

RESOLUTION NO. R-6-28-2022

MONTOUR COUNTY COMMISSIONERS

RE: MONTOUR COUNTY ZONING FEE SCHEDULE

WHEREAS, Montour County has incurred, and will continue to incur, increased costs for the administrative procedures mandated by the Montour County Zoning Ordinance; and,

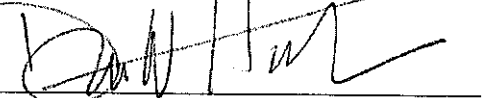
WHEREAS, Section 1205 of the Montour County Zoning Ordinance provides for the establishment, by Resolution, of permit application fees, fees for proceedings before the Zoning Hearing Board, and fees for proceedings before the Board of Commissioners.

NOW, THEREFORE, it is hereby resolved that the Commissioners of Montour County, Pennsylvania hereby adopt the revised schedule of fees as attached and to be effective upon adoption of this Resolution.


This Resolution adopted the 28th day of June 2022.

Montour County Board of Commissioners

  
Kenneth A. Holdren, Commissioner

  
Dan W. Hartman, Commissioner

Attest:

  
Holly A. Brandon, Chief Clerk

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Trevor S. Finn, Commissioner

**Hearings and Appeals before the Zoning Hearing Board or Board of Commissioners.**

A. For all hearings, held before the Zoning Hearing Board or Board of Commissioners, a fee of \$500 shall be paid by the applicant or appellant with the application, as compensation for the Secretary, compensation for Board members, notice and advertising costs, administrative overhead for the hearing and 1/2 of the appearance fee of the stenographer. The cost of the transcript, when required or requested shall be paid by the party requesting the transcript.

B. When multiple hearings are necessary, a determination will be made by the County as to whether additional fees in increments of \$500 need to be deposited with the County. In the event that the actual costs incurred by the County exceeds the amount of the deposit, such additional costs shall be paid to the County by the applicant or appellant prior to the rendering of any opinion on the application or appeal.

C. No hearing shall be conducted before the Zoning Hearing Board before and until the above fees have been paid.

**Changes or Amendments to the Zoning Ordinance or Map.**

A. For every application for a change or amendment to the Zoning Ordinance or Map, a fee of \$500, payable in advance, shall be paid by the applicant to the County to reimburse the costs incurred for advertising, mailing notices, and services of attorneys, stenographers, engineers and consultants as may be required to properly process the application. The cost of the transcript, when required or requested shall be paid by the party requesting the transcript.

B. When multiple hearings are necessary, a determination will be made by the County as to whether additional fees in increments of \$500 needs to be deposited with the County. In the event that the actual costs incurred by the County exceed the amount of the deposit, such additional costs shall be paid to the County by the applicant or appellant prior to the rendering of any opinion on the application or appeal.

C. Upon conclusion of the proceedings, if the actual costs exceed the amount of the deposit, such additional costs shall be paid to the County by the applicant prior to the rendering of any opinion on the application.

**ZONING OFFICE**  
Permit FEE Schedule

CATEGORY	DESCRIPTION	FEE			
<b>APPLICATION FEE</b>	If permit is approved, fee included.	\$50.00			
	If disapproved - pay as minimum.				
<b>COMMERICAL</b>					
Commercial Buildings	Construction costs \$0-\$50,000.	\$500.00			
	Over \$50,000.00	\$500.00	plus \$2 per each \$1,000.00		
<b>NON-COMMERIAL</b>					
Single Family Detached	Construction costs \$0-\$50,000.	\$300.00			
	Over \$50,000.00	\$300.00	plus \$2 per each \$1,000.00		
Accessory Additions	Patio/Patio roof/Porch/Deck	\$50.00	plus \$5 per \$1000.00 cost		
Free Standing Accessory	shed/garage/pole barn/carport	\$50.00	plus \$5 per \$1000.00 cost		
Additions or Alterations	shed/garage/polebarn/carport	\$50.00	plus \$5 per \$1000.00 cost		
Change of use	as needed	\$100.00	Private		
		\$500.00	Business		
Swimming Pools	Above or in ground	\$50.00	plus \$5 per \$1000.00 cost		
Demolition/Razing	does not include building prep for additions (single wall removal)	\$100.00	Private		
		\$200.00	Business		
Zoning Hearing Board & Conditional Use Hearing	(see Resolution R-6-28-2022)				
Signs	Business ID	\$50.00	per sign		
	Billboard 100-300 sq. ft.	\$100.00	per year		
	Billboard 300 sq. ft. plus	\$200.00	per year		
Timber Harvesting	Includes 1st acre	\$100.00	plus \$5 each additional acre		
<b>Multiple actions may be accomplished on a single permit, but each requires full fee as listed.</b>					
<b>No single action fee (private or commercial) will exceed \$10,000</b>					
When figuring lot coverage, there are 43,560 sq ft to an acre					
Multiply 43560 x lot size (acres). Then mulitply that number by the coverage percentage.					
Example: Woodland lot coverage is 15% Here is authorized coverage for a 10 acre parcel =					
	43,560 X 10=435,600 sq ft				
	435,600 x 15% = 65,340 sq ft				
	total coverage by all building can not exceed 65,340 sq ft.				
<b>Zoning District</b>	<b>Minimum Lot Size</b>	<b>Max coverage</b>			
Rural Residential	1 acres - see section 302	30%			
Suburban Residential	7,5K - 30K sq.ft. per - section 303	30%			
Village Center	7,5K - 15K sq.ft. per - section 304	40%			
Commercial	no minimum - set by section 305	50%			
Industrial	no minimum - set by section 306	60%			
Public/Semi Public	2 acres - see section 307	20%			
Agriculture	2-10 acres - see section 308	20%			
Woodland	2-5 acres - see section 309	15%			
Questions concerning fee application should be directed to the Zoning Officer.					