

Resolution # 2024-10

WHEREAS, Athens Township incurs certain expenses in carrying out the administration of its municipal Zoning Ordinance; and

WHEREAS, Athens Township wishes to recover a reasonable portion of these expenses from the applicant;

NOW, THEREFORE BE IT RESOLVED, that the following schedule of fees shall be utilized in the administration of the Athens Township Zoning Ordinance. No permit shall be issued nor hearing or meeting scheduled until such fee has been paid to the Township by the applicant.

FEE SCHEDULE

I. ZONING PERMITS

A. RESIDENTIAL DEVELOPMENT:

1. Principal Buildings or Structures- Fees for the issuance of a Zoning Permit for the construction of a principal building or structure shall be as follows:

- a. Up to 700 sq. ft. of gross floor area - \$ 60
- b. 701 to 1,000 sq. ft. of gross floor area - \$ 120
- c. 1,001 to 2,000 sq. ft. of gross floor area - \$ 180
- d. 2,001 to 3,000 sq. ft. of gross floor area - \$ 240
- e. 3,001 to 4,000 sq. ft. of gross floor area - \$ 300
- f. 4,001 to 5,000 sq. ft. of gross floor area - \$ 400
- g. Over 5,000 sq. ft. of gross floor area - \$ 500

2. Accessory Buildings or Structures – Fees for the issuance of Zoning Permits for the construction or placement of all accessory residential buildings or structures (including all buildings and structures detached from the principal building or structure) shall be \$50.

B. Non-Residential Development: Fees for the issuance of Zoning Permits for all non-residential construction or development (principal and accessory) shall be as follows, except as may be provided otherwise in this section:

1. Up to 1,000 sq. ft. of gross floor area - \$ 150
2. 1,001 to 5,000 sq. ft. of gross floor area - \$ 300
3. 5,001 to 15,000 sq. ft. of gross floor area - \$ 600
4. 15,001 to 25,000 sq. ft. of gross floor area - \$ 1,000

5. Over 25,000 sq. ft. of gross floor area - \$1,000 + \$ 100.00 for each 5,000 sq. ft. over 25,000 sq. ft.

C. **Signs:** Fees for the issuance of Zoning Permits for the erection or placement of all signs shall be as follows: (There shall be no Permit required for the placement of any of the General Signs in Section 702 A. of the Zoning Ordinance; nor for the placement of Temporary Signs which meet the requirements of Sections 701 O., P, Q, & R. of the Zoning Ordinance; nor for the erection of any official traffic or roadway sign.)

1. **Specific Non-Commercial Signs** – A fee of \$ 15.00 shall be collected for Permits authorizing the placement of any of the specific, Non-Commercial Signs listed in Section 702 B. of the Zoning Ordinance.

2. **Business Identification Signs** – A fee of \$2/ sq. ft. of total signage on the application shall be collected for said Permits authorizing the placement or erection of Business Identification Signs as provided in Sections 703 B., 704 B., 705 B., and 706 B. of the Zoning Ordinance, or for the placement or replacement of signs for existing nonconforming uses in the RR or RS Districts.

3. **Billboards or Advertising Sign Boards** – A fee of \$ 500.00 shall be collected for Permits authorizing the placement or erection of Billboards or Advertising Sign Boards as provided in Section 704 D. of the Zoning Ordinance.

D. **Swimming Pools:** The fee for a Zoning Permit for the installation of an above ground swimming pool shall be \$ 50 and below ground, shall be \$100.00.

E. **Fences and Other Incidental Structures or Uses:** The fee for a Zoning Permit for the placement or erection of a fence or other incidental structures or uses not covered by this Fee Schedule shall be \$ 50.00.

F. **Non-Construction:** In situations where no construction is involved, i.e. a change of use or change of a non-conforming use, the fee for a Zoning Permit shall be \$ 50.00.

G. **Temporary or Seasonal Zoning Permits:** The fee for a Temporary or Seasonal Zoning Permit shall be \$ 30.00 per year or renewal, as may be required by Sections 427, 428, 429, 442 A. & B., 443 and 444 of the Zoning Ordinance or the terms of such Temporary Permit.

H. **Temporary Zoning Permits for Oil & Gas Operations:** The fee for a Temporary Zoning Permit for oil & gas operations shall be \$ 500.00 per pad.

I. **Junk Yards or Auto Salvage Operations:** The fee for a Zoning Permit for the creation of any new or expanded junk yard or auto salvage operation shall be \$ 100.00 for each acre or portion thereof which is considered a part of the approved facility. All such Permits shall be renewed annually for a fee of \$ 250.00.

J. **Commercial Solar Energy Operations:** Fees for Zoning Permit for Commercial Solar Energy Operations shall be as follows:

1. Up to 100 acres \$ 500
2. 101 to 200 acres \$ 1000
3. 201 to 300 acres \$ 1500
4. 301 to 400 acres \$ 2000
5. 401 to 500 acres \$ 2500
6. 501+ acres \$ 3000

K. **Commercial Wind Energy Facilities:** The fee for a Zoning Permit for commercial wind energy facilities shall be \$ 250.00 per turbine.

L. **Site Development Only:** The fee for a Zoning Permit for activities or proposed uses involving only site development shall be \$ 250.00.

M. **Penalty:** Failure to obtain the necessary Zoning Permit prior to initiation of construction or change of use shall result in a penalty fee of \$ 100.00 being added to the above-specified charges. (This fee is not in lieu of other enforcement penalties set forth in the Athens Township Zoning Ordinance.)

II. **Certificates of Compliance**

There shall be no fee charges for the issuance of a Certificate of Compliance where such Certificate is preceded by the issuance of a Zoning Permit. A fee of \$ 25.00 shall be charged for a Certificate of Compliance where the request for such Certificate is not preceded by the issuance of a Zoning Permit.

III. **Certificate of Nonconformance**

The fee for the issuance of a Certificate of Nonconformance shall be \$ 25.00

IV. Demolition Fees

Fees for the issuance of a Permit for the demolition of buildings or structures shall be \$50.00.

V. Zoning Hearing Board Hearings

A fee of \$ 750.00 payable in advance, shall accompany each application for a Hearing before the Athens Township Zoning Hearing Board involving: 1) the appeal of any decision made by the Zoning Officer or municipal engineer in the administration of the Zoning Ordinance; 2) a request for a variance; 3) a request for a Special Exception; 4) a validity challenge of the Township Zoning Ordinance; 5) a request for an interpretation of Zoning Ordinance provisions; or 6) any other matter requiring Board action. (Said fee shall include ½ of the appearance fee charged by the stenographer to record the Hearing proceedings. The cost of the original transcript and additional copies shall be paid by the person(s) requesting such cop(ies).

An additional \$200.00 shall be paid by the applicant where the Zoning Hearing Board is required to "continue" a Hearing on an application resulting from a request of the applicant or because insufficient data or documentation was presented at the initial Hearing. Where a "continuation" is necessary to sufficiently hear the testimony on a proposed application or is called for by the Board, there shall be no additional charge assessed to the applicant.

Where an applicant cancels a Hearing prior to publication of the first notice for the Hearing in the local newspaper, ½ of the fee collected for the Hearing shall be returned to the applicant. No portion of the fee required for the Hearing shall be returned to the applicant after publication of Public Notice.

VI. Township Supervisors' Hearings

A fee of \$ 500.00, payable in advance, shall accompany each application for a Conditional Use Hearing before the Athens Township Supervisors involving: 1) a request for a Conditional Use; 2) a request for an amendment to the Township Zoning Ordinance and/or Zoning Map; 3) a request for a curative amendment to the Township Zoning Ordinance; or 4) an appeal of the decision of the Township Zoning Officer or municipal engineer with reference to erosion and sedimentation control or stormwater management. (Said fee shall include ½ of the appearance fee charged by the stenographer to record the Hearing proceedings when such record is required or determined appropriate by the Township. The cost of the original transcript shall be paid by the person or party requesting the transcript and additional copies shall be paid for by the person(s) requesting such cop(ies)).

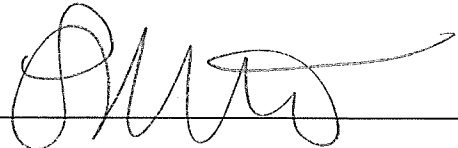
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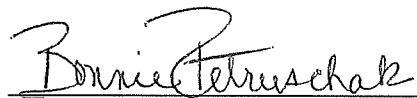
ADOPTED this 27 day of March, 2024, by the Board of Supervisors of Athens Township, Bradford County, PA.

TO BECOME EFFECTIVE on the 27 day of March, 2024.

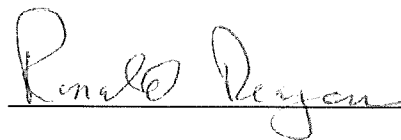
ATHENS TOWNSHIP SUPERVISORS



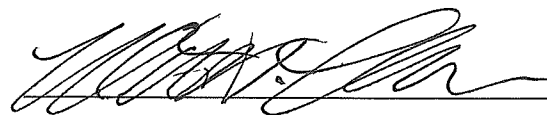
Tressa Heffron, Chairwoman



Bonnie Petruschack, Vice Chairwoman



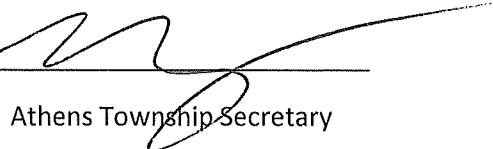
Ronald Reagan, Supervisor



Matt Moore, Supervisor

Cori Lasco, Supervisor

ATTEST:



Athens Township Secretary