

Planning/Zoning Fee Schedule

Updated 12/16/2025

Zoning Certificate Type	Fee*
Residential	
New Single-Family Dwelling	\$300
Single Family Addition	\$50
Multi-Family Dwelling	\$300 / unit
Swimming Pools (in-ground & above-ground, 24" min. height)	\$0.00
Decks (attached and detached)	\$0.00
Accessory Use Structures/Sheds/Garages under 200 sq. ft.	\$0.00
Accessory Use Structures/Sheds/Garages over 200 sq. ft.	\$25
Fence/Walls	\$0.00
Satellite Dish (larger than one meter in diameter)	\$0.00
Antenna (over 12 ft. above roof line)	\$0.00
In-home Occupation	\$50
Residential Basement Finish / Roof-Mounted Solar Panels	No Zoning Certificate Required/Contact Hamilton County Building Department
Commercial	
Tenant Change (no parking analysis)	\$250
Interior Finish/Alteration	\$250
New Sign	\$300 plus \$1.00 per sq. ft.
Sign Face Change	\$250
New/Addition to Commercial Building (0 to 2,000 square feet)	\$750
New/Addition to Commercial Building (2,001 to 10,000 square feet)	\$.38 per sq. ft.
New/Addition to Commercial Building (10,001 or above)	\$3,800 + \$.05/ sq ft above 10,000 sq. ft.
Commercial Accessory Use Structure	See new/addition to commercial building
Commercial Fence/Wall	\$100
Screening of Rooftop Mechanicals	\$100
Commercial Antenna/Satellite Dish	\$100
Awnings/Façade/Marquee/Solar Panels	\$100
Temporary Tents, Structures, PODs	\$100
Temporary Sign	\$200
Commercial Swimming Pools/Above-Ground Storage Tanks	\$200
Parking Lots (new or re-stripe)	\$100
New Telecommunication Tower	\$2,500
Co-Tower	\$2,500
Modification to Telecommunication Tower or Micro Tower	\$1,000
An Addition to an Existing Telecommunication Tower or Micro Tower	\$1,250
New Small/Micro Cell Tower (Node) for 5G or 6G Technology	\$2,250 per Node/Tower

Note: Revisions to plans on which an approved zoning certificate has been issued shall require a fee equal to one-half of the standard fee.

** Failure to obtain a Zoning Certificate for a residential fence, deck, accessory use structure (shed) under 200 square feet, pool, ground-mounted solar array, antenna (over 12 ft. above roof line), or satellite dish (larger than one meter in diameter) will result in a fee of \$100.00 to defray the costs of enforcement. Failure to obtain a Zoning Certificate for any other use will result in the standard fee being doubled in order to defray the costs of enforcement. A "Zoning Certificate" is the Sycamore Township term for "Permit".*

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Zoning Certificate Type	Fee*
Lot Split	\$50 per lot
Lot Consolidation	\$50
No fee if Lot Split/Consolidation requested by Township	
Zone Changes	
Single Family Districts	\$1,000
Multiple Family Districts	\$1000 plus \$300 per acre (\$9,000 cap)
Commercial	\$1,200
Special Public Interest	\$1,200
Zoning Resolution Text Change	\$1,200
Board of Zoning Appeals	
Residential Variance or Appeal	\$150
Commercial Variance or Appeal	\$250
Conditional Use	\$500
Planned Unit Developments	
PUD 1	\$1,000
PUD 2	\$1,200
LASR	\$1,200
Minor Adjustments	\$200
Major Adjustments	\$1,200

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