

Code of Ordinances
of the
Township of Thornbury
Delaware County, Pennsylvania

Published by Authority of the Township

Adopted by *Ord. 2-2005*, 7/6/2005

Revised and Supplemented through:
Supplement III; December 19, 2007

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The Township of Thornbury Code of Ordinances was adopted and published by the Township by *Ord. 2-2005* on July 6, 2005. It has been revised and supplemented through:

Supplement I; December 21, 2005
Supplement II; November 15, 2006
Supplement III; December 19, 2007

CONTENTS

Municipal Officials	v	
Foreword	vi	
Adopting Ordinance	ix	
Fee Schedule	xv	
Chapter 1	Administration and Government	1-1
Chapter 2	Animals	2-1
Chapter 3	Reserved	3-1
Chapter 4	Buildings	4-1
Chapter 5	Code Enforcement	5-1
Chapter 6	Conduct	6-1
Chapter 7	Reserved	7-1
Chapter 8	Reserved	8-1
Chapter 9	Grading and Excavating	9-1
Chapter 10	Health and Safety	10-1
Chapter 11	Housing	11-1
Chapter 12	Reserved	12-1
Chapter 13	Licenses, Permits and General Business Regulations	13-1
Chapter 14	Reserved	14-1
Chapter 15	Motor Vehicles and Traffic	15-1
Chapter 16	Parks and Recreation	16-1
Chapter 17	Reserved	17-1
Chapter 18	Sewers and Sewage Disposal	18-1
Chapter 19	Stormwater Management	19-1
Chapter 20	Solid Waste	20-1
Chapter 21	Streets and Sidewalks	21-1
Chapter 22	Subdivision and Land Development	22-1
Chapter 23	Reserved	23-1
Chapter 24	Taxation; Special	24-1
Chapter 25	Reserved	25-1
Chapter 26	Reserved	26-1
Chapter 27	Zoning and Planned Residential Development	27-1
<u>Appendix</u>		
A	Annexation of Territory	A-3
B	Bond Issues and Loans	A-5
C	Franchises and Services	A-7
D	Governmental and Intergovernmental Affairs	A-9
E	Plan Approval	A-11
F	Public Property	A-13
G	Sewers	A-15
H	Streets and Sidewalks	A-17
I	Water	A-19
J	Zoning; Prior Ordinances	A-21
Table to the Disposition of All Ordinances		K-1
Table to the Disposition of Significant Resolutions		KR-1
Index		I-1

Officials
of the
Township of Thornbury
County of
Delaware, Pennsylvania

ELECTED OFFICIALS

Board of Supervisors

Chairman	-	James H. Raith
Vice-Chairman	-	Joseph P. Sgro
	-	James P. Kelly
Tax Collector	-	Willard McMullin
Auditors	-	James W. Tait
	-	Joyce A. Price
	-	Robert Carroll

APPOINTED OFFICIALS

Manager	-	Jeffrey Seagraves
Secretary	-	Elizabeth Geoghegan
Treasurer	-	Merves, Amon and Barsz, LLC
Code Department Official	-	Ted McCandless, Sr.
Fire Marshal	-	Thomas J. Greene
Solicitor	-	Robert P. Anderman, Esquire
Engineer	-	Elizabeth A. Catania, P.E. Catania Engineers Associates
Sewer Engineer	-	James C. McCann, P.E.

FOREWORD

Location and Area

Thornbury Township, Delaware County, is a township covering 9.16 square miles in the Northwestern sector of the county. The Township is bordered by Edgemont, Middletown, Concord, and Birmingham Townships and Chester Heights Borough in Delaware County, and by Westtown and the other Thornbury Township in adjacent Chester County. The center of the Township is located at approximately 75 degrees, 30 feet West Longitude and 39 degrees, 55 feet North Latitude.

Major communities in the vicinity of Thornbury Township include West Chester, approximately 5 miles to the Northwest and Media. Wilmington is 11 miles to the south and Chester City nine miles to the southeast. Philadelphia is 20 miles due east.

History

Thornbury Township, once the home of the Lenni-Lenape Indians, is part of the vast river and bay area named Delaware in honor of Lord de la Warr, Governor of the English colony at Virginia. The land was discovered by Henry Hudson in 1609, and for the next 72 years was claimed at different times by the Dutch, the Swedes, and the English. In 1681, King Charles II issued a patent to William Penn to found a colony, named Pennsylvania or Penn's Woods. The land within the present boundaries of Thornbury Township was taken up by "first purchasers" from William Penn. The original grants were copper-plate prints on parchment; some are still extant and show a price of 100 English pounds for 5000 acres.

The Court of Equity in Chester recognized Thornbury Township in 1687, and appointed Township officers. At that time, only Chester County existed; Delaware County had not been formed. Hugh Durborow was the first Constable. Thornbury was named after the birthplace in England of the wife of George Pearce, who in 1685 had been granted title to 490 acres in the Township. Landowners in the Township included John Simcock and John Belter, each with grants for 1500 acres.

This area was re-surveyed by Isaac Taylor between 1701 and 1728. By then, landowners were John Taylor, Randolph Vernon, Elizabeth Hickman, John and Thomas Cheyney, William and Joseph Brinton and John Pile. One of the fieldstone farmhouses was known as the "Beehive" because the owner, Caleb Brinton, had 18 children. (This house, built in 1703 has been restored beautifully and is still occupied. It is now in the Chester County portion of the original Thornbury Township.)

The Battle of the Brandywine, the only major battle of the Revolution fought in Pennsylvania, was within sight and sound of the western part of the Township; at that time approximately three hundred people lived in the Township.

In 1769, a century after Thornbury Township had been formed, the Assembly authorized the division of Chester County. In forming Delaware County, Thornbury Township was divided. Border landowners specified whether they wished to belong to Chester County or to Delaware County. This accounts for the jagged shape of the present northern boundary.

Thornbury Township was enlarged by taking in the North end of Aston Township in 1837; the boundaries of the Township have remained unchanged since that time.

This comprises the codification of the ordinances of the Township of Thornbury. The Code of Ordinances of the Township of Thornbury was prepared by Keystate Publishers, Inc., and adopted by the Township of Thornbury Board of Supervisors on July 6, 2005 by Ordinance Number 2-2005.

Organization

The Code contains four parts which are (1) the valid current ordinances of the Township of Thornbury contained in Chapters 1 through 27, (2) the Appendix, which lists by abstracted title all ordinances of a temporary or "one time" nature, (3) the Key to the disposition of each ordinance ever enacted by the Township of Thornbury, and (4) the Index, which is an alphabetical arrangement of subjects.

In the Code each Chapter is separated by a divider tab, and specific ordinances can be located by subject on the contents page at the beginning of each Chapter. The Index may also be used to search for a subject when one is looking for general information on a particular subject, or if it is not known in which Chapter the subject might be found. The Appendix consists of several general categories containing a chronological listing of short subject descriptions along with a reference to the original ordinance and its date of enactment, if known.

The Key to disposition indicates what action has been taken by the Township of Thornbury Board of Supervisors with regard to every ordinance ever enacted. An ordinance has either been (1) specifically repealed, (2) superseded by another ordinance, (3) is located in a Chapter of the Code book, or (4) is located in the Appendix. Annual tax rate and budget ordinances are located only in the Key. The Key is a cross reference to the original ordinance books of the Township of Thornbury, and to the location within the Code of each ordinance by number.

ORDINANCE NO. 2-2005

AN ORDINANCE ADOPTING THE CODE OF ORDINANCES OF THE TOWNSHIP OF THORNBURY, DELAWARE COUNTY, PENNSYLVANIA; CONSOLIDATING, REVISING, AMENDING AND REPEALING CERTAIN ORDINANCES; ENACTING CERTAIN NEW PROVISIONS; PROVIDING A PROCEDURE FOR AMENDING THE CODE AND FOR THE CITATION OF THE CODE AND THE EFFECTIVE DATE THEREOF; ESTABLISHING RESPONSIBILITY FOR MAINTENANCE OF THE CODE; SAVING CERTAIN PROVISIONS FROM REPEAL; AND PRESCRIBING PENALTIES FOR VIOLATION.

The Board of Supervisors of the Township of Thornbury, County of Delaware, Commonwealth of Pennsylvania, does hereby enact and ordain the following ordinance:

WHEREAS, the Pennsylvania Municipalities Planning Code, as amended and the Pennsylvania Second Class Township Code, as amended confer upon the Board of Supervisors of the Township of Thornbury the authority to amend, change or codify the Code of Ordinances of the Township of Thornbury.

WHEREAS, the Board of Supervisors of the Township of Thornbury, after the public hearing, has determined that the general welfare of the citizens of Thornbury Township will be promoted and served by providing for the Codification of the Code of Ordinance of the Township of Thornbury.

NOW, THEREFORE, it is hereby enacted and ordained by the Board of Supervisors of the Township of Thornbury, County of Delaware, Commonwealth of Pennsylvania, as follows:

Section 1. Adoption. The "Code of Ordinances, Township of Thornbury," as prepared and published for the said Township of Thornbury, is hereby adopted as a consolidation, codification and revision of the ordinances of the Township of Thornbury. Chapters 1 through 27 thereof contain the text of the body of all general administrative and regulatory ordinances of the Township of Thornbury organized as follows:

TABLE OF CONTENTS

- Chapter 1 Administration and Government
- Chapter 2 Animals
- Chapter 3 [Reserved]
- Chapter 4 Buildings
- Chapter 5 Code Enforcement
- Chapter 6 Conduct
- Chapter 7 [Reserved]
- Chapter 8 [Reserved]
- Chapter 9 Grading and Excavating
- Chapter 10 . . . Health and Safety
- Chapter 11 . . . Housing
- Chapter 12 . . . [Reserved]
- Chapter 13 . . . Licenses, Permits and General Business Regulations
- Chapter 14 . . . [Reserved]
- Chapter 15 . . . Motor Vehicles and Traffic
- Chapter 16 . . . Parks and Recreation
- Chapter 17 . . . [Reserved]

Chapter 18 . . . Sewers and Sewage Disposal
Chapter 19 . . . [Reserved]
Chapter 20 . . . Solid Waste
Chapter 21 . . . [Reserved]
Chapter 22 . . . Subdivision and Land Development
Chapter 23 . . . [Reserved]
Chapter 24 . . . Taxation; Special
Chapter 25 . . . [Reserved]
Chapter 26 . . . [Reserved]
Chapter 27 . . . Zoning

APPENDIX:

A Adjustment to Territorial Boundaries
B Bond Issues and Loans
C Franchises and Services
D Governmental and Intergovernmental Affairs
E Plan Approval
F Public Property
G Sewers
H Streets and Sidewalks
I Water
J Zoning; Prior Ordinances

Table to the Disposition of All Ordinances
Table to the Disposition of Significant Resolutions

The Appendix of the volume lists, by subject matter, in chronological order, the titles (or an abstract of title) of enactments of special nature or of historical interest, for the complete text of which the official records of the Township of Thornbury shall be authoritative.

Section 2. Citation and Effective Date. The codification referred to in Section 1 of this ordinance shall be known and cited officially as the "Township of Thornbury Code of Ordinances," and all future ordinances shall make reference thereto. This ordinance shall become effective immediately upon publication of notice of final enactment as required by law.

Section 3. Saving Clause. The provisions of the Township of Thornbury Code of Ordinances, so far as they are the same as those ordinances and regulations in force immediately prior to the adoption of said Code, are intended as a continuation of such ordinances and regulations and not as a new enactment. The provisions of the Township of Thornbury Code of Ordinances shall not affect any suit or prosecution pending or to be instituted to enforce any of the prior ordinances or regulations.

Section 4. New Enactments, Amendments and Repeals. As a necessary part of codification, the following ordinances are hereby enacted, amended and repealed as summarized by short title:

A. *New Enactments.*

Section	Subject
§§1-101 - 1-111	Preliminary Provisions

B. Amendments.

Section	Subject	Ordinance No., Section
§2-108	Detention Fee	3-1983, §1(H)
§4-109	Penalties	13-1982, §9
§5-116	Penalties	2-1989, §6; 7-1996, §XI(16)
§6-107	Penalty for Violation	14-1977, §7; 7-1996, §XI(4)
§6-203	Penalty for Violation	6-1982, §3; 7-1996, §XI(5)
§6-204	Vehicles May be Taken Into Custody	6-1982, §4
§6-304	Violations and Penalties	3-1994, §4; 7-1996, §XI(6)
§6-404	Penalty	2-1996, §4
§6-503	Penalty	1-1996, §2
§6-603	Penalty	6-1998, §4
§9-103	Scope	1-1975, §102
§9-301	Definitions	1-1975, §300
§9-703	Enforcement Penalties	1-1975, §703; 8-1977, §1; 7-1996, §VII
§10-102	Penalty for Violation	1-1986, §3; 7-1996, §XI(8)
§10-202	Penalties	2-1988, §2
§10-304	False Alarms; Responsibility for Costs	8-1998, §57
§10-305	Violations and Penalties	8-1998, §58
§13-106	Penalties	4-1982; 7-1996, §XI(19)
§15-201	Motor Vehicles not to be Driven on Sidewalks	16-1977, Art. II, §1
§15-202	Speed Limits Established	16-1977, Art. II, §2; 7-1990; 3-1996
§15-203	Stop Intersections Established	16-1977, Art. II, §3; 3-1996; 6-1996
§15-204	Certain Classes of Vehicles Prohibited on Certain Highways	16-1977, Art. II, §4
§15-205	Unlawful to Operate Motor Vehicles or Tractors on Highways Closed for Construction or Repair	16-1977, Art. II, §5

Section	Subject	Ordinance No., Section
§15-305	Penalty for Violation	16-1977, Art. III, §5; 7-1996, §XI(9)
§15-405	Penalty for Violation	16-1977, Art. IV, §5; 7-1996, §XI(10)
§16-107	Violations and Penalties	2-1994, §7; 7-1996, §XI(11)
§18-101	Installation of Sand Mound Systems	7-1980
§18-326	Violations and Penalties	2-1998, §14
§19-805	Enforcement Remedies	4-2004, §805
§20-103	Penalties	13-1977, §3; 7-1996, §XI(3)
§20-205	Penalty	2-1985, §5; 7-1996, §XI(13)
§20-307	Penalties	1-1988, §7
§20-311	Joint Cooperation Agreement	1-1988, §11
§21-101	Road Occupancy Subject to Regulation	3-1974, §1
§21-106	Penalties	3-1974, §6; 7-1996, §XI(14)
§21-112	Penalties for Violation	1-1978, §2; 3-1989, §1
§21-203	Penalties for Violation	10-1995, §53; 7-1996, §XI(15)
§24-117	Violations	5-1986, §17; 7-1996, §XI(17)
§24-210	Penalties and Enforcement	5-1970, §10; 6-1977; 7-1996, §XI(18)

Section 5. Land Use Amendments. The Township of Thornbury Code of Ordinances is hereby amended as is more fully shown in the complete text of Chapter 27 thereof which is attached hereto and made part hereof by reference hereto as if fully set out at length herein, with deletions shown by ~~strike-through~~ and additions shown by underline, all of which is briefly summarized hereinafter.

A. *Revised Provisions.* The following provisions of the Code are revised, the text of which indicates deletions by ~~strike-through~~ and additions shown by underline, and are summarized as follows:

Section	Subject	Ordinance No., Section
§22-201	Language Interpretation	2-2000, §21
§22-601	Application	2-2000, §61
§22-1114	Penalties	2-2000, §124
§27-906	Performance Standards	2-1976, §805

Section	Subject	Ordinance No., Section
§27-1506	Uses by Special Exception	2-1976, §1305
§27-1511	Specific Prohibitions	2-1976 §1310; 9/7/1977; 11-1982; by 1-1994, §2
§27-1605	Development Standards for Mobile Home Parks	2-1976; 5-1982; 5-1998
§27-2114	Erection of Single Mobile Homes	2-1976; 5-1982
§27-2502	Penalties	2-1976, §2001; 9-1977, §3; 4-1990, §1; 7-1996, §X
§27-2604	Development Standards	2-1976; 18-1997, §504; 5-1998, §§1, 4
§27-2605	Application for Preliminary Approval	2-1976; 18-1977; 3-1988, §505; 5-1998, §1

Section 6. Procedural Changes. The following minor procedural changes have been made to existing Township of Thornbury ordinances:

- A. Grammatical and spelling errors have been corrected where necessary;
- B. Minor changes have been made to correct obsolete terms and usages;
- C. The penalty provisions have been revised where necessary to comply with the Pennsylvania Township Code, Vehicle Code, Municipalities Planning Code and the Local Tax Enabling Act.

Section 7. Amending the Code of Ordinances. The procedure for amending the Code of Ordinances shall include the citation of the Chapter, Part, Section and subsection to be amended, revised, repealed or added as follows:

- A. Amendment or Revision - "Chapter ___, Part ___, Section ___, Subsection ___ is hereby amended [revised] to read as follows..."
- B. Additions - "Chapter ___, Part ___, Section ___, Subsection ___ is hereby amended by the addition of the following..."
- C. Repeal - "Chapter ___, Part ___, Section ___, Subsection ___ is hereby repealed in its entirety."

Section 8. Responsibility for Code of Ordinances. It shall be the responsibility of the Township of Thornbury Secretary to maintain an up-to-date certified copy of the Code of Ordinances. This copy shall be the official copy of the Township of Thornbury Code of Ordinances and shall be available for public inspection.

Section 9. Penalties. It shall be unlawful for anyone to change, alter or tamper with the Code of Ordinances in any manner which will intentionally misrepresent the laws of the Township of Thornbury. Whosoever shall violate this Section shall, upon

conviction thereof, be sentenced to pay a fine of not more than \$600 and costs or, in default of payment thereof, shall be subject to imprisonment for a term not to exceed 30 days.

Section 10. Severability of Parts of Codification. It is hereby declared to be the intention of the Township of Thornbury that the Chapters, Parts, Sections, paragraphs, sentences, clauses and phrases of this codification are severable. If any Section, paragraph, sentence, clause or phrase of this Code is declared unconstitutional, illegal or otherwise invalid by the judgment or decree of a court of competent jurisdiction, that invalidity shall not affect any of the remaining Chapters, Parts, Sections, paragraphs, sentences, clauses or phrases of this codification.

ENACTED AND ORDAINED, by the Board of Supervisors of the Township of Thornbury, County of Delaware, Commonwealth of Pennsylvania, this 6th day of July, 2005.

ATTEST:

Board of Supervisors
Township of Thornbury

/s/ Deborah E. Perry
Secretary

/s/ William A. Lovejoy
William A. Loverjoy, Supervisor
Chairman

/s/ James H. Raith
James H. Raith, Supervisor
Vice-Chairman

/s/ Jay Uradnisheck
Jay Uradnisheck, Supervisor

Fee Schedule

Subject	Fees
New Dwellings, including Apartments and Townhouses	
(1) Per square foot of living space	\$80
(2) Per square foot of unfinished basement	\$20
(3) Per square foot of finished basement	\$35
(4) Per square foot of garage area	\$40
(5) Per square foot of decks (uncovered/covered)	\$40/\$60
(6) Per square foot for patios (uncovered/covered/enclosed)	\$26/\$50/\$75
(7) Per square foot for covered porches (open/closed)	\$35/\$65
(8) Per square foot of finished attic	\$25
(9) Per square foot of living space for attached, multi dwelling unit	\$95
Basements utilized as kitchens, living rooms, dining rooms, bedrooms, etc. constitute living space and shall be computed as per item (1) above.	
Assembly Buildings	
(1) Per square foot of assembly or occupied area	\$100
(2) Per square foot of unoccupied areas in excess of 150 square feet	\$25
New Commercial, Industrial, Institutional, Assembly and All Other Structures Not Previously Included	
(1) Per square foot of all areas excluding basement, utility room, furnace room, etc., in excess of 150 square feet	\$100
(2) Per square foot of basement, utility room, furnace room and other similar areas, in excess of 150 square feet	\$25
Residential Accessory Buildings	
(1) Per square foot for buildings not intended for human occupancy, garages, sheds, barns, greenhouses, etc.	\$15
(2) Per square foot for buildings intended for human occupancy, studios, work shops, hobby shops, etc.	\$25
(3) Per square foot for buildings to be utilized as living space	\$50
Additions to Private Dwellings, Apartments and Townhouses	
Same schedule as for new dwellings	
Alterations to Private Dwellings or Their Accessory Buildings	

Subject

Fees

Reasonable figures to be submitted by contractor. Generally based on knowledge of building costs and schedule of fees for new dwellings. Contractor must submit copy of signed contract for work to be performed with all costs delineated

All building applications except for non-reviewable permits (see below) will be subject to a zoning review, the fee of which is \$50

Building Permit for New Dwellings and Their Accessory Uses

\$7 for each \$1,000 of estimated value or fraction thereof with a minimum fee of \$50

Includes \$2 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act

Apartments and Townhouses

\$7 for each \$1,000 of estimated value or fraction thereof with a minimum fee of \$50

Includes \$2 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act

Additions and/or Alterations to Private Dwellings, Apartments and Townhouses

\$10 for each \$1,000 or value or fraction thereof with a minimum fee of \$50

Includes \$2 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act

Private Swimming Pools

For storable pool, having maximum dimensions larger than 18 feet length or 18 feet width or 42 inches height that may be disassembled \$30

For all other above-ground pools \$75

Includes \$2 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act

Residential:

In-ground Less than 500 square feet surface area \$350
More than or equal to 500 square feet \$450

Commercial (Associated with residential ones):

In-ground Less than 800 square feet of surface area \$750
More than 800 square feet of surface area \$850

Plan Review

A fee of \$100 shall be charged for each set of plans reviewed for all new structures, additions, and alterations, other than residential accessory buildings and additions costing less than \$50,000.

New Commercial, Industrial and All Other Structures Not Previously Included

Subject	Fees
1. For each additional \$1,000 of estimated value or fraction thereof	\$20
Above or underground tanks and pumps:	
2. Non-pressurized tanks, \$25 for each \$1,000 gallons of capacity or fraction thereof, not to exceed \$400 per tank unit	
3. Pressurized tanks such as propane, \$25 per each 1,000 gallons, not to exceed \$500 per tank unit	
4. \$50 for each pump	
Fees for underground petroleum crude or products pipeline as describe in Item (1) above to be based on construction costs as verified by the installing firm or in accordance with Item (3) above, whichever is greater.	
Includes \$2 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act	
<i>[Res. 9a-2004]</i>	
Additions to Commercial and Industrial Buildings or Additional Structures (except apartments and townhouses). This shall include public utility, amusement and recreational buildings, and all dwelling buildings, transmission/receiving towers and all other structures.	
For each \$1,000 of estimated cost or fraction thereof with a minimum fee of \$100	\$20
Includes \$2 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act	
Alterations to Structures Defined in Section G Above	
For each \$1,000 of estimated value or fraction thereof with a minimum fee of \$50	\$20
Includes \$2 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act	
Demolitions (The estimated cost for demolitions will be determined from contractor's bid or cost estimates without credit for sale of material or other benefit).	
For each \$500 of estimated cost or fraction thereof with a minimum fee of \$50	\$10
Includes \$2 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act	
On-site Sewage Disposal Facilities (*) Permit Fees	
(1) Permit fee for on-site residential systems.	\$500
(2) Permit fee for renewal of expiring or expired permit within 12 months of expiration date utilizing existing data acceptable to S.E.O.	\$200
(3) Permit transfer from one name to another within the valid permit time period.	\$45
(4) Repairs to existing systems. Does not include new absorption areas	\$300

Subject	Fees
(5) Permit for an on-site individual system placed on other than a residential lot. Includes systems up to 10,000 GPD	\$600
(6) Per E.D.U. for on-site residential community system	\$300
(7) Per E.D.U. for on-site commercial community system	\$400
(8) Annual or periodic site inspection of S.F.S.T.P.	\$50

(*) Fees for connecting to public sewer includes tapping, capacity, and other fees that depend on location with the Township. Fees are set periodically by the Board of Supervisors.

Note: Only for the purpose of Item (6) and (7) above, an E.D.U. is equivalent to an average flow of 400 gallons. (1 E.D.U. = 400 G.P.D.)

[Res. 17-2007]

Sewage Planning Module Review

(1) Plus \$50 for each lot over 3 for on-site sewage modules Component #1.	\$500
(2) Plus \$50 for each lot over 10 for on-site sewage modules Component #2	\$500
(3) Plus \$50 for lots 11 through 20 and \$10 for each lot thereafter for sewage modules Component #3. Exception: Component 3 -S. See Item (4) below.	\$1,000
(4) For Component 3-S	\$750
(5) For public sewer module	\$150

Plumbing Permit

(1) Initial registration of Master Plumbers	\$50
Each consecutive year	\$25
(2) Initial registration of Journeyman Plumbers.	\$50
Each consecutive year	\$25
(3) Initial registration of Apprentice Plumbers	\$25
Each consecutive year	\$10
(4) New construction	\$300
Plus for each fixture over 8	\$5
(5) Replacement of fixtures	\$25 each
(6) Repairs to existing systems	\$25 each
(7) System alterations. Does not include new fixtures	\$25
Plus for each fixture over 8	\$5
(8) Sanitary sewer connection to sewer main. Does not include administrative or capacity fees if otherwise required by the Township or Township entities.	\$100

Subject	Fees
(9) Well permit	\$100
(10) Water service connection to Main	\$75

Includes \$2 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act

Electrical Permit

(1) Initial registration of Master Electricians	\$50
Each consecutive year	\$25
(2) Initial registration of Journeyman Electricians	\$50
Each consecutive year	\$25
(3) Initial registration of Apprentices	\$25
Each consecutive year	\$10
(4) Permit fee, based on estimated cost of improvement:	
For each \$500 of estimated cost or fraction thereof with a minimum \$75 fee	\$30
(5) Any person who commences work on an electrical system before obtaining the necessary permits shall be subject to 100% of the usual permit fee in addition to the required permit fees	

Includes \$2 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act

Mechanical Permit

Permit fee based on estimated cost of improvement.

Residential:

For each \$1,000 estimated cost of improvement or fraction thereof with a \$25 minimum fee	\$20
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Commercial:

For each \$1,000 of estimated cost of improvement or fraction thereof with a \$25 minimum fee	\$25
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Erosion and Sedimentation Control Fees and Escrow Deposits

[Res. 6-2005]

Grading Permit

(1) Permit fee for the first acre or fraction thereof	\$50
(2) Fee for each additional acre or fraction thereof, under 10 acres	\$25
(3) Fee for each additional acre or fraction thereof, over 10 acres	\$10

Engineering Inspections

Subject

Fees

An initial deposit for inspection fees is required according to the following schedule or as set by the Township Engineer, whichever results in the higher figure. Actual Engineering cost for inspections as submitted to the Township will be deducted from the deposit.

- (1) Up to 10 acres \$200
- (2) More than 10 acres \$500

Additional inspection fees may be required as the initial deposit becomes depleted for inspection purposes.

Escrow Deposits

An initial escrow deposit for review and inspection fees is required according to the following schedule. Actual Engineering and Consultant cost for review and inspections, as submitted to the Township, will be deducted from the deposit.

- (1) Up to 10 acres \$300
- (2) More than 10 acres \$500

Additional escrow deposits will be required as the initial deposit is depleted to not less than \$100, in order to replenish the above escrow deposits.

[Res. 6-2005]

Highway Occupancy Permit Fees shall be required as follows:

- (1) Issuance:
 - Residential Driveway \$15
 - Commercial Driveway \$30
 - Roadway (Street) \$100
 - Temporary Use (Less than 30 days) \$15
 - Supplemental fee for each 6 month time extension for each submitted change \$10
- (2) Inspection:
 - Residential Driveway \$10
 - Commercial Driveway \$20
 - Roadway (street) \$100
 - Temporary Use (Less than 30 days) \$10
- (3) Exceptions:
 - The Commonwealth
 - Political subdivision of the Commonwealth
 - Government authorities organized under the laws of the Commonwealth
 - The Federal government

Subject**Fees**

Charitable organizations which are exempt from or in compliance with Act of August 9, 1963, P.L. 628, No. 337 (10 P.S. 160.1 to 160.17).

Subdivision and Land Development Fees

(1) Subdivision:

	No. of Units	Non-Refundable Fee	Refundable Escrow Fee Preliminary	Refundable Escrow Fee Final
R-1, R-2, PA, PRD, C, I, LI, MHP	2 - 3 lots	\$150	\$1,000	\$1,000
	3 - 10 lots	\$200	\$2,000	\$2,000
	10 lots or more	\$200 + \$20 per lot over 10 lots	\$200 + \$20 per lot over 10 lots	\$200 + \$20 per lot over 10 lots

(2) Land Development:

	No. of Units	Non-Refundable Fee	Refundable Escrow Fee Preliminary	Refundable Escrow Fee Final
Residential Districts: R-1, R-2, R-3, Cluster Zones 1 & 2, PA, PRD, I, MHP	2 - 20 units	\$200	\$1,200	\$1,200
	20 units or more	\$200 + \$10 per unit over 20 units	\$3,000 + \$15 per unit over 20 units	\$3,000 + \$15 per unit over 20 units

	No. of Units	Non-Refundable Fee	Refundable Escrow Fee Preliminary	Refundable Escrow Fee Final
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Commercial District:

C	12,000-20,000 sq. ft.	\$400	\$800	\$800
	20,000-50,000 sq. ft.	\$500	\$3,000	\$3,000
	50,000 sq. ft. & over	\$1,000 + .01 per sq. ft. over 50,000 sq. ft.	\$3,000 + .01 per sq. ft. over 50,000 sq. ft.	\$3,000 + .02 per sq. ft. over 50,000 sq. ft.

Limited Industrial District

LI	150,000 sq. ft.	\$500 + .01 per sq. ft.	\$3,000 + .02 per sq. ft.	\$3,000 + .02 per sq. ft.
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Floodplain Conservation District

Subject	Fees
Inspection fees as prescribed by the Zoning Hearing Board	
Zoning	
Zoning Permit	\$25
Curative Amendment	\$1,000
Escrow	\$2,000
Additional funds as expended	
Variance or Special Exception	\$200
Escrow	\$300
Additional funds as expended	
Appeal from interpretation of Zoning Officer	\$200
Escrow	\$300
Additional funds as expended	
Conditional Use Application	\$500
Escrow	\$2,000
Additional funds as expended	

Fee for number of buildings same as residential number of units. Non-refundable fee is to be paid for both preliminary and final plan submission.

NOTE: Thornbury Township, in the exercise of its responsibilities, may call upon the services of consultants for engineering, legal services, site design, traffic design, landscape architecture, socio-economic impact, and such other consultants as it may deem necessary incidental to the examination of subdivision and/or land development. A 10% administrative charge shall be added to all applicable fees and deducted from the portion of the fee paid in advance. Any unused portion of the escrow shall be returned to the applicant

In the event the escrow account at any time falls below 25% of the original escrow deposit, and it seems likely that costs will run in excess of the unused portion, the Township reserves the right to require an additional escrow deposit up to the original escrow amount. This additional escrow amount shall be paid when requested before further review of the proposed development.

In all cases where the Code Official is requested by the builder/developer to make return or call back inspections and in all cases where there must be additional inspections occasioned by the builder's noncompliance with the notice requirements of the BOCA Building Code, the builder/developer shall pay the sum of \$50 for each such inspection.

Whenever a permit is required in accordance with any of the codes adopted by Thornbury Township, and a fee has not been previously established, a minimum fee of \$30 will be charged for the first \$5,000 or fraction thereof of estimated cost and \$5 will be charged for each additional \$1,000 or fraction thereof.

Includes \$2 to the Pennsylvania Municipal Training Account as required by the Pennsylvania Construction Code Act

Subject	Fees
Appeal from interpretation of the Building Code Enforcement Department to Board of Appeals	\$200
Pre-permit inspections without permit (work commenced without permit)	\$25
Miscellaneous Fees	
(1) Tax certifications	\$15
(2) Bed and breakfast inn - annual permit and inspection	\$50
(3) Rental properties - permit and inspection	\$50
(4) Automatic Protection Device - False Alarm	
First occurrence in a 365-day period	NO FEE
Second occurrence in a 365-day period	\$25
Third occurrence in a 365-day period	\$50
Each occurrence thereafter in a 365-day period	\$100
Duplicate copy of permit or license	\$25

Preliminary plan review: A fee shall be charged for each set of plans submitted for a preliminary plan review. This review would not constitute final project code compliance, but only an overview of the slope. It might include one evaluation meeting to discuss project particulars:

Fee of \$0.10 per square foot with a \$75 minimum fee

Changes in Fee Schedule . The Schedule of Fees as set forth herein and as shall be further revised hereunder, may be revised or amended at any time by Resolution of the Board of Supervisors of the Township of Thornbury.

The Board of Supervisors on written application of any nonprofit, charitable, or governmental institution or organization may reduce or modify any applicable fee as set forth herein upon due consideration of the necessary and proper expenditures of the Township

(Res. 9-2004, 6/16/2004; as amended by Res. 9a-2004, 10/20/2004; by Res. 6-2005, 2/16/2005; and by Res. 17-2007, 8/1/2007)

