

ORDINANCE 2023-020

An Ordinance Revising, Amending and Restating the COMPREHENSIVE ZONING ORDINANCE of the Town of Culver, Indiana, and Contiguous Unincorporated Territory Under the Jurisdiction of the Culver Plan Commission, Containing Regulations, Requirements, and Providing for the Administration, Enforcement and Amendment Thereof

WHEREAS, the Town Council of Culver, Indiana, deems it necessary that the Zoning Ordinance of the Town of Culver, approved and passed as local ordinance **2010-007** and subsequent amendments be revised and amended; and

WHEREAS, I.C. 36-7-4-600 through I.C. 36-7-4-699, empowers the Town to enact a zoning ordinance and to provide for its administration, enforcement and amendment; and

WHEREAS, The Building Commissioner shall maintain a schedule of fees for all applications, permits, and other processes outlined in this Ordinance. The Building Commissioner shall review the fee schedule annually and bring any necessary revisions to the attention of the Plan Commission and Culver Town Council; All fees shall be intended to reimburse the Town of Culver for the time and cost of processing the required applications.

WHEREAS, the Plan Commission of Culver, Indiana has given reasonable consideration, among other things, to the current cost structure for Building Permit and Application fees and recommends the proposed new fee schedule; and

WHEREAS, the Plan Commission has made a preliminary report and held a public hearing thereon, and submitted its final report to the Town Council; and

WHEREAS, the Town Council has given due public notice of hearings related to the current cost structure for Culver Building Permit and Application Fees that are in addition to Marshall County Fees and has held such public hearings; and

WHEREAS, all requirements with regard to the preparation of the report of the Plan Commission and subsequent action of the Culver Town Council have been met;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Culver, Indiana as follows:

Section 1. Schedule "B" to the Zoning Ordinance to the Town of Culver hereby is amended to read in its entirety as follows:

**ARTICLE 11 SECTION 090
APPLICATION AND IMPROVEMENT
LOCATION PERMIT FEES
As of January 1, 2024**

A. Permits provided for under Article 11 of the Culver, Indiana Zoning Ordinance shall be issued upon payment of the fees shown below:

APPLICATION FEES

Type Of Application	Fee
Development Variance	\$170.00
Special Use Variance	\$170.00
Zoning Change	\$170.00
Minor Subdivision	\$250.00
Major Subdivision	\$1,100.00
Planned Unit Development	\$1,500.00
Subdivision Re-Plats	\$170.00

STANDARD FEES

<u>Structure</u>	<u>Culver Fees</u>
Type A Single Wide	\$ 100.00
Type B Single Wide	\$ 100.00
Modular	\$ 100.00
Conventional Home	
<2000 sq ft	\$ 100.00
2000-3000 sq ft	\$ 100.00
3001-4000 sq ft	\$ 100.00
>4001 sq ft	0.12/sqft or \$400 min.
Home Addition < or = 1000 sq. ft.	\$ 100.00
Home Addition > 1000 sq. ft.	\$ 100.00
Accessory Structures	
120-1200 sq ft	\$ 75.00
1201-1600 sq ft	\$ 75.00
1601-2000 sq ft	\$ 75.00
2001-3000 sq ft	\$ 75.00
>3,001 sq ft	0.10/sqft or \$250 min

Structure	Culver Fees
Decks, Carports, Open Porch	\$ 75.00
Pool - In Ground	\$ 75.00
Pool - Above Ground	\$ 75.00
Roof (Structural)	\$ 25.00
Roof (Shingles/Metal)	\$ 25.00
Sign	\$ 25.00
Electric Permit	\$ 25.00
Plumbing Permit	\$ 25.00
Re-Inspection Fee	\$ -
Interior Renovations	\$ 100.00
Communication Tower	\$ 150.00
WECS Non-Commercial (private) -per tower	\$ 75.00
Meteorological Tower -per tower	\$ 75.00
Commercial Buildings (new, additions or renovations)	
<2,000 sq ft	\$ 250.00
2,000-5,000 sq ft	\$ 250.00
5001-10,000 sq ft	\$ 250.00
>10,000 sq ft	0.19/sqft or \$1000 min
Commercial Electric Permit	\$ 25.00
Commercial Plumbing Permit	\$ 25.00
Commercial Mechanical	\$ 25.00
Commercial Re-Inspection Fee	-
Fence	\$25.00
Solar	
less than 120 sq ft	\$ 100.00
120-1750 sq ft	\$ 100.00
1751-40,000 sq ft	\$ 100.00
Demolition	\$ 50.00

B. Any ancillary fees incurred as part of permit issuance such as legal, engineering, and/or survey fees are in addition to the above listed fees.

C. *Reference* Culver Zoning Ordinance Article 12, Enforcement and Penalties

Section 2. This Ordinance shall be in full force and effect from and after its passage and due attestation and publication as required by law.

PASSED AND ADOPTED by the Town Council of the Town of Culver, Indiana, on the 18th day of November 2023.

CULVER TOWN COUNCIL
TOWN OF CULVER, INDIANA

By W.C. Cleavenger
William Cleavenger, President

By R. West
Rich West, Vice-President

By Bill Githens
Bill Githens

By Bill Hamm
Bill Hamm

By _____
Sally Ricciardi

ATTEST:
Karen Heim
Karen Heim, Clerk-Treasurer