



# LEGISLATIVE COVER MEMO

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**Introduction:** December 16, 2024

**Public Hearing:** January 7, 2025

**Effective Date:** February 5, 2025

**Agenda Item:** **Ordinance 2024-35**

AMENDING SECTION 1105.09 OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE

**Submitted by:** Jonathan Westendorf, City Manager

**Scope/Description:** The Ordinance proposes various amendments to Section 1105.09 Fees. This updated fee schedule applies to planning and zoning related applications. The city's current fees were reviewed against peer cities to determine if the fees were generally lower or higher. Overall, Franklin's fees are lower than most, if not all, of the other communities that were reviewed. The proposed fee increases will remain equal to or less than the peer cities to ensure that Franklin's fees are fair to the residents and developers that work within the City of Franklin.

Planning Commission unanimously recommended approval of the text amendments to Council during its December 11, 2024 meeting.

**Exhibits:** Exhibit A: Section 1105.09 of the UDO

CITY OF FRANKLIN, OHIO  
ORDINANCE 2024-35

**AMENDING SECTION 1105.09 OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE**

WHEREAS, pursuant to Section 1115.04 of the City of Franklin UNIFIED DEVELOPMENT ORDINANCE (the “UDO”), the City of Franklin Planning Commission moved to initiate certain zoning text amendments to Section 1105.09 of the UDO during a public meeting of Planning Commission held on December 11, 2024;

WHEREAS, Planning Commission reviewed the proposed text amendments during its September 11, 2024 meeting and recommended that City Council approve the text amendments in the same form attached as Exhibit A to this Ordinance; and

WHEREAS, City Council finds it to be in the best interests of the City and its residents to adopt Planning Commission’s recommendation and amend Section 1105.09 of the UDO in accordance with Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Franklin, Ohio, a majority of members present concurring, that:

Section 1. Council hereby adopts Planning Commission’s recommendation to amend Sections 1105.09 of the City’s Codified Ordinances, and Section 1105.09 is hereby amended as set forth in the attached Exhibit A.

Section 2. All City ordinances, or parts thereof, that conflict with this Ordinance are hereby repealed.

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Chapter 121 of the Ohio Revised Code, and the Rules of Council.

INTRODUCED: December 16, 2024

ADOPTED: January 7, 2025

ATTEST: \_\_\_\_\_  
Khristi Dunn, Clerk of Council

APPROVED: \_\_\_\_\_  
Mayor

**CERTIFICATE**

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of Ordinance 2024-35 passed by City Council on January 7, 2025.

\_\_\_\_\_  
Khristi Dunn, Clerk of Council

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Ben Yoder, Law Director

**1105.09 Fees**

The Zoning Official shall collect fees, according to the following schedule, from all applicants requesting the following:

Accessory Use and Structure Permits	
Accessory Structures/Sheds	\$50.00
Antenna and Antenna Towers	\$50.00
Decks, Patios, Porches & Balconies	\$50.00
Dish-Type Satellite Signal Receiving Antennas	\$50.00
Fences & Walls	\$50.00
Garages/Carports/Barns	\$50.00
Gazebos, Trellises & Other Open-Sided Structures	\$50.00
Swimming Pools & Hot Tubs	
Above Ground	\$50.00
In-Ground	\$50.00
Appeals	<del>\$200.00</del> \$150.00
Certificates of Zoning Compliance	\$50.00
Conditional Use Permits	<del>\$500.00</del> \$150.00
Construction Plans	\$300.00
Final Plat Amendments	\$150.00
Floodplain Overlay District Permit	\$150.00
Major Site Plan	<del>\$500.00</del> \$400.00*
Minor Site Plan	<del>\$200.00</del> \$100.00
Major Subdivision (per Preliminary and per Final Plat)	<del>\$500.00</del> \$300.00 + \$10.00 per lot
Minor Subdivision	\$150.00
Nonconforming Use - Substitution or Extension	\$150.000
<del>Planned Unit Overlay District (PUD)</del>	<del>\$200.00*</del>
<del>PUD</del> Preliminary <del>Development Plan</del>	<del>\$1,000.00</del> \$600.00* + <del>\$10.00 per lot or unit for residential uses and \$50 per acre for nonresidential uses - site plan</del>
<del>PUD</del> Final Development Plan	<del>\$500.00</del> \$300.00*
Planned Residential Conservation District (PRCD)	
<del>PRCD</del> Preliminary <del>Development Plan</del>	<del>\$600.00* - + site plan</del> \$1,000.00 + <del>\$10.00 per lot or unit for residential uses</del>
<del>PRCD</del> Final Development Plan	<del>\$300.00*</del> \$500.00
Rezoning (Text or Changes to the Zoning Map)	<del>\$500.00</del> \$150.00

O-24-35  
Exhibit A

Sign Permits	
- New Sign	\$100.00 for 1st sign
Each Additional Sign	\$25.00
- Replacement of existing sign face (for sign that already has a sign permit)	\$50.00
Similar Uses, Determination of	\$100.00
Stormwater Management Plan and Site Development Plan Review	\$300.00*
Temporary Certificates	\$50.00
Telecommunications Overlay District Special Permit	\$200.00*
Variances	\$200.00 <del>\$150.00</del>
Well Field Protection Overlay District Permit	\$200.00*

When the applicant submits an application for more than one permit and/or approval, and the applications are substantially the same, the City Manager, in his sole discretion, may waive all or part of any fee herein required.

\*Any additional costs above the established application fee shall be borne by the applicant at a rate equal to the actual costs to the City.

(Ord. 2009-11. Passed 7-6-09; Ord. 2014-07. Passed 7-7-14.)

HISTORY

Amended by Ord. [2022-12](#) on 5/2/2022

Amended by Ord. [2023-07](#) on 4/3/2023

~~Amended by Ord. 2024-XX on XXXX~~