

**PARADISE TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2024-05

**A RESOLUTION TO SET VARIOUS FEES, ESCROWS AND
OTHER PAYMENTS CHARGED FOR CERTAIN TOWNSHIP SERVICES**

| Paradise Township Fee Schedule 2024 | | |
|---|--|-------|
| Fee | Description | Cost |
| Boards (Zoning/Supervisors) | | |
| Special Exception/Variance | Conditional Use or Modification granted by ZHB for a special use permit with specified conditions. | \$500 |
| ZO Appeals | Appeals to be heard by the Pequea Valley Appeals Board. | \$800 |
| Continuance | Extending a Zoning or Supervisor hearing to the next meeting. | \$0 |
| Conditional Use Hearing | Request permitted use with explicit criteria defined in the Zoning Ordinance. | \$500 |
| Rezoning Petition | Petition to rezone a parcel of land. | \$500 |
| Building Permits | | |
| Residential Use - \$3 per \$1,000 cost | | |
| Agriculture/Commerical/Industrial Use - \$4 per \$1,000 cost | | |
| Dwelling | Used exclusively for residential occupancy, including single-family detached, semi-detached, attached, and apartments. | |
| Agriculture or Horticultural Building | Used by an enterprise actively engaged in commercial crop production. | |
| Accessory Building | Detached building customarily incidental to any of the permitted uses. | |
| Shed | Storage structure less than 1,000sqft. | |
| Pools & Hot Tubs | Above or in-ground structure designed to hold water for recreational swimming. | |
| Solar Power Systems | Energy conversion systems generating electricity from sunlight. | |
| Sign | Permanent exterior fixture used to direct attention to a business, commodity, or cause. | |

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| Demolition | Act of demolishing to reduce or improve lot coverage/structures. | |
| SLDO Plans | | |
| Sketch Plans | An informal plan indicating existing features with the general layout of a proposed development. | \$100 + \$2400 escrow |
| Lot Add-Ons | Subdivision plans to add land to one property from another parcel(s). | \$200 + \$2400 escrow |
| Preliminary/Final Plans | A complete and exact subdivision and/or land development plan, including all supplementary data. | \$500 + \$2400 escrow |
| Revised Plans | Approved plans with revisions from the applicant. New approval process required. | \$200 + \$2400 escrow |
| Modification Request | An exception granted for SLDO regulations. | \$350 |
| Stormwater/Land Disturbance | | |
| Minor | Diversion and Piping, under 5,000sqft impervious coverage | \$250 + \$2400 escrow |
| Major | Diversion and Piping, over 5,000sqft impervious (residential) or 1,500sqft (commercial) | \$500 + \$2400 escrow |
| Exemption | Projects under 1,000sqft can apply for a one-time exemption. | \$100-250 |
| Other Permits | | |
| Driveway | Requires application and inspection by Roadmaster. | \$30 |
| Roadside Stand | 4'x8' stands are permitted within the Zoning Ordinance. | N/A |
| Business | | |
| Junkyard License | Any area/structure used for collecting, storage, and/or sale of junk items. | \$175 |
| Mobile Home License | Improved parcel of land under single ownership for non-transient mobile homes. | \$20/home (\$100 min) |
| Home Business | Requires approval by the Zoning Hearing Board. | \$500 ZHB fee |
| Other Fees | | |
| Sewer Tapping Fee | Required to gain access to the public wastewater system. | \$5,000 |
| Sewer Certification | Request certification for wastewater connection. | \$15 |
| Zoning Ordinance (Printed) | Amended Ord. No. 2020-4, Adopted 3/17/20 | \$30 |
| SLDO or SW Ordinance | Subdivision and Land Development (2016) or Stormwater | \$30 |

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| (Printed) | Ordinance (2014) | |
| Comprehensive Plan (Printed) | Pequea Valley Strategic Plan (2014) | \$30 |
| Photocopying (B&W) | Single-sided, black and white photocopies. | \$.25/copy |
| On-Site Observation | Township staff/officials will make an on-site visit to conduct an observation. | \$50/hr |
| Granny Flat Recording | Additional temporary dwelling for elderly, handicapped, or disabled that is related to property owner. | \$70.00 |
| PW Labor Rate | Per hour rate for Public Works staff to conduct work on your property and/or project. | \$50/hr |
| PW Inspection Rate | Per hour rate for Public Works staff to conduct an inspection at your property and/or project. | \$75/hr |
| Returned Check | Bank charge for returned check due to insufficient funds. | \$35 |
| On-Lot Disposal Program | Pumper report required every three years with fee payment. | \$20 |

Rentals

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|---------------------------|---|-----------------------------------|
| Fields | Full daytime rental per field. Multi-field/day rates available. | \$50/day |
| Field Lights | Field and light fee for evening rentals. | \$80/night |
| Community Building | Full day rental of the Community Building at Paradise Park. (Two floors, commercial kitchen, tables/chairs) | \$250/residents, \$300/non-res |
| Meeting Room | Host a meeting at the township building. | \$50/day |
| Pavilion | Three (3) pavilions available for full day rental at Paradise Park. | \$75/residents, \$100/non-res |

Notes

1. All permit fees are a minimum of \$50 plus \$25 administrative fee.
2. Modification request fee required for any modification requests not included with a Sketch, Preliminary, Final, or Storm Water Management Plan.
3. Administrative fees are non-refundable.
4. The Minor Land Disturbance administrative fee includes one (1) on-site observation by Township staff/officials. Additional on-site observations may be required.
5. The deposit account is for plan review and observation costs by the Township Engineer as required by the applicable ordinance. If actual costs are less than the deposit fee, a refund will be issued. If costs are higher than the deposit fee, the additional cost must be paid by the applicant.

DULY ADOPTED this 19th day of March, 2024, by the Board of Supervisors of Paradise Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

ATTEST:

TOWNSHIP OF PARADISE
BOARD OF SUPERVISORS

By: Karen L. Jana
Secretary

By: [Signature]
(Vice) Chairman

[TOWNSHIP SEAL]

