

Zoning Information Guide



"Planning with People for a Better Phoenix"

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Planning Division Fee Schedule

The following fees are hereby adopted:

ZONING & MISCELLANEOUS

A. Applications for zoning amendments, hillside density waivers, written certification of zoning, promotional event permits, and specific plans shall be accompanied by appropriate fees as determined from the following schedule:

1. Fees

1.	Rezoning to RE-35, R1-18, R1-10, R1-8, R1-6, S-1 and MUA	\$1,515 plus \$135 per acre or portion thereof
2.	Rezoning to R-2, R-3 and R-3A	\$2,655 plus \$210 per acre or portion thereof
3.	Rezoning to R-4, R-4A, R-5 and S-2	\$3,080 plus \$325 per acre up to 20 acres and \$135 per acre for more than 20 acres
4.	Rezoning to R-O, C-O, P-1 and P-2	\$3,500.00 plus \$325.00 per acre or portion thereof
5.	Rezoning to Resort District, C-1, C-2, C-3, Commerce Park, A-1, A-2, GC and UR	\$3,910 plus \$415 per acre up to 40 acres, \$210 for more than 40 acres up to 100 acres, and \$70 per acre for more than 100 acres
a.	Request to waive the height and density provisions of commercial districts	50% of underlying zoning fee
6.	Rezoning to H-R, H-R1, and MR	\$8,610 plus \$830 per acre or portion thereof
a.	Request to reduce parking requirements	If part of the original zoning request, no additional fee. If a separate request, 30% of the H-R, H-R1, or MR filing fee applicable to the property.

	b.	Request to exceed the applicable height limit	If part of the original zoning request, no additional fee. If a separate request, 30% of the H-R or H-R1 filing fee applicable to the property.
7.	Rezoning to PC		\$6,560 plus \$70 per acre or portion thereof
	a.	Amendment to an approved PC district for 15 acres	\$4,665
	b.	Amendment to an approved PC District for more than 15	\$10,445
	c.	Administrative amendment to an approved PC District	\$2,000
8.	Rezoning to Planned Unit Development (PUD)		\$4,200 plus \$70 per acre or portion thereof
	a.	Major amendment to an approved PUD	Same as the original PUD application fee
	b.	Minor amendment to approved PUD	\$2,100
9.	Special Permit		
	a.	For group homes, specialized treatment facilities, dependent care facility and religious retreat facilities	\$1,515 plus \$135 per acre or portion thereof
	b.	All special permits except those listed in Section 9.a.	\$3,910 plus \$415 per acre up to 40 acres, \$210 for more than 40 acres up to 100 acres, and \$68 per acre for more than 100 acres
	c.	Removal of a special permit	\$875
10.	Rezoning to Overlay Districts:		
	a.	Arts, Culture and Small Business Overlay District (ACOD)	\$1,000.00 plus \$10.00 per acre or portion thereof
	b.	Planned Shopping Center Overlay District (PSCOD)	\$3,910 plus \$415 per acre up to 40 acres, \$210 for more than 40 acres up to 100 acres, and \$70 per acre for more than 100 acres
	c.	Historic Preservation	\$870 plus \$25 per acre or portion thereof
	(1)	Removal of Historic Preservation Overlay	\$870 plus \$25 per acre or portion thereof
	d.	All overlays not addressed above	If part of the original text amendment, no additional fee. If a separate request, \$3,330 for 15 acres or less and \$7,460 for more than 15 acres

11.	Request for waiver of uses not permitted within corporate limits, except facilities which treat, store, or dispose of hazardous waste			\$4,875
12.	Facilities which treat, store, or dispose of hazardous waste			An initial fee of \$58,500. If the reasonable cost of processing the application is less than \$58,500, the difference between the reasonable cost and \$58,500 shall be refunded to the applicant. If the reasonable cost of processing the application is greater than \$58,500, the applicant shall be billed for the difference and such difference shall be paid in full no less than 30 days before the City Council hearing on the waiver application.
13.	Specific plan fees:			
	a.	Nonregulatory specific plan fees		\$36,555 plus \$2,440 per 100 acres or portion thereof plus \$1,215 per 100 property owners or portion thereof in the specific plan area
		(1)	Maximum fee	\$60,915
	b.	Regulatory specific plan fees		150% of nonregulatory specific plan fees
		(1)	Maximum fee	\$91,385
	c.	Amendment to specific plan:		
		(1)	Text amendment	\$3,080
	(2)	Land use map amendment:		
		<u>No. of Acres</u>	<u>Density or FAR</u>	
		0--10	Up to 0.25 0--2	\$2,430
		11--40	0.26--0.5 2--5	\$4,875
		41--320	0.51--0.75 5--15	\$7,315
		320	0.75 15+	\$9,745
		If a project falls in two different fee categories, staff may require the higher fee or average the two fee categories based on the overall impact of the project.		
	(3)	Mailing costs		All applicable mailing costs shall be paid by the applicant.

14.	Text Amendments:		
	a.	Modification of standards for one district only	\$2,755
	b.	Modification of standards for multiple districts	\$4,820
	c.	Change in land uses allowed	\$9,635
	d.	New district, overlay zone (shall include amendments to Zoning Map), or section of ordinance	\$15,145
15.	Continuances, amendments in process, referrals and advertising:		
	a.	Continuance of application at applicant's request. Failure to pay the required fee within fourteen days of Planning Commission or Zoning Hearing Officer action on the continuance shall result in the withdrawal of the application.	\$830
	b.	Amendment to application during processing by applicant	\$190
	c.	Applicant referred back to Planning Commission from City Council, plus additional area if amended	1/2 original fee
	d.	Readvertising in paper of general circulation as a result of b or c above	\$395 per application
16.	Appeals by the applicant/representative to the Planning Commission or City Council		\$630
17.	Planning Hearing Officer:		
	a.	Requests for modification or waiver of one or two stipulations or requests for extensions of time (initial fee)	\$1,080
	b.	Request for modifications and/or waivers of three or more stipulations or request for extensions of time	\$1,725
	c.	Appeals by the applicant/representative to Planning Commission or City Council	\$630
	d.	Planning Hearing Officer continuance at applicant's request	\$830
	e.	Certain modification to Comprehensive Sign Plan (wall signs over 56')	\$1,080

18.	Request for hillside density waiver	\$1,780 plus \$175 per acre
19.	Written certification of zoning	\$350
20.	For each promotional event permit, there shall be a fee of:	
	a. For a major promotional event	\$225
	b. For a minor promotional event	\$135
21.	Private accessway dedication review fee	\$2,335

2. The fee for an application for rezoning to more than one zoning classification shall be the total of the separate fees for each zoning classification.
3. No part of any such fee shall be returnable after an application is filed and such fee paid, except upon petition by the applicant and approved by the Planning and Development Director.
4. The above fees shall be waived when the applicant is the City of Phoenix, the County of Maricopa, The State of Arizona or The United States Government, or their dependents, agencies and divisions. This exception shall not apply to a nongovernmental lessee of governmentally owned land.
5. Fees may be waived by the City Council to avoid duplication of charges on successive applications or undue hardship.

ZONING ADJUSTMENT

B. Applications and appeals for zoning adjustment shall be accompanied by the appropriate fee as determined from the following schedules:

1. Fees

1.	Use permits:		
	a.	Residential use in an industrial district	\$490
	b.	For a nonresidential use and medical marijuana uses	\$1,380
	c.	Continuance of an application at applicant's request or time extension (prior to expiration) of original permit	50% of original fee
	d.	Applications by registered neighborhood associations or non-profit organizations registered as 501(c)3 or 501(c)4. Except for medical marijuana uses	\$50
	e.	Unauthorized activity	Twice the original fee
	f.	Maximum fee on a single application	
		(1)	Residential use

	(2)	Non residential use	\$3,750	
2.	Variances (for each variance)			
	a.	Commercial variance and medical marijuana uses	\$1,380	
	b.	Noncommercial variance	\$490	
	c.	Continuance of an application at applicant's request or time extension (prior to expiration) of original variance	50% of original fee	
	d.	Applications by registered neighborhood associations or non-profit organizations registered as 501(c)3 or 501(c)4. Except for medical marijuana uses	\$50	
	e.	Unauthorized activity	Twice the original fee	
	f.	Maximum fee per application for variances on single lot		
		(1)	For a residential property	\$490
		(2)	For a non residential property	\$3,750
	g.	Total fee per application for a single variance on more than one lot in a subdivision	Fee according to the schedule for the first lot, plus \$65 for each additional lot. Maximum fee \$5,000	
h.	Total fee per application for combination of variances on more than one lot in a subdivision lot	Fee according to this schedule for first lot plus \$85 for each additional lot. Maximum fee \$10,000		
3.	Appeals from any Zoning Adjustment Hearing Action			
	a.	By the applicant/representative	Same as original fee	
	b.	By registered neighborhood associations	\$50.00	
4.	Formal Interpretations/Determinations		\$500	
5.	Informal interpretations/Determinations *		\$350 *	
6.	Stipulated review of formal Zoning Adjustment action taken		50% of original fee	
7.	Request for use of dustproof alternative			
	a.	For a residential use	\$25	
	b.	For a commercial use	\$50	
8.	Registration of group homes (those not needing a use permit)			
	a.	For 1-5 residents	\$50	
	b.	For 6-10 residents	\$250	

* Informal interpretations are not presented in public hearings. A formal determination must be filed to appeal any decision made in an informal interpretation. The applicant may request that the appeal be forwarded directly to the Board of Adjustment.

2. No part of any such fee shall be returnable after an application is filed and such fee paid, except upon petition by the applicant and approval by the Planning and Development Director.
3. The above fees shall be waived when the applicant is the City of Phoenix, the County of Maricopa, the State of Arizona, or the United States government, or their dependents, agencies and divisions. This exception shall not apply to nongovernmental lessee of governmentally owned land.
4. The above fees may be waived by City Council to avoid undue hardship to the applicant.

MASTER DEVELOPMENT SIGN PLANS

C. Applications and appeals for Master Development Sign Plans and Detailed Project Sign Plans shall be accompanied by the appropriate fee as determined from the following schedules:

1.	Appeals from any action of Planning and Development Director	Same as original fee	
2.	Downtown Sign Plans:		
	a.	Master Development Sign Plan	\$1,710.00
	b.	Detailed Project Sign Plan	\$855.00

GENERAL PLAN & STREET CLASSIFICATION AMENDMENTS

D. Applications to change the General Plan for Phoenix, General Plan Land Use Map or Street Classification Map shall be accompanied by the appropriate fee as determined from the following schedules:

1.	Amendment to the policies in the General Plan, land use shown on the General Plan Map or Street Classification Map		
	a.	Minor Amendments	\$5,000
	b.	Major Amendments <i>(See General Plan Land Use Element, Goal 11 for criteria)</i>	\$10,000
	c.	Continuances, amendments in process, referrals and advertising	Same as rezoning fees

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Upon request this publication will be made available in alternate formats including large print, Braille, audiotape or computer disk to accommodate a person with a disability if given reasonable advance notice. Please contact Tamra Ingersoll at (602) 534-6648 or via the City TTY Relay at 7-1-1.