

# **Subdivision/Land Development and Zoning Fee Schedule**



**Borough of Ridgway**  
Adopted 12/16/2024

Applicants are responsible for reviewing all Borough Subdivision and Land Development Ordinances and Zoning Ordinances for determining plan compliance, waivers and/or variances.

*Subdivision and Land Development Plans – all application fees are non-refundable*

## **SKETCH PLAN REVIEW FOR SUBDIVISION AND/OR LAND DEVELOPMENT**

1. Sketch Plan Review (Informal discussion – not considered a formal application)
  - a. Sketch Plan:
    - i. Application and Filing Fee - \$200.00
    - ii. Legal and Engineering Services Escrow Deposit if applicable - \$1,500.00

## **SUBDIVISION PLAN REVIEW**

1. Subdivision Preliminary/Final Review
  - a. Minor Residential/Commercial Subdivision (No more than 3 lots):
    - i. Application and Filing Fee - \$300.00
    - ii. Legal and Engineering Services Escrow Deposit if applicable - \$2,500.00
  - b. Major Residential/Commercial Subdivision (4 or more lots and all others not classified as minor);
    - i. Application and Filing Fee - \$600.00
    - ii. Legal and Engineering Services Escrow Deposit - \$5,000.00

## **LAND DEVELOPMENT PLAN REVIEW**

### **Preliminary Land Development**

1. Residential
  - a. Filing fee: \$400 up to 2 dwelling units; \$100 for each additional dwelling unit over 2 dwelling units; maximum fee of \$1,000
  - b. Escrow if applicable: \$4,000
2. Non-residential
  - a. Filing fee: \$500 up to 5,000 square feet gross floor area; \$100 for each additional 1,000 square feet of gross floor area over 5,000 square feet; maximum fee of \$1,000
  - b. Escrow: \$6,000 up to 5,000 square feet gross floor area; \$150 for each additional 1,000 square feet of gross floor area over 5,000 square feet

### **Final Land Development**

1. Residential
  - a. Filing fee: \$200 up to 2 dwelling units; \$100 for each additional dwelling unit over 2 dwelling units; maximum fee of \$1,000
  - b. Escrow: \$2,000
2. Non-residential
  - a. Filing fee: \$250 up to 5,000 square feet gross floor area; \$100 for each additional 1,000 square feet of gross floor area over 5,000 square feet; maximum fee of \$1,000
  - b. Escrow: \$4,000 up to 5,000 square feet gross floor area; \$150 for each additional 1,000 square feet of gross floor area over 5,000 square feet

# **Subdivision/Land Development and Zoning Fee Schedule**



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## **Preliminary/Final Land Development (single application)**

1. Residential
  - a. Filing fee: \$600 up to 2 dwelling units; \$100 for each additional dwelling unit over 2 dwelling units; maximum fee of \$1,000
  - b. Escrow: \$5,000
2. Non-residential
  - a. Filing fee: \$700 up to 5,000 square feet gross floor area; \$100 for each additional 1,000 square feet of gross floor area over 5,000 square feet; maximum fee of \$1,000
  - b. Escrow: \$9,000 up to 5,000 square feet gross floor area; \$200 for each additional 1,000 square feet of gross floor area over 5,000 square feet

**Waiver of Land Development:** fees match preliminary land development fees

**Amended Final Land Development:** fees match final land development fees

## **ZONING HEARING BOARD**

*Zoning Appeal Applications— all application fees are non-refundable*

### **Application Fees**

1. Curative Amendment - \$500.00
2. Conditional Use
  - a. Residential Application Fee - \$250.00
  - b. Commercial Application Fee - \$350.00
3. Special Exception
  - a. Residential Application Fee - \$250.00
  - b. Commercial Application Fee - \$350.00
4. Variance or Appeal
  - a. Residential Application Fee - \$250.00
  - b. Commercial Application Fee - \$350.00

### **Escrow Deposit**

1. Curative Amendment - \$1,000.00 if applicable
2. Conditional Use
  - a. Residential - \$500.00 if applicable
  - b. Commercial - \$1,000.00 if applicable
3. Special Exception
  - a. Residential - \$500.00 if applicable
  - b. Commercial - \$1,000.00 if applicable
4. Variance or Appeal
  - a. Residential - \$750.00 if applicable
  - b. Commercial - \$1,500.00 if applicable

The Borough Manager is hereby granted the authority to waive or reduce all fees included in this schedule.