



City of Fredericksburg
Community Planning and Building Department
Planning Services Division
2019 SCHEDULE OF FEES
(Ordinance 19-20)

Zoning and Land Use Permit Fees	
Accessory Structure Permit (Structures < 256 sq. ft. and No Building Permit Required)	\$0
Administrative Adjustments Including: Administrative Modification / Alternative Landscape Plan / Alternative Parking Plan / Site Plan Exception / Subdivision Exception	\$120
Architectural Review Board (Certificate of Appropriateness)	
Signs, Fences, Accessory Structures	\$60
Alterations and Demolition	\$120
New Construction and Additions	\$180
Board of Zoning Appeals – Appeal, Variance, Chesapeake Bay Overlay District RPA Exception	\$400 for an Individual SF Lot \$600 All Others
Certificate of Zoning Use Permit	\$30
City Council – Appeal, Exception	\$400 for an Individual SF Lot \$600 All Others
Corridor Overlay Design Review – New Construction	\$60
Downtown Parking Fund	\$7,150 / Parking Space
Fence Permit	\$0
Home Occupation Permit / Homestay Permit	\$30
Non-Conforming Use – Change, Expansion	\$300
Sidewalk Café	\$0

Signs, A-Frame	\$25
Signs, Illuminated	\$90 / sign
Signs, Non-Illuminated	\$60 / sign
Signs, Temporary	\$50
Special Exception Permit	\$750 + \$150 / acre
Special Use Permit	\$300 for an Individual sq. ft. Lot \$750 + \$150 an acre for All Others
Temporary Use Permit	\$30
Text Amendment	N/A
Vacation of Easement / Right of Way	\$300
Zoning Letter – Confirmation, Verification, DMV	\$60 for an Individual sq. ft. Lot \$120 All Others
Zoning Map Amendment, ≤ 2 acres	\$750 + \$150 / acre
Zoning Map Amendment, > 2 acres	\$1,500 + \$150 / acre
Zoning Map Amendment, Proffer Amendment	100% of Zoning Map Amendment Fee

DEVELOPMENT REVIEW FEES

Subdivision Plats

Preliminary Subdivision Plat <i>Major Subdivision (>50 lots)</i> <i>Minor Subdivision (10-50 lots)</i>	\$1,500 + \$60 / lot
Final Subdivision Plat	Minor Subdivision without Preliminary Subdivision Plat Approval \$1,600 + \$120 / lot All Others \$1,200 + \$120 / lot
Final Subdivision Plat – Boundary Line Adjustment, Consolidation, Easement / ROW Dedication	\$600
Vacation of a Recorded Subdivision Plat	\$150

Minor Site Plan

Land Disturbance < 2,500 sq. ft.

Application Fee	\$575
Revision to Approved	\$250

Major Site Plan – Land Disturbance ≥ 2,500 sq. ft. and Construction Plan (Subdivision)

Administrative Base Fee	\$1,000
E&S/SWM Plan Review Fee	Residential Site Plans < 10 lots, Multi-Family, and Non-Residential Projects \$700 Residential Site Plans ≥ 10 lots and Mixed-Use Projects \$1,000
Utilities / Water, Sewer, Storm Sewer	\$120 + \$0.60 / linear ft of storm sewer \$120 + \$0.60 / linear ft of sanitary sewer \$120 + \$0.60 / linear ft of waterline
Public Streets	\$600 + \$0.60 / linear ft of each travel lane
Parking Areas / Vehicular Travel Lanes	\$120 + \$0.04 / sq. ft. of paved area
Fire Lane	\$150
Revision to Approved	50% of original fee Minimum fee \$575

Grading Plan

Administrative Base Fee	\$700
E&S/SWM Plan Review Fee	\$700

Land Disturbance Permit Fees

Land Disturbing Activity less than 10,000 sq. ft. not associated with single family dwelling or residential accessory improvements (valid for six months) - Renewal fee for each succeeding 6 month period	\$200 \$200 / renewal
Land Disturbing Activity less than two month's duration - Renewal fee for additional two month period (may only be renewed once)	\$200 \$200 / renewal
Land Disturbing Activity 10,000 sq. ft. or greater (valid for twelve months) - Renewal fee for each succeeding 6 month period	\$600 + \$300/acre Max. \$3,600 \$800 / renewal
Land Disturbing Activity 10,000 sq. ft. or greater associated with single family attached/detached of 10 lots or more and mixed use development (valid for 30 months) - Renewal fee for each succeeding 6 month period	\$5,600 + \$600/acre, no limit to acreage ¹ \$1,600 / renewal

¹Single Family attached/detached residential units in subdivisions also pay the Residential Lot Grading Plan fee of \$350 when the building permit is applied for on the individual lot.

Other Development Review Fees

As-Built Plan Application	\$200
Development Review Fee Refunds	<p style="text-align: center;">If a site / subdivision application is withdrawn, the applicant may submit a request in writing for a refund. A refund will be issued subject to the following:</p> <ol style="list-style-type: none"> 1. The initial staff review has not been completed. 2. A plan review and processing fee will be deducted from the original fee. <p style="text-align: center;">Plan Review and Processing Fee: 50% of the original fee; Minimum fee \$600</p>
Performance Guarantee – Intake / Contract Management	\$200
Performance Guarantee – Reduction, Release,	\$100

Replacement / Substitution of Agreement, Contract Extensions	
Performance Guarantee – Default Action	\$500
Performance Guarantee – Report Requests	\$50
Residential Lot Grading Plan (Individual Lots)	\$350 / SF Dwelling Unit (Attached/Detached) \$175 Amendment