



PLANNING AND ZONING FEES

October 11, 2023

1. ZONING ORDINANCE

REZONING (MAP AMENDMENTS)

Base Fee	\$5,500
Per Acre Fee after the first acre	\$2,000
Consulting services, if required	Cost

ORDINANCE TEXT AMENDMENT*	\$900
Consulting services, if required	Cost

* Provided that the Berryville Planning Commission or Town Council agree to sponsor the amendment

SPECIAL USE PERMIT

Residential, including home occupations, short-term rentals, private swimming pools and tennis courts – when required	\$300 (plus site plan fees)
Commercial/Industrial	\$2,500 (plus cost of site plan)
Consulting services, if required	Cost

SITE DEVELOPMENT PLANS

Residential (New/Major Revision)	\$2,500
Per dwelling unit	\$150
Commercial/Industrial (New/Major Revision)	\$5,500
Plus Per required parking space	\$150
Minor revision/administrative review	\$150
Consulting services, if required	Cost

BOARD OF ZONING APPEALS

Variance	\$650
Per request, for two or more at same meeting	\$325
Appeals.....	\$650 (if finding for citizen, then fee refunded)
Consulting services, if required	Cost

SIGN PERMITS \$35

EROSION/SEDIMENT CONTROL PERMITS

Base Fee	\$650
Per Disturbed Acre Fee	\$75
Consulting services, if required	Cost

ZONING PERMITS

Residential Accessory Building	\$50
Temporary Family Health Care Structure	\$150
Residential Additions (incl. decks, porches, basement remodeling, and swimming pools)	\$75
Fence Permits.....	\$50
Residential	\$300
Commercial/Industrial	\$350

ZONING DETERMINATION LETTER\$200
 (Identification of property zoning and permitted uses requiring interpretation of Town regulations)

2. SUBDIVISION ORDINANCE

SUBDIVISION PLATS (Minor)\$650
 (Two lots with no public improvements-pursuant to Article IIE)

PRELIMINARY PLATS (Major)

Base Fee\$5,550
 Per Lot Fee\$100

FINAL PLATS (Major)

Base Fee\$1,500
 Per Lot\$100
 Consulting services, if required Cost

INDIVIDUAL LOT GRADING PLANS

Review of Grading Plan Prior to Issuance of Zoning Permit..... Cost
 Review of As-Built Grading Plan..... Cost
 Re-review of Grading Plan Cost
 Re-review of As-Built Grading Plan Cost

VACATION OF PLAT\$450

PLAT REVISIONS/BOUNDARY LINE ADJUSTMENT\$500 (plus \$50 per lot)

3. PUBLICATIONS

Digital copies are available on the Town’s website www.berryvilleva.gov

4. COLLECTION PROCEDURES; EXPENSE REIMBURSEMENTS

Payment of all applicable fees and charges established herein shall be made to the Town Treasurer at the time of submission of application for actions pertaining to zoning and subdivision matters. Fees and expenses for professional consulting services deemed necessary by the Town Council for matters pertaining to zoning, subdivision and land development matters shall be reimbursed to the Town at cost, or as may be determined by separate, written agreement duly adopted and entered by the Town Council and the applicant. If payment is not made in a timely fashion, cost of collections (including attorney’s fees) will be charged to the applicant.

5. PERMIT FEES FOR ACTIVITY IN THE TOWN OF BERRYVILLE RIGHT-OF-WAY

The application fee for a single permit is \$150. Additive costs shall be applied as indicated below. The applicant shall submit the total costs for fees which will be reviewed by the Director of Public Works.

Activity	Additive Fee
Private Entrances	None
Commercial Entrance	\$200 for first entrance
.....	\$50 for each additional entrance
Street Connection	\$200 for first connection
.....	\$50 for each additional connection
Temporary Construction Entrance	\$10 for each entrance
Turn Lane	\$10 per 100 linear feet
Crossover	\$500 per crossover
Curb & Gutter.....	\$10 per 100 linear feet
Reconstruction of Roadway	\$10 per 100 linear feet
Sidewalk	\$10 per 100 linear feet
Traffic Signal.....	\$1,500 per signal installation
Tree Trimming.....	\$10 per acre or 100 feet of frontage
Landscaping.....	\$10 per acre or 100 feet of frontage
Storm Sewer.....	\$10 per 100 linear feet

Box Culvert or Bridge	\$5 per linear foot of attachment
Drop Inlet	\$10 per inlet
Paved Ditch	\$10 per 100 linear feet
Under Drain or Cross Drain	\$10 per crossing
Above-ground structure (including poles, pedestals, fire hydrants, towers, etc.).....	\$10 per structure
Pole Attachment	\$10 per structure
Span guy.....	\$10 per crossing
Additive guy and anchor	\$10 per guy and anchor
Underground Utility – Parallel	\$10 per 100 linear feet
Overhead or Underground Crossing	\$10 per crossing
Excavation Charge (including Test Bores & Emergency Opening)	\$10 per opening

Time extensions for active permits shall incur a monetary charge equal to one-half the application fee charged to the initial permit. Expired permits may be reinstated; however, fees for reinstatement of expired permits shall equal the application fee.

Accommodation Fees

After Initial installation, the Town Council or a designee shall determine the annual compensation for the use of the right-of-way by a utility, except as provided in 24VAC30-151-740. The rates shall be established on the following basis:

1. Limited Access Crossings - \$50 per crossing.
2. Limited Access Longitudinal Installation - \$250 per mile annual use payment.