

CITY OF LOOKOUT MOUNTAIN, GEORGIA

ORDINANCE NO. 284

AN ORDINANCE to adopt a schedule of fees to be charged by the City of Lookout Mountain for rezoning, variances, plan and plat review, inspections, development activities, building permits, and other matters; to establish bond requirements; and for other purposes.

BE IT ORDAINED by the City Council of the City of Lookout Mountain, Georgia, and IT IS HEREBY ORDAINED:

Section 1. The fees, bond requirements and other charges set forth on the attached **Exhibit A** are hereby approved and adopted by the City of Lookout Mountain, Georgia, as the fees, bond requirements and other charges for the matters listed.

Section 2. In conformity with Exhibit A attached, Section 1-4(c) of the City of Lookout Mountain's Ordinance No. 187, as previously amended, providing for a sewer service connection charge or "tap fee" for each sanitary sewer service connection in the City of Lookout Mountain, is hereby amended by deleting all references therein to a tap fee of \$2,000.00 and substituting therefor a tap fee of \$2,500.00. In all other respects, Ordinance No. 187, as previously amended, shall remain in full force and effect, unaffected by this ordinance.

Section 3. The City of Lookout Mountain's Ordinance No. 220, setting forth a fee schedule for building permits, is hereby repealed. The fees for building permits issued by the City of Lookout Mountain shall be as shown on the attached Exhibit A.

Section 4. Sections 1 and 2 of the City Lookout Mountain's Ordinance No. 228 are hereby amended by the deletion from those sections of the fee schedules listed for inspections and demolition. The fees charged by the City of Lookout Mountain for inspections, demolition

and related matters shall be as set forth on Exhibit A attached. Only the fee schedules set forth in Sections 1 and 2 of Ordinance No. 228 are being deleted, and all remaining provisions and requirements pertaining to inspections and demolition, as set forth in those sections, shall remain in full force and effect, unaffected by this ordinance. All other sections of Ordinance No. 228 shall likewise remain in full force and effect, unaffected by this ordinance.

Section 5. If and to the extent sections of other ordinances of the City of Lookout Mountain, in addition to Ordinances Nos. 187, 220 and 228, provide for fees, bond requirements and other charges for the matters set forth on Exhibit A attached, those sections are hereby amended to conform to the fees, bond requirements and other charges set forth on the attached Exhibit A. In all other respects, those ordinances shall remain in full force and effect, unaffected by this ordinance.

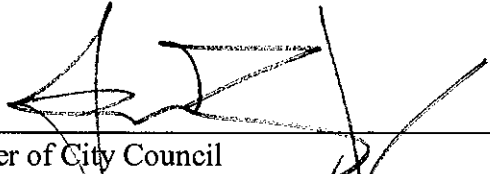
Section 6. Severability. If any of the sections, subsections, sentences, clauses or phrases of this Ordinance are for any reason held to be unconstitutional or invalid, the validity of the remaining portions of this Ordinance shall not be affected, since it is the express intent of the Council of the City to pass each section, phrase, paragraph and word separately.

Section 7. Part of Code of Ordinances. It is the intention of the Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lookout Mountain, Georgia, and the sections of this Ordinance may be renumbered to accomplish such intention.

Section 8. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 9. Effective Date. This Ordinance shall be effective ten (10) days after its adoption by at least three (3) members of the Council of the City after two (2) readings at least one (1) week apart.


APPROVED on first reading on February 19, 2015.



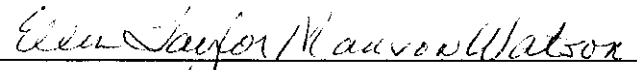
Member of City Council



Member of City Council



Member of City Council



Member of City Council

Member of City Council




Mayor of Lookout Mountain, Georgia

APPROVED AND ADOPTED on second reading on March 19, 2015.




Member of City Council



Member of City Council



Member of City Council

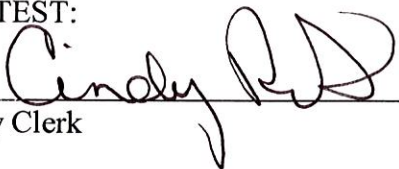


Member of City Council

Member of City Council



Mayor of Lookout Mountain, Georgia

ATTEST:


City Clerk



FEE SCHEDULE

| TYPE | AMOUNT | | | |
|---|---|--------------------------|--------------------------------------|------------------|
| Rezoning | | | | |
| Single Family Residential | \$150 | | | |
| Med/HD Multi-family Residential | \$200 | | | |
| Commercial/Industrial | \$300 | | | |
| Conditional Land Use | \$400 | | | |
| Variance | | | | |
| Standard Variance | \$150 | | | |
| Zoning Verification Letter | \$20 | | | |
| Concept Plan Review (all types) | City Staff | | Planning Commission | |
| | \$25 | | \$100 | |
| Residential Plan Review | < 1 acre | 1 < 2 acres | 2 < 4 acres | ≥ 4 acres |
| Professional Engineering Review ^{1,2} | \$350 | \$450 | \$500 | \$600 |
| PUD, Residential Subdivision | | | | |
| Professional Engineering Review ^{1,2} | \$450 + \$25 per unit (per acre) | | | |
| Commercial Plan Review | < 1 acre | | ≥ 1 acres | |
| Professional Engineering Review ^{1,2} | \$500 | | \$500 + \$50 per additional 0.5 acre | |
| Each Resubmittal for Professional Engineering Review (all types)^{1,2} | \$200 | | | |
| Land Disturbance Permlt | 400 ft² < 0.25 acre | 0.25 < 2 acres | 2 < 4 acres | ≥ 4 acres |
| | \$100 | \$200 | \$300 | \$400 |
| GA EPD E&SC Permit | \$80/acre | | | |
| Paving Development | \$250 < 1 acre; \$50 per additional half acre or fraction thereof | | | |

Note: This summary of fees supersedes any and all fees previously identified in any existing ordinance, and may not be inclusive of all required fees established by the City of Lookout Mountain.

| FEE TYPE | AMOUNT | |
|--|---|--------------------------------------|
| Bonds | | |
| E&SC Maintenance Bond | Cash bond up to, but not exceeding \$3,000 per acre or fraction thereof of the proposed land-disturbing activity | |
| Performance Bond | Not less than 110% of the estimated construction cost of improvements | |
| Final Plat (each review) | \$250 < 1 acre; \$50 per additional half acre or fraction thereof | |
| Building Plan Review ³ (interior and exterior) | Single-Family Residential | Non-Single Family Residential |
| | 10% of building permit fee (\$50 min, \$500 max) | 50% of building permit fee |
| Building Permit ^{3,4} (value of construction) | Residential and Commercial (interior and exterior) | |
| \$1,000 or less | \$50 | |
| \$1,001 to \$50,000 | \$25 for the first \$1,000 plus \$15 for each additional \$1,000 or fraction thereof to and including \$50,000 | |
| \$50,001 to \$100,000 | \$500 for the first \$50,000 plus \$10 for each additional \$1,000 or fraction thereof to and including \$100,000 | |
| \$100,001 to \$500,000 | \$1,000 for the first \$100,000 plus \$9 for each additional \$1,000 or fraction thereof to and including \$500,000 | |
| \$500,001 to 1,000,000 | \$5,000 for the first \$500,000 plus \$8 for each additional \$1,000 or fraction thereof to and including \$1,000,000 | |
| \$1,000,001 and Up | \$10,000 for the first \$1,000,000 plus \$7 for each additional \$1,000 or fraction thereof | |

Note: This summary of fees supersedes any and all fees previously identified in any existing ordinance, and may not be inclusive of all required fees established by the City of Lookout Mountain.

| ADDITIONAL FEES | | |
|---|---|------------------------|
| Starting Work without a Permit | 200% of original permit fee | |
| Permit Extensions | \$50 for 3 months | |
| Transfer of permit/Change of Contractor | \$200 | |
| Structure Move | \$200 | |
| Demolition Fee | Interior (building or tenant space) \$100 Single Family Residential house \$150 Commercial Building \$200 | |
| Plumbing, Electrical Mechanical Inspections and Re-inspections^{5,6} | \$40/Inspection + \$25 Admin Fee/Trade | |
| Inspections Outside of Normal Business Hours | \$75 (\$150 min) | |
| Temporary Construction Trailer (not including electric) | \$100 | |
| Sewer Tap Installation Fee | \$2,500 | |
| Certificate of Occupancy | Residential | Non-residential |
| | \$50 home, condo, townhouse/\$25 tenant | \$100 |
| Signs | ≤ 24 sq. ft. | > 24 sq. ft. |
| Wall Mounted/Free Standing Sign | \$100 | \$200 |
| Copy of Map, Ordinance, etc. | \$0.25 for 8 ½" by 11"/\$0.50 for 8 ½" by 14" | |

Note: This summary of fees supersedes any and all fees previously identified in any existing ordinance, and may not be inclusive of all required fees established by the City of Lookout Mountain.

Implementation Notes:

- 1. Professional engineering (P.E.) review is required if new development or redevelopment project: (1) involves land development activities of 1 acre or more; (2) occurs within 200 feet of a perennial or intermittent stream; (3) creates, adds or replaces 5,000 sq. ft. of impervious surface; (4) is part of a larger common plan of development regardless of building schedule; and/or (5) is defined by the City to be a hotspot land use.*
- 2. Professional Engineering Plan Review Fee includes review of all stormwater, water and wastewater requirements - 90% of permit fee + 10% Admin Fee*
- 3. Building permits are required for all interior and exterior residential and commercial construction activities of new and renovated properties that include structural modification of the building frame, electrical, plumbing and/or mechanical equipment (e.g., HVAC). The building permit fee includes all structural and stormwater inspections.*
- 4. Value of construction is based on project contract documents.*
- 5. Plumbing, Electrical and Mechanical Fees - \$40 per Inspection + \$25 Admin Fee per Trade*
- 6. Current business licenses are required for all contractors working for the City of Lookout Mountain. A license from the State Licensing Board for Residential-Basic Contractor, Residential-Light Commercial (Multi-Use) Contractor and General Contractors is required for any contractor whose work costs more than \$2,500.*