

Town of St. James
 Zoning Department Fee Schedule
 2026-2027 (FY27)



Type of Permit	Current Fee	Proposed Fee
Zoning Permit:		
Single Family Residence (SFR), Remodel (upfits, additions, etc.) , Commercial work, Swimming Pools, etc.	\$ 100.00	\$ 100.00
Zoning Permit:		
Fences, Solar Panels, Patios, Decks, Walls, Docks, Sheds, Storage Buildings, Pergola Structures, etc.	\$ 50.00	\$ 50.00
Rezoning Application	\$ -	\$ 600.00
Conditional Rezoning Application	\$ -	\$ 1,000.00
Burning Permit	\$ -	\$ 500.00
Temporary Use Permit	\$ 20.00	\$ 20.00
Sign Permit	\$ 100.00	\$ 100.00
Site Plan Amendment	\$ 150.00	\$ 150.00
Official Zoning Map Amendment	\$ 250.00	\$ 300.00
Official Zoning Text Amendment	\$ -	\$ 300.00
Special Use Permit	\$ 250.00	\$ 500.00
Special Use Permit Modification	\$ 100.00	\$ 500.00
Conditional Zoning Application	\$ 500.00	\$ 500.00
Exempt Subdivision	\$ -	\$ 100.00
Minor/Major Subdivision Preliminary Plat	\$ 250.00	\$ 300.00
	plus \$10/lot	plus \$10/lot
Minor/Major Subdivision Final Plat	\$ 200.00	\$ 300.00
	plus \$10/lot	plus \$10/lot
Major Site Plan	\$ -	\$ 750.00
Major Site Plan Modification	\$ -	\$ 750.00
Variance, UDO	\$ 500.00	\$ 500.00
Variance, Stormwater Ordinance	\$ 500.00	\$ 500.00
Variance Modification	\$ -	\$ 500.00
Appeal of Administrative Decision	\$ 300.00	\$ 500.00
Establishment of Vested Rights	\$ 500.00	\$ 500.00
Zoning Map	\$ 50.00	\$ 50.00
Copying	\$ 0.25	\$ 0.25
	per page	per page
Zoning Verification Letter	\$ 25.00	\$ 75.00
Zoning Ordinance	\$ 250.00	\$ 250.00



Homer E. Wright Event Center Pricing 2026-2027 (FY27)

Community Center Room fees	Tier 1- Residents (Scheduled hours, no Food Service)	Tier 2- Residents (Non-scheduled hours, or w/ food service)	Tier 3- Non-Profit Half-day / Full day	Tier 4 Standard Half-day / Full day
Room #1 Fee – Half-day (4hrs) /Full day (8hrs)	No Cost	\$25.00	\$100.00 / \$150.00	\$150.00 / \$225.00
Room #2 Fee - Half-day / full-day	No Cost	\$25.00	\$100.00 / \$150.00	\$150.00 / \$225.00
Room #3 Fee – Half-day / Full-day	No Cost	\$25.00	\$100.00 / \$150.00	\$150.00 / \$225.00
Room # 1 and #2, or #2 and #3 – Half-day / Full-day	No Cost	\$50.00	\$150.00 / \$225.00	\$225.00 / \$300.00
Room #1, #2, and #3 – Half-day / Full-day	No Cost	\$75.00	\$200.00 / \$300.00	\$300.00 / \$450.00
Arts and Craft Room Fee – Half-day / Full-day	No Cost	\$25.00	\$125.00 / \$175.00	\$175.00 / \$250.00
Full Multi-purpose Room Fee – Half-day / Full-day	No Cost	\$150.00	\$625.00 / \$850.00	\$850.00 / \$1,200.00
Multi-purpose A Room Fee – Half-day / Full-day	No Cost	\$75.00	\$475.00 / \$600.00	\$675.00 / \$895.00
Multi-purpose B Room Fee – Half-day / Full-day	No Cost	\$50.00	\$225.00 / \$350.00	\$350.00 / \$525.00
Cleaning Fees for above rooms - vary based on space used	No Cost	\$25.00-\$75.00	\$100.00	\$200.00
Scheduled additional set up time	As Available	\$25.00 / hour	\$50.00 / hour	\$95.00 / hour
Room Reset Request Fee – groups of 50 or more	No Cost	No Cost	\$95.00	\$150.00
Cancellation Fees	No Cost	Conditional, Subject to Agreement	see below**	see below**
Equipment Fees				
Full Dance Floor	\$100.00	\$150.00	\$250.00	\$300.00
Stage Riser Sections – 4'x6'	\$10.00 each	\$10.00 each	\$25 / \$250 Full	\$30 / \$300 Full
Fixed HD Projector and Screen	No Cost	No Cost	\$75.00	\$150.00
Large Presentation Podium and Microphone	No Cost	No Cost	\$50.00	\$100.00
Rover Portable Projector and Sound	No Cost	No Cost	\$50.00	\$100.00
Dell Laptop Computer for Presentation	No Cost	No Cost	No Cost	\$50.00
Portable Projection Screen	No Cost	No Cost	\$25.00	\$25.00
Fixed Flat Screen Monitor	No Cost	No Cost	\$25.00	\$50.00
Wireless Lapel or Handheld Microphone	No Cost	\$25.00	\$25.00	\$50.00
Barco Presentation Remote	No Cost	No Cost	\$50.00	\$75.00
Display Easel / Flipchart Pad	No Cost	No Cost	\$10.00 / \$15.00	\$10.00 / \$15.00
Tables - Trade Show Set	No Cost	No Cost	\$10.00	\$15.00
Handling Fee – Deliveries and Storage (first 5 items free)	No Cost	No Cost	\$5.00 per	\$5.00 per

** Cancellation fees: Notice of cancellation in writing from signed agreement to 90 days prior to the event - 25% of estimated cost / Notice of cancellation in writing from signed agreement 89 to 30 days prior to the event - 50% of estimated cost / Notice of cancellation in writing from signed agreement 29 or fewer days prior to the Event - 75% of estimated cost.

Ordinance # _____ Attachment III

Town of St. James
Digital Sign Fee Schedule
2026-2027 (FY27)



Use of Digital Sign

Fee

Day of Event / Production	No Cost
Three (3) Days Prior to Event / Production	No Cost
Four (4) to Fourteen (14) days Prior to Event Production	\$150.00
New and Separate "DAY OF" Signage	\$150.00

Note: No signage permitted greater than 14 days prior to Event