

**ORDINANCE NO: 2016-30**  
**INTRODUCED BY: ADMINISTRATION**

**AN ORDINANCE AMENDING SECTION 1351.09 OF THE  
CODIFIED ORDINANCES OF THE CITY TITLED  
“BUILDING, DEMOLITION, HOUSE MOVING, SIGN AND  
DRIVEWAY PERMIT FEES” AND DECLARING AN  
EMERGENCY**

**WHEREAS**, certain building permit fees have not been adjusted since 1997; and

**WHEREAS**, it is necessary to update certain building permit fees. Now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LYNDHURST,  
CUYAHOGA COUNTY, STATE OF OHIO, THAT:**

**SECTION 1.** Section 1351.09 of the Codified Ordinances is hereby amended to read as follows (new material appears like THIS: deleted material appears like this):

**1351.09 BUILDING, DEMOLITION, HOUSE MOVING, SIGN AND DRIVEWAY PERMIT FEES.**

~~The Building Commissioner or his or her agent shall issue the permit required and collect the fee therefor. As used in this section, the floor space of a building or other structure means the floor space of each floor, including basements, attached garages, breezeways and covered porches, as determined by dimensions from exterior faces of exterior walls.~~

~~—The fees to be charged shall be based upon the following:~~

~~—Fees for Building Applications.~~

~~—(a) All new single family dwellings (detached), including attached garages and basements~~

~~(1) Per 100 square feet of gross floor area in all stories \$ 25.00~~

~~(2) Minimum 700.00~~

~~—(b) All new single family dwellings (attached), including garages and basements~~

~~(1) Per 100 square feet or fraction thereof of gross floor area in all stories 25.00~~

~~(2) Minimum 700.00~~

~~(c) New multifamily buildings not constructed as town homes, cluster type single or two family or planned unit developments~~ \$1,000,  
plus  
\$50.00 per  
unit

~~—(d) All other new buildings or structures not constructed to provide shelter, housing or living arrangements for persons or families (commercial structures or buildings)~~

~~(1) Per 100 square feet of gross floor area \$ 25.00~~

~~(2) Minimum 2,500.00~~

~~—(e) New commercial buildings that are permitted accessory buildings to the main building or use~~

~~(1) Per 100 square feet 20.00~~

~~500.00~~

~~(2) Minimum~~

<del>—(f) Additions to single family homes (attached or detached)</del>	
<del>-</del>	
<del>(1) Per square foot</del>	<del>.50</del>
<del>(2) Minimum</del>	<del>100.00</del>
<del>(3) Maximum</del>	<del>200.00</del>
<del>—(g) Additions to multifamily buildings</del>	
<del>-</del>	
<del>(1) Per 100 square feet of gross floor area in all stories</del>	<del>20.00</del>
<del>(2) Minimum</del>	<del>500.00</del>
<del>—(h) Additions to all buildings other than residential</del>	
<del>-</del>	
<del>(1) Per 100 square feet of gross floor area in all stories</del>	<del>30.00</del>
<del>(2) Minimum</del>	<del>500.00</del>
<del>—(i) Additions to permitted residential accessory buildings</del>	
<del>-</del>	
<del>(1) Per square foot</del>	<del>.25</del>
<del>(2) Minimum</del>	<del>50.00</del>
<del>—(j) Additions to permitted accessory buildings other than residential</del>	
<del>-</del>	
<del>(1) Per square foot</del>	<del>.50</del>
<del>(2) Minimum</del>	<del>100.00</del>
<del>-</del>	
<del>(k) Permitted residential storage buildings not exceeding 120 square feet in area</del>	<del>10.00</del>
<del>—(l) Garage additions to existing attached garages</del>	
<del>-</del>	
<del>(1) Per square foot</del>	<del>1.00</del>
<del>(2) Minimum</del>	<del>50.00</del>
<del>(3) Maximum</del>	<del>100.00</del>
<del>—(m) New detached garages</del>	
<del>-</del>	
<del>(1) Per 100 square feet of gross floor area</del>	<del>10.00</del>
<del>(2) Minimum</del>	<del>50.00</del>
<del>—(n) Swimming pools</del>	
<del>-</del>	
<del>(1) Residential single family, in ground</del>	<del>100.00</del>
<del>(2) Residential single family, above ground</del>	<del>50.00</del>
<del>(3) Swimming pools above or below ground for multifamily structures</del>	<del>200.00</del>
<del>(4) All other new in or above ground swimming pools</del>	<del>200.00</del>
<del>—(o) Driveways</del>	
<del>-</del>	
<del>(1) New residential driveways or replacements (concrete or asphalt)</del>	<del>\$ 20.00</del>
<del>(2) Resurface existing residential asphalt drive</del>	<del>15.00</del>
<del>(3) New commercial driveway</del>	<del>30.00</del>
<del>(4) New residential driveway apron</del>	<del>15.00</del>
<del>(5) New commercial apron</del>	<del>20.00</del>
<del>(6) Widening of drive or apron</del>	<del>10.00</del>
<del>—(p) Alterations to any building interior or exterior, according to costs as estimated by the Building Commissioner (including fixed equipment, damage from fire or other causes)</del>	
<del>-</del>	

<del>(1) Per \$1,000 valuation</del>	<del>5.00</del>
<del>(2) Minimum</del>	<del>100.00</del>
 <del>(q) Fireplaces</del>	
<del>-</del>	
<del>(1) New masonry fireplaces</del>	<del>50.00</del>
<del>(2) Factory built or inserts</del>	<del>25.00</del>
<del>—(Note: Requires floor plans and section thru drawings to scale.)</del>	
<del>-</del>	
<del>(r) Open deck</del>	<del>30.00</del>
<del>(s) Parking lot construction or additions thereto per 50 spaces or fraction thereof</del>	<del>50.00</del>
<del>—(t) Demolition of all types of buildings (including tenant spaces, but excluding detached garages)</del>	
<del>-</del>	
<del>(1) Per 1,000 square feet in all stories</del>	<del>15.00</del>
<del>(2) Minimum</del>	<del>100.00</del>
<del>(3) Detached garages</del>	<del>25.00</del>
<del>—(u) For each permit to erect a sign</del>	
<del>-</del>	
<del>(1) All new signs, either electrical or nonelectrical including ground signs, per face</del>	<del>30.00</del>
<del>(2) All signs, relocated or altered in size or advertising copy, each, per face</del>	<del>20.00</del>
<del>(3) Signs restored or repaired with no change in size, location or advertising copy</del>	<del>No charge</del>
<del>-</del>	
<del>(v) Vinyl and/or aluminum siding or re-siding with other approved materials</del>	<del>25.00</del>
<del>-</del>	
<del>(w) Fences</del>	
<del>(1) Open fences not exceeding four feet in height</del>	<del>10.00</del>
<del>(2) Closed fences, or any fence over four feet in height</del>	<del>15.00</del>
<del>(x) Retaining walls in excess of eighteen inches in height</del>	<del>30.00</del>
<del>—(y) Satellite dish or antenna</del>	
<del>-</del>	
<del>(1) One meter thirty nine inches diameter or less (residential and commercial)</del>	<del>No charge</del>
<del>(2) Residential, over one meter</del>	<del>30.00</del>
<del>(3) Commercial installation, over one meter</del>	<del>50.00</del>
<del>-</del>	
<del>(z) Antenna towers</del>	
<del>(1) Residential, per foot</del>	<del>\$ 1.00</del>
<del>(2) Commercial, per foot</del>	<del>5.00</del>
<del>(aa) Fire protection for hoods of commercial cooking equipment</del>	<del>50.00</del>
<del>—(bb) Moving of buildings</del>	
<del>-</del>	
<del>(1) On rollers on a public street or portion thereof</del>	<del>500.00</del>
<del>(2) On carryalls on a public street or portion thereof</del>	<del>250.00</del>
<del>(3) Without traversing a public street or portion thereof</del>	<del>100.00</del>

~~In addition to the fees in this subsection, the supervision or inspection by, and/or the use of, police for traffic control will be charged to the person making application for the permit. Said charges will be estimated and a deposit will be required to cover these costs prior to the issuance of a permit.~~

The Building Commissioner or his or her agent shall issue the permit required and collect the fee therefor. As used in this section, the floor space of a building or other structure means the floor space of each floor, including basements, attached garages, breezeways and covered porches, as determined by dimensions from exterior faces of exterior walls. The fees to be charged shall be based upon the following:

I. Fees for Building Applications.

- (a) All new single-family dwellings (detached), including attached garages and basements.  
Per 100 square feet of gross floor area in all stories \$ 25.00  
Plus a Base Fee \$700.00
- (b) All new single-family dwellings (attached), including garages  
Per 100 square feet or fraction thereof of gross floor area in all stories \$25.00  
Plus a Base Fee \$700.00
- (c) New multifamily buildings not constructed as town homes, cluster type single or two family or planned unit development. \$1,500.00  
Plus Per Unit \$50.00
- (d) All other new buildings or structures not constructed to provide shelter, housing or living arrangements for persons or families (commercial structures or buildings).  
Per 100 square feet of gross floor area \$25.00  
Plus Base Fee \$2,500.00
- (e) New commercial buildings that are permitted accessory buildings to the main building or use.  
Per 100 square feet \$25.00  
Plus Base Fee \$500.00
- (f) Additions to single family homes, attached or detached:  
Per square foot \$.50  
Plus a base Minimum Fee \$100.00  
Maximum Fee \$500.00
- (g) Additions to multifamily buildings:  
Per 100 square feet of gross floor area in all stories: \$20.00 per  
Plus Base Fee \$500.00
- (h) Additions to all buildings other than residential:  
Per 100 square feet of gross floor area in stories: \$30.00 per  
Plus Base Fee \$500.00
- (i) Additions to permitted residential accessory Buildings:  
Per square foot: \$.25 per  
Plus Base Fee \$50.00
- (j) Additions to permitted accessory buildings other than Residential:  
Per square foot of floor area \$.50 per  
Plus Base Fee \$100.00

(k) Permitted residential storage building not exceeding one Hundred twenty (120') square feet in area:	\$15.00
(l) Garage additions to existing attached garages:	
Per Square Foot	\$1.00 per
Plus a Base Minimum Fee	\$50.00
Maximum Fee	\$200.00
(m) New detached garages:	
Per 100 square feet of gross floor area: Over 500 Square feet	\$10.00
Minimum	\$75.00
(n) Swimming Pools:	
1. Residential single family, in ground:	\$100.00
2. Residential single family, above ground:	\$ 50.00
3. Swimming pools above or below ground for multi-family structures:	\$200.00
4. All other new in or above ground swimming pools:	\$200.00
(o) New residential driveway or replacement (concrete or asphalt):	\$25.00
Resurface existing residential asphalt drive:	\$20.00
New or replacement commercial driveway:	\$35.00
New or replacement residential driveway apron:	\$20.00
New or replacement Commercial apron:	\$25.00
Widening of drive or apron:	\$15.00
Garage Base	\$25.00
(p) Alterations to any building, interior or exterior, according to costs as Estimated by the Building Commissioner (includes fixed equipment, damage From fire or other causes).	
Per \$1,000.00 of valuation	\$ 5.00
Plus Base Fee	\$100.00
(q) New or replacement exterior steps	\$ 50.00
(r) New masonry fireplaces	\$50.00
Factory Built Fireplaces	\$25.00
Chimney repairs	\$50.00
(s) Open deck	\$30.00
New or replacement patio pad	\$25.00
(t) Parking lot construction, new, replacement or additions thereto:	
Per 50 spaces or fraction thereof:	\$75.00
(u) Demolition of all types of buildings (including tenant spaces, excluding Detached garages.	
For each 1000 square feet in all stories:	\$15.00
Minimum	\$100.00
Detached garages	\$25.00
(v) For each permit to erect a sign	
New or replacement up to 24 square feet in area	\$ 50.00
New or replacement from 25 to 60 square feet in area	\$ 75.00
New or replacement over 61 square feet in area	\$100.00
Ground signs per face	\$ 50.00
(w) Vinyl and/or aluminum or re-siding with other approved materials	\$ 25.00
(x) Fences:	\$ 20.00
(y) Retaining walls in excess of 18" in height	\$ 30.00

- (z) Satellite dish, or antenna one meter (39”) or less (residential and commercial) no charge
  - Residential one meter \$ 30.00
  - Commercial installation, over one meter \$ 50.00
- (aa) Antenna Towers: Residential per foot \$ 1.00  
Commercial per foot \$ 5.00
- (bb) Fire protection for hoods of commercial cooking equipment \$ 75.00
- (cc) For moving a building on rollers on a public street or portion thereof: \$500.00  
For moving a building on carryalls on a public street or portion thereof: \$250.00  
For moving a building without traversing public street of portion thereof: \$100.00  
In addition to the fees in this sub section, supervision, inspection and/or Use of police for traffic control will be charged to the person making application for the permit. Said charges will be estimated and a deposit will be required to cover these costs prior to issuance of a permit.

**SECTION 2.** Any and all provisions of the Codified Ordinances inconsistent herewith are hereby repealed, and all other provisions of Chapter 1351 of the Codified Ordinances shall remain in full force and effect.

**SECTION 3.** The Council finds and determines that all formal actions of this Council relating to the adoption of this Ordinance have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including the requirements of Section 121.22 of the Ohio Revised Code.

**SECTION 4.** This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the health, safety and welfare of the residents of the City of Lyndhurst for the reason that it is necessary to update the aforesaid permit fees as soon as possible. Therefore this Ordinance shall take effect immediately upon the affirmative vote of not less than five members elected to Council, and signature by the Mayor, or otherwise at the earliest time allowed by law.

PASSED: May 16, 2016

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**VICE-MAYOR**

ATTEST: \_\_\_\_\_  
**Clerk of Council**

I, the undersigned Clerk of Council of the City of Lyndhurst, hereby certify that there is no newspaper published or having an office of publication in said City, and that I published the foregoing Resolution by advertising the same by title on one day in each of two consecutive weeks in a newspaper of general circulation in said City, on May 26, 2016 and June 2, 2016.

\_\_\_\_\_  
**Clerk of Council**

First Reading: May 16, 2016

Second Reading: Suspended

Third Reading: Suspended