

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
THE TOWN OF NORTH SMITHFIELD**

**AN ORDINANCE OF THE TOWN COUNCIL
AMENDING THE ZONING ORDINANCE**

It is ordained by the Town Council of the Town of North Smithfield as follows:

That the Zoning Ordinance **Appendix A Schedule of Zoning Fees, Charges and Expenses**, shall be amended to read as follows:

**APPENDIX A
SCHEDULE OF ZONING FEES,
CHARGES AND EXPENSES**

~~Applications for special-use permits and/or variances and/or appeals from decisions of the Inspector shall be accompanied by a filing fee as indicated herein to cover cost of advertising, board expense, stenographer, and notification to abutting land owners, plus any additional, professional or other expenses required by the Zoning Board of Review in order to process the application and conduct a hearing thereon, payable to the Town Clerk of the Town of North Smithfield.~~

~~The applicant shall advise the Clerk of the Zoning Board of Review as to the anticipated length of the hearing to be conducted on the application; hearings in excess of one session shall require the applicant to pay the additional fees, costs and expenses as necessitated by the extra hearings.~~

~~Fees will be charged for the following:~~

PRIMARY REFERENCE

<u>APPLICATION FEE FOR</u>	<u>SECTION</u>
Zoning amendment	13
Special use permit	5.9.2
Variance	9.3
Appeal to Board on decision of the Inspector	9.1

BUILDING CODE

Building permit	
Certificate of zoning compliance	7.4
Temporary certificate of zoning compliance	5.3, 7.4

~~Fees available upon request at the Town Clerk's office at the Town Hall or at the Office of the Inspector.~~

ADVERTISING OF ZONING HEARINGS

	<u>SECTION</u>
General amendment	13.2
Appeal of Inspector's decision	9.1
Special use permit	9.2
Variance	9.3

All of the above require advertising in a newspaper of general circulation at least once each week for three (3) successive weeks prior to the date of such hearing, and except for a general amendment requires written notice to interested parties.

- Note: 1) Appeals from the Board's decision requires a petition to the Superior Court within twenty (20) days of the filing of the Board's decision in the Board's office. No advertising or written notice is necessary. (Reference Section 10.)
- 2) Copies of the Ordinance are available at the Town Clerk's office, Town Hall, for a nominal fee.

APPENDIX A

SCHEDULE OF ZONING FEES, CHARGES AND EXPENSES

Applications for special-use permits and/or variances or appeals from decisions of the Inspector or the Planning Board shall be accompanied by a filing fee as indicated herein. In addition to the filing fee the applicant/appellant shall pay and be responsible for all costs of advertising, board expense, stenographer and any transcripts (of applicant's portion of the hearing), notification to abutting land owners, plus any additional, professional or other expenses required by the Zoning Board of Review in order to process the application or appeal and for the review and hearing of the application or appeal. The filing fee and costs shall be payable to the Town Clerk of the Town of North Smithfield and collected from the applicant or appellant by the Inspector. The costs shall reasonably estimated by the Inspector at the time of filing the application or appeal and such amount shall be collected from the applicant/appellant at that time. Otherwise the Inspector shall charge and collect all such costs as incurred. Failure to pay any cost when incurred shall be considered a failure to comply with Section 12.1

The applicant/appellant shall advise the Inspector/Clerk of the Zoning Board of Review as to the anticipated length of the hearing to be conducted on the application or appeal; hearings in excess of one session shall require the applicant to pay the additional fees, costs and expenses as necessitated by the extra hearings.

Fees will be charged for the following:

PRIMARY REFERENCE

APPLICATION FEE FOR: SECTION

<u>Zoning amendment</u>	<u>13</u>
<u>Special-use permit</u>	<u>5.9.2</u>
<u>Variance</u>	<u>9.3</u>

Fees for all other permits required by this ordinance shall be based on the size of the applicable use as listed in the Schedule of Fees below

APPEAL FEES:

Appeal to Board on decision
of the inspector 9.1

Appeal to Board on decision
of the Planning Board 10-1 (Land Development and Subdivision
Regulations)

BUILDING CODE

Building permit
Certificate of zoning compliance 7.4

Temporary certificate of zoning
compliance 5.3, 7.4

ADVERTISING OF ZONING HEARINGS

SECTION

General amendment 13.2
Appeal of Inspector's decision 9.1
Special-use permit 9.2
Variance 9.3

All of the above require advertising in a newspaper of general circulation at least once each week for ~~two~~ ^{three} (3) successive weeks prior to the date of such hearing, and except for a general amendment requires written notice to interested parties.

Note: 1) Appeals from the Board's decision requires a petition to the Superior Court within twenty (20) days of the filing of the Board's decision in the Board's office No advertising or written notice is necessary. (Reference Section 10.)

2) Copies of the Ordinance are available at the Town Clerk's office, Town Hall, for a nominal fee.

Fee Schedule **Revised: June, 2008**

**Application fees for: Special Use Permit, Dimensional Variance,
Use Variance, Modification or Appeal, or any other Permit**

A. Residential Use:

1. Single Family Dwellings

(Also to include: Additions or accessory uses) \$250.00

2. Two Family Dwellings

(Also to include: Additions or accessory uses) \$300.00

3. Multi Family/Condominiums

(Also to include: Additions or accessory uses) \$600.00
(plus \$45.00 per each unit included in the application)

Any application for more than one of the above add \$100.00 to the applicable fee

B. Signs:

The following fees are for each sign

1. Residential zoning districts \$225.00

2. Commercial/Industrial zoning districts \$250.00

C. Commercial/Industrial or Mixed Uses:

1. Commercial/Industrial Buildings up to 5,000 sq. ft. \$300.00

Also to include: additions or accessory uses

Fee is for each building and the square footage is calculated per each building's footprint that is included in the application

2. Commercial/Industrial Buildings exceeding 5,000 sq. ft. up to a maximum of 10,000 sq. ft.

Also to include: Additions or accessory uses \$500.00

Fee is for each building and the square footage is calculated per each building's footprint that is included in the application

3. Commercial/Industrial Buildings exceeding 10,000 sq. ft.

Also to include: Additions or accessory uses \$1,000.00

Plus - \$0.10 for each square foot exceeding 10,000 sq. ft.

Fee is for each building included in the application. The square footage shall be calculated per each building's footprint.

4. Uses without structures requiring Special Use Permits or any other Permit

\$500

D. All Vertical Structures \$750.00

Included, but not limited to:

Towers, cell towers, wind turbine towers, roof top mounted wind turbine, etc.

E. Appeals

1. Appeal of Building/Zoning Official decision \$250.00

2. Appeal of a Planning Board decision \$250.00

Note: See Article 10 of the Land

Development and Subdivision Regulations for additional
fees.

F Zoning Compliance:

1. Building Permit
Certificate of Zoning Compliance \$25.00

2. Temporary Certificate of Zoning
Compliance \$25.00

Approved in form: _____

Mark C. Hadden, Town Solicitor

Received by Town Clerk: Debra A Todd
Debra A. Todd

Date: July 15, 2008

Posted Date: July 15, 2008

First Reading: July 28, 2008

Second Reading: _____

Thibault _____ Zwolenski _____ Lovett _____ Keeley _____ Leclerc _____

Approved by Town Administrator: _____

Robert B. Lowe