



TOWN OF OAK RIDGE

2009 DEVELOPMENT BULLETIN

Applications for development activity within the Town of Oak Ridge are available at the Oak Ridge Town Hall. All applications and fees for planning and zoning activities must be submitted directly to the Town. For new residential construction, you must first obtain a Development Clearance Permit from the Town prior to obtaining a building permit from Guilford County. Please contact Oak Ridge Town Hall for more information.

Oak Ridge Town Hall
8315 Linville Road
Oak Ridge, NC 27310
Phone: 644-7009
Fax: 644-7012
info@oakridgenc.com

Town Administrator:
Bruce Oakley

Town Clerk:
Rachel Hawley

FEE SCHEDULE FOR PLANNING AND ZONING ACTIVITIES*

Development Clearance Permit	
New Construction	No Fees
Additions	No Fees
Subdivision Fees	
Major Subdivision (5 or more lots)	\$1000.00 per plat Plus \$200.00 per lot
Minor Subdivision (4 or less lots)	\$500.00 Plus \$50.00 per lot
Rezoning Filing Fees	\$1000.00 Per Case Plus \$100.00 per acre
Special Use Permit Filing Fees	\$500.00 Per Case
Board of Adjustment Cases	\$100.00 Per Case
Site Plan Review Fees	
Major Site Plan	\$1000.00 Per Case
Site Plans with over 15,000 square feet or 40,000 sq. ft of open land use	plus \$100.00 per 1000 ft of gross floor area
Minor Site Plan	\$500.00 Per Case Plus \$25.00 per 1000 ft of gross floor area
Street and Easement Closings	\$500.00 Per Case
Street Renaming & Renumbering	\$500.00 Per Case
Any Other Requested Public Hearing	\$500.00 Per Case

Adopted on October 1, 2009

* All planning and zoning fees are set by the Oak Ridge Town Council and must be paid directly to the Town. For Building Permit fees, please see the attached Guilford County Fee Schedule or contact the Planning Department at 641-3334. For Erosion Control permit fees please contact the Guilford County Erosion Control Section at 641-3803. Building Permit fees and Erosion Control fees will continue to be processed by Guilford County.

2008 MEETING SCHEDULE OAK RIDGE

<u>PLANNING/ZONING BOARD:</u> 7:00 PM – TOWN HALL, 8315 LINVILLE ROAD OAK RIDGE, NC		<u>BOARD OF ADJUSTMENT:</u> 7:00 PM – TOWN HALL, 8315 LINVILLE ROAD OAK RIDGE, NC	
<u>Cut-Off-Dates</u>	<u>Meeting Dates</u>	<u>Cut-Off-Dates</u>	<u>Meeting Dates</u>
December 29, 2008 January 29, 2009 February 26 March 26 April 30 May 28 June 25 July 30 August 27 September 24 October 22 November 19 December 31 TIME: 12:00 Noon	January 22, 2009 February 26 March 26 April 23 May 28 June 25 July 23 August 27 September 24 October 22 November 19* December 17* January 28, 2010 * Meeting is third Thursday in Nov. and Dec. due to holidays.	December 11, 2008 January 15, 2009 February 12 March 12 April 16 May 14 June 11 July 9 August 13 September 10 October 15 November 12 December ?????	January 15, 2008 February 12 March 12 April 9 May 14 June 11 July 9 August 13 September 10 October 8 November 12 December 10 January ?????, 2010

Time Line for Planning Items that Require a Public Hearing and Recommendations from Planning Board:

<u>Cut-Off-Dates</u>	<u>Planning/Zoning Board Dates</u>	<u>Town Council Dates</u>
December 29, 2008 January 29, 2009 February 26 March 26 April 30 May 28 June 25 July 30 August 27 September 24 October 22 November 19 TIME: BY 12:00 NOON	January 22, 2009 February 26 March 26 April 23 May 28 June 25 July 23 August 27 September 24 October 22 November 19* December 17* * Meeting is third Thursday in Nov. and Dec. due to holidays.	February 5 March 5 April 2 May 7 June 4 July 2 August 6 September 3 October 1 November 5 December 3 January 7, 2010

RESIDENTIAL BUILDING PERMIT FEE SCHEDULE (EFFECTIVE 1/1/06)

The following schedule of fees shall apply to all new residential construction. Fees denoted with an asterisk (*) include permitting, plans review (if necessary), and all required trade inspections. Heated square footage refers to those portions of a residential structure intended for human occupancy. For the purposes of this fee schedule attached garages, porches, decks are not considered heated square footage. **Effective January 1, 2007 permit fees will be doubled if work commences prior to the issuance of a building permit.** An additional \$10.00 Homeowner Recovery Fund Fee will apply to all building permits issued to General Contractors as required by State Law.

1.	*DETACHED SINGLE FAMILY RESIDENTIAL STRUCTURES:	\$150.00 + \$0.30/Heated Square Foot
2.	*ATTACHED SINGLE FAMILY RESIDENTIAL STRUCTURES: (Duplexes and Townhouses)	\$150.00/Unit + \$0.30/Heated Square Foot
3.	*RESIDENTIAL ALTERATIONS AND ADDITIONS: (Unheated to Heated Space)	\$25.00 + \$0.30/Heated Square Foot
4.	*MODULAR HOMES:	\$250.00
5.	*MANUFACTURED (MOBILE) HOMES:	\$175.00
6.	TRADE PERMITS:	
	A. ELECTRICAL	\$35.00
	B. PLUMBING	\$35.00
	C. MECHANICAL	\$35.00
	D. FUEL PIPING	\$35.00
	E. GAS LOGS	\$35.00
	F. MECHANICAL W/ FUEL (Same Contractor)	\$50.00
7.	MINOR IMPROVEMENT (Unheated, Less Than 400 Square Feet):	\$35.00 + Trade Fees
8.	MAJOR IMPROVEMENT (Unheated, Greater Than 401 Square Feet):	\$0.10/Square Foot + Trade Fees
9.	SWIMMING POOLS:	\$135.00 (Includes Electric)
10.	DECKS	\$35.00
11.	*RELOCATED HOME:	\$175.00
12.	MISCELLANEOUS FEES:	
	A. REINSPECTION	\$50.00
	B. SIGNS	\$50.00 (Includes Electric)
	C. PERMIT REISSUANCE	\$35.00/Required Trade

COMMERCIAL BUILDING PERMIT FEE SCHEDULE (EFFECTIVE 1/1/06)

The following schedule of fees shall apply to all new commercial construction. Fees denoted with an asterisk (*) include permitting, plans review (if necessary), and all required trade inspections. **Effective January 1, 2007 permit fees will be doubled if work commences prior to the issuance of a building permit.**

1.	*NEW OFFICE AND RETAIL STRUCTURES:	\$100.00/Unit + \$0.20/Square Foot/Unit
2.	*NEW INDUSTRIAL AND WAREHOUSING STRUCTURES:	\$100.00 + \$0.10/Square Foot
3.	*NEW EDUCATIONAL, ASSEMBLY AND INSTITUTIONAL STRUCTURES:	\$1,000.00 + \$0.15/Square Foot
4.	*NEW MULTIFAMILY STRUCTURES:	\$200.00/Dwelling Unit
5.	COMMERCIAL ADDITIONS AND ALTERATIONS (“UPFIT”):	All Trade Fees + \$0.20/Square Foot Added or Altered
6.	MULTIFAMILY ADDITIONS AND ALTERATIONS (“UPFIT”):	Trade Fees Only
7.	TRADE PERMITS:	
	A. BUILDING	\$35.00
	B. ELECTRICAL	\$35.00
	C. PLUMBING	\$35.00
	D. MECHANICAL	\$35.00
	E. FUEL PIPING	\$35.00
	F. MECHANICAL W/ FUEL (Same Contractor)	\$50.00
8.	MISCELLANEOUS FEES:	
	A. REINSPECTION	\$50.00
	B. TEMPORARY POWER	\$35.00/Unit or Meter
	C. SIGNS	\$100.00 (Includes Electric)
	D. SWIMMING POOLS	\$135.00 (Includes Electric)
	E. MACHINERY/EQUIPMENT	\$10.00/Unit
	F. COMMUNICATION TOWER COLLOCATE	\$250.00
	G. EVENT PERMIT	\$35.00
	H. ACCESSORY STRUCTURES; UTILITY; OPEN ASSEMBLY; CHANGE OF OCCUPANCY; ABOVE GROUND STORAGE TANK	Trade Fees Only
	I. PERMIT REISSUNACE	Trade Fees Only