

Office Hours:
Monday through Friday
8 AM to 4:30 PM

CITY OF BESSEMER
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ZONING FEES

Adopted by the Bessemer City Council on: January 02, 2012

ZONING ACTION REQUESTED	FEES
APPEALS	
___ Decision of Zoning Administrator or Planning Commission (Section 14.6 A.1. & 2.d.{i-iv})	\$175.00
___ Lot of Record (Section 14.6 A. 2. b.)	\$175.00
___ Ordinance Interpretation (Section 14.6 A. 2. a.)	\$175.00
___ Variance – Non-Use or Use (Section 14.6 A. 2. c.)	\$175.00
___ CERTIFICATE OF ZONING COMPLIANCE (Section 14.3 D.)	\$75.00
___ BUILDING DEMOLITION PERMIT (Section 5.2 G.)	\$20.00
LAND DEVELOPMENT	
___ Condominium Subdivision Permit (Section 5.4 G. & Article 10) (I) (II)	\$350.00
___ Planned Unit Development Permit (Article 10) (I) (II)	\$350.00
___ Subdivision Plat Permit (I) (II)	\$150.00
RESIDENTIAL NON-CONFORMING LOTS, LAND USES AND STRUCTURES (Sections 13.2, 13.3, & 13.4)	Informational
BUSINESS & INDUSTRIAL NON-CONFORMING USES AND/OR STRUCTURES (Sections 13.5 & 13.9 & Section 14.6 A. 2. e.)	\$175.00
SIGN PERMIT (Section 5.7 G., H., & L.)	\$75.00
SITE PLAN REVIEW	
___ Minor Site Plan Section (14.5 D. 2. & 3.) (I) (II)	\$150.00
___ Major Site Plan (Section 14.5 D. 1.) (I) (II)	\$300.00
ZONING ORDINANCE	
___ Conditional Rezoning (Section 14.8 I. 1. thru 11.) (I) (II)	\$450.00
___ Zoning Map Change (Section 14.8 A. thru H.)	\$300.00
___ Zoning Text Amendment (Section 14.8 A. thru H.)	\$300.00
ZONING PERMIT	
___ Permitted by Right (P) (Section 14.3 B. 2.)	\$40.00
___ Permitted by Conditions (C) (Section 9.3) (I) (II) Conditional Land Use Permit	
___ Approved by Zoning Administrator (II)	\$60.00
___ Approved by Planning Commission (I) (II)	\$175.00
___ Special Land Use (S) (Section 9.4, 9.5, 9.8, & 9.11) (I) (II) Special Land Use Permit	\$175.00
___ Temporary Building / Structure (Section 14.3 C. 3.)	\$40.00
IF THE USE OF A PARCEL COMMENCES BEFORE OBTAINING ANY OF THE ABOVE REQUIRED ZONING PERMITS, THE ZONING FEE ASSESSED WILL BE TRIPLED.	

NOTE: Improvements on all lots or parcels that abut the US-2 Right-of-Way or other lands that front on intersecting streets within 200 feet of the US-2 Right-of-Way are subject to US-2 Highway Overlay Zone Review by M.D.O.T.

IF A SPECIAL MEETING IS REQUESTED BY THE APPLICANT FOR ANY ZONING ACTION, ALL COSTS INCURRED WILL BE ASSESSED TO THE APPLICANT.

* (I) AN ADDITIONAL \$88.00 PER HOUR REVIEW CHARGE WILL BE ADDED TO THE MINIMUM FEE TO CONFIRM COMPLIANCE WITH ORDINANCE REQUIREMENTS.

** (II) A CERTIFICATE OF ZONING COMPLIANCE IS ALSO REQUIRED PRIOR TO OCCUPATION OR USE.