

**PARADISE TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2023-3

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

Paradise Township Fee Schedule 2023

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 Bldg	Used by an enterprise actively engaged in commercial crop production.
Accessory Bldg	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.

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	0-200sqft additional impervious or up to .1ac disturbed area.	\$100
	201-750sqft additional impervious.	\$150
	750sqft additional impervious or up to .50ac disturbed area.	\$250
Major	Diversion and Piping, over 5,000sqft impervious (residential) or 1,500sqft (commercial)	\$500 + \$2400 escrow
Exemption	Projects under 1,000sqft can apply for an exemption and pay the minor fee based on sqft.	\$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 Zoning Hearing Board.	\$500 ZHB fee
Other Fees		
Sewer Tapping Fee	Required to gain access to the public wastewater system.	\$5,000.00
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	
(Printed)	Ordinance (2014)	\$30
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

Rentals

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

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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.
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DULY ADOPTED this 3rd day of January, 2023, 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 E Farra
Secretary

By: Allen Fisher
Allen Fisher, Vice-Chairman

[TOWNSHIP SEAL]



I, Karen Farra, Secretary/Treasurer of the Board of Supervisors of Paradise Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of a resolution duly adopted at a legally constituted meeting of the Board of Supervisors of Paradise Township held on January 3, 2023, at which meeting a quorum was present and voted in favor thereof.

Karen E Farra
Karen Farra, Secretary/Treasurer