVE GROUND STORAGE TANKS	\$152.00	INCLUDED	\$7.60	\$159.60
18	ANTENNAS; SATELLITE DISHES; MISC ACCESSORY STRUCTURES	\$152.00	INCLUDED	\$7.60	\$159.60
19	FENCES or WALLS	\$152.00	INCLUDED	\$7.60	\$159.60
20	RETAINING WALLS	\$152.00	INCLUDED	\$7.60	\$159.60
21	NON-CONFORMING USE CERTIFICATE	\$101.00	INCLUDED	\$5.05	\$106.05
22	SIGNS OR BILLBOARDS	\$152.00 + \$1.52/SF OVER 32 SF	INCLUDED	BASED ON ZONING FEE	
23	SIGNS – TEMPORARY (ONE FEE PER NEW SIGN)	\$101.00	INCLUDED	\$5.05	\$106.05
24	SIGNS – FACE CHANGE (ONE FEE PER PROPERTY)	\$101.00	INCLUDED	\$5.05	\$106.05
25	PARKING LOTS (NEW, RESTRIPIING)	\$152.00	INCLUDED	\$7.60	\$159.60
26	LANDFILL or EXCAVATION	\$2,022.00	\$177.00	\$109.95	\$2,308.95
27	GRAVEL MINING	\$1,517.00	\$177.00	\$84.70	\$1,778.70
28	FAÇADE ALTERATIONS OR NEW TENANT (WHERE PARKING ANALYSIS IS REQUIRED)	\$253.00	INCLUDED	\$12.65	\$265.65
29	NEW TENANT (WHERE PARKING ANALYSIS IS NOT REQUIRED)	\$101.00	INCLUDED	\$5.05	\$106.05
30	REVISION TO AN EXISTING NON-RESIDENTIAL ZONING CERTIFICATE	½ ORIGINAL COST	INCLUDED	BASED ON ZONING FEE	
OTHER		ZONING FEE	ADMINISTRATIVE IMPACT FEE	5% TECH FEE	TOTAL DUE
31	REFUSAL LETTER	\$101.00	N/A	N/A	\$101.00
32	ZONING CERTIFICATION LETTER	\$152.00	N/A	\$7.60	\$159.60
33	ZONING INSPECTION	\$253.00	\$38.00/HOUR		
34	FINAL INSPECTION FEE	N/A	N/A	N/A	N/A
35	5% TECHNOLOGY FEE – ADDED TO ALL ITEMS LISTED ABOVE (EFFECTIVE 1/17/2017)				

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