Code of Ordinances
of the
Township of Wrightstown

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Code of Ordinances

of the

Township of Wrightstown

Bucks County, Pennsylvania

Published by Authority of the Township

Adopted by *Ord. 266*, 9/17/2007

Revised and Supplemented through:
Supplement I; June 6, 2011

KEYSTATE PUBLISHERS, INC.
300 West King Street, P.O. Box 366
Shippensburg, PA 17257

The Township of Wrightstown Code of Ordinances was adopted by the Township of Wrightstown by *Ord. 266* and published by Keystate Publishers, Inc., on September 17, 2007. It has been subsequently revised and supplemented as follows:

Supplement I; June 6, 2011

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Officials

of the

Township of Wrightstown

County of Bucks,

Pennsylvania

ELECTED OFFICIALS

BOARD OF SUPERVISORS

Chairman	-	Chester Pogonowski
Vice-Chairman	-	Jane Magne
Member	-	Robert Lloyd
Tax Collector	-	Greg Soto
Auditors	-	David DelBianco
	-	Margaret Clark
	-	Marc Busby

APPOINTED OFFICIALS

Administrator	-	Joseph F. Pantano
Secretary	-	Joseph F. Pantano
Treasurer	-	Robert Lloyd
Codes Official	-	Ted Middleman
Solicitor	-	Terry W. Clemons, Esquire Clemons Richter Walsh & Reiss, P.C.
Engineer	-	Mario Canales, Pickering, Corts and Summerson, Inc.

FOREWORD

History

Wrightstown Township is a Township of the Second Class of the Commonwealth of Pennsylvania, currently governed by a Board of Supervisors consisting of three members each elected for a term of 6 years. Wrightstown Township consists of approximately 10.16 square miles, 6500 acres, and 2,839 residents per the 2000 Census.

Prior to 1908, the Board of Supervisors consisted of only two members. The first zoning ordinance was adopted in 1962, the first subdivision ordinance in 1969 and the first Comprehensive Plan in 1971. The first Planning Commission was established in 1959. In 1983, Wrightstown Township joined with Newton Borough, Newtown Township and Upper Makefield Township to form the Newtown Area Joint Zoning District.

Historic Highlights

Walking Purchase: Wrightstown existed as part of the original "Walking Purchase," a land grant from the King of England to William Penn in 1682 which encompassed land from the Delaware River in Upper Makefield Township to Wrightstown. The "Walking Purchase" was re-enacted by Penn's descendants on September 19 and 20, 1737 with Wrightstown Township as the starting point.

The official boundaries of Wrightstown Township were established in Central Bucks County by 1692. A square mile in the center, in the present Penns Park, was reserved for parkland. In 1719, however, the Square was divided amongst the surrounding property owners.

Wrightstown's first recorded settler was John Chapman, who emigrated from England in October 1684, with his wife and children and settled on land which was part of the original William Penn Grant. According to legend, they first lived in a "cave" or "sod hut," probably on what is now Penns Park Road. Twin boys were born in their dwelling during the first winter, originating a long line of descendants, among whom was Henry Chapman Mercer.

Although the first dwelling no longer exists, there are seven houses in the Township which were the homes of second and third generation Chapmans. William Smith, who arrived the year after the Chapman's, built a log house which still stands on Mud Road. In addition to the Smith house, there are 140 other houses in the Township which are at least 100 years old.

In addition to its basically rural character, much of the Wrightstown Township's charm is due to its five villages: Penns Park, Pineville, Rushland, Wrightstown and Wycombe. The villages of Penns Park and Wycombe are registered as Historic Villages on the National Register of Historic Places.

Penns Park: The oldest village in Wrightstown Township, Penns Park is located in the center of the Township. The crossroads village was known as "Logtown" as early as 1716 and "Pennsville" in the early 1800's. In 1862 the village name was changed to its current one. To the southwest of the village is the "old grave yard" where many of the Township's first settlers are buried.

Rushland, in the northwestern corner of Wrightstown Township, was originally known as "Sackett's Ford." Located along the Mill Creek near Rushland was a

settlement started by Italian immigrants who came to the area as laborers when the railroad was being built in the last decade of the nineteenth century. Their community became known as “Little Italy.” By forcing it’s way through a rocky cliff, the railroad opened a major industry for Rushland, the stone quarry, an industry that continues to this day.

Wycombe burst on the scene in the 1890's, when the Northeast Pennsylvania Railroad opened a line through the county. The villagers originally wanted their town called Lingohocken which was the area’s Indian name, but postal authorities felt it would be confused with the town of “Wingohocken,” another post office in Pennsylvania. The name Wycombe was then adopted. It is an excellent example of a late 19th century Victorian Village.

Pineville, is located on the Wrightstown/Buckingham Township line. The name of the village, adopted in 1932, comes from the presence of large pine trees around a long-gone school house. Growth of the village centered on an old tavern and general store.

The **Octagonal Schoolhouse** is located at Swamp Road and Second Street Pike (Route 232). Education has always had a high priority in Wrightstown Township. Early Quaker settlers built and ran the school in 1802. They built a stone structure in the octagonal shape which allowed the maximum amount of natural light to enter at all times of the day. Heat in winter was provided by a small stove in the center of the room. The Wrightstown Octagonal School is the only remaining octagonal school in Bucks County. It functioned as a school from 1802 until 1850. The Octagonal Schoolhouse has been fully renovated and is open to the public on certain dates and serves as the headquarters and is open to the public on certain dates and serves as the headquarters of the Wrightstown Historical Commission.

The Code of Ordinances of the Township of Wrightstown was prepared by Keystate Publishers, Inc., and adopted by the Township of Wrightstown Board of Supervisors on September 17, 2007, by *Ord. 266*.

Organization

The Code contains four parts which are (1) the valid current ordinances of the Township of Wrightstown 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 Table to the disposition of each ordinance ever enacted by the Township of Wrightstown, 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 Table to disposition indicates what action has been taken by the Township of Wrightstown 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 Table. The Table is a cross

reference to the original ordinance books of the Township of Wrightstown, and to the location within the Code of each ordinance by number.

ORDINANCE NO. 266

AN ORDINANCE ADOPTING THE CODE OF ORDINANCES OF THE TOWNSHIP OF WRIGHTSTOWN, BUCKS 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.

BACKGROUND:

A. At numerous and various times, the Board of Supervisors of Wrightstown Township ("Board of Supervisors") has enacted ordinances, resolutions and other official pronouncements pursuant to its statutory authority located in various places in the laws of the Commonwealth of Pennsylvania.

B. Through careful study, the Board of Supervisors has recognized that it various ordinances, resolutions and other official enactments should be codified in the Code of Ordinances of Wrightstown Township.

C. This proposed ordinance provides for the approval, adoption and enactment of an ordinance codification and revision of the ordinances of Wrightstown Township.

D. The proposed code adoption ordinance has been introduced, advertised, considered and reviewed in accordance with Section 1601 of the Pennsylvania Second Class Township Code [53 P.S. §66601].

NOW THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Wrightstown Township, Bucks County, Pennsylvania, as follows:

Section 1. Adoption. A consolidation, codification and revision of the ordinances of the Township of Wrightstown hereby designated as the "Township of Wrightstown Code of Ordinances," as fully set forth in the attached Exhibit "A," is hereby adopted and enacted. Chapters 1 through 27 thereof contain the text of the body of all general administrative and regulatory ordinances of the Township of Wrightstown organized as follows:

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Chapter 1 . . . . . Administration and Government
Chapter 2 . . . . . Animals
Chapter 3 . . . . . [Reserved]
Chapter 4 . . . . . Buildings
Chapter 5 . . . . . Code Enforcement
Chapter 6 . . . . . Conduct
Chapter 7 . . . . . Fire Prevention and Fire Protection
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 . . . . . Outdoor Lighting
Chapter 17 . . . . . Real Estate Registry
Chapter 18 . . . . . Sewers and Sewage Disposal
Chapter 19 . . . . . [Reserved]
Chapter 20 . . . . . Solid Waste
Chapter 21 . . . . . Streets and Sidewalks
Chapter 22 . . . . . Subdivision and Land Development
Chapter 23 . . . . . [Reserved]
Chapter 24 . . . . . Taxation; Special
Chapter 25 . . . . . Stormwater Management
Chapter 26 . . . . . Water
Chapter 27 . . . . . Zoning

APPENDIX:

A. . . . . Debt and Bond Issues
B . . . . . Franchises and Services
C . . . . . Governmental and Intergovernmental Affairs
D . . . . . Plan Approval
E . . . . . Public Property
F . . . . . Sewers
G . . . . . Streets and Sidewalks

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 Wrightstown shall be authoritative.

Section 2. Citation. The codification referred to in Section 1 of this ordinance shall be known and cited officially as the "Township of Wrightstown Code of Ordinances" and all future ordinances shall make reference thereto.

Section 3. Saving Clause. The provisions of the Township of Wrightstown 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 Wrightstown 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. Consolidation. As a necessary part of codification, the following provisions are hereby consolidated and revised as indicated:

A. *Consolidations.*

Section	Subject	Ordinance No.
15, Entire Chapter	Motor Vehicles and Traffic	22; 27; 44; 48; 52; 53; 112; 114; 116; 132; 138; 148; 222; Res. 55B; Res. 129; Re. 215; Res. 237; Res. 278; Res. 300; Res. 327; Res. 378; Res. 448; Res. 469; Res. 509; Res. 747; Res. 748; Res. 951

Section 5. New Enactments, Amendments and Repeals. As a necessary part of codification, the following ordinances are hereby enacted as part of the codification, amended and repealed as summarized by short title:

A. *New Enactments*. Adopted immediately prior to the adoption of this ordinance and included as part of the codification.

Section	Subject
§1-201	Planning Commission
§§9-101 - 9-116	Soil Erosion, Sedimentation, and Grading Control
§§13-401 - 13-412	Peddlers
§§15-101 - 15-604	Motor Vehicles and Traffic
§§16-101–16-111	Outdoor Lighting
§§22-101 - 22-801	Subdivision and Land Development
§§26-201 - 26-273	Water Wells

B. *Amendments*.

1. Standardized Penalties and Enforcement Remedies.

a. Standardized Penalties. Throughout the proposed code of ordinances penalty provisions are amended to be standardized to the following language for violation of ordinances adopting building, housing, property maintenance, health, fire or public safety codes; and for ordinances regulating water services, water pollution, air pollution and noise:

§____. Penalties. Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a magisterial district judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than $1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

b. Enforcement Remedies. For all other enactments, the following language is amended to be standardized to the following language; except for those enactments covered by State legislation that contains specific penalty provisions (such as the Vehicle Code, the Municipalities Planning Code for land use ordinances and the Local Tax Enabling Act with regard to earned income tax ordinances):

"§_____. Enforcement Remedies.

Any person, partnership, or corporation who or which has violated or permitted the violation of the provisions of this Part, upon being found liable therefor in a civil enforcement proceeding commenced by the Township, shall pay a judgment of not more than $600 plus all court costs. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by a magisterial district judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure, at which time, in addition to any penalties, the violator shall be liable for any attorney's fees and costs incurred by the Township. Each day that a violation continues or each Section of this Part which shall be found to have been violated shall constitute a separate violation."

The following Sections are amended regarding violations, penalties and enforcement remedies to be imposed in accordance with the above:

Section	Subject	Ordinance No., Section
§2-106	Penalty	114, §400
§4-101	Purpose	114, §106
§4-203	Penalties	114, §104
§5-306	Penalties	251, §6
§6-101	Hand Bills and Newspapers	114, §404
§6-201	Defacing Public and Private Property	114, §407
§7-101	Basic Fire Control Measures	114, §302
§10-102	Scope	114, §300
§10-207	Penalty	114, §401
§10-303	Penalty for Failure of Owner to Abate Such Nuisance	114, §402
§10-401	Offensive Business or Activity	139
§10-507	Penalty	114, §403
§11-106	Enforcement	170, §6
§13-108	Penalty	114, §301
§13-211	Penalty	114, §406
§13-302	Enforcement	201
§18-109	Penalties	114, §201

Section	Subject	Ordinance No., Section
§18-209	Permits, Fees, and Enforcement	212, §9
§18-308	Violations	235, §8
§20-108	Penalties	117, §8
§21-109	Violations	114, §105
§24-209	Fines and Penalties for Violation of Ordinances or Resolutions	213, Art. IX; 253, §01
§25A-805	Penalties	225, §805
§25B-905	Penalties	226, §905
§26-101	Installation of Water Saver Devices	114, §200; 126, §§I-III

2. Administrative Fees. All administrative fees were assembled into a master fee resolution adopted immediately prior to the adoption of this ordinance and are included as part of the codification. (and placed just immediately prior to Chapter 1). Administrative fees shall be in such amounts as established, from time to time, by resolution. The following Sections are amended in accordance with the above:

Section	Subject	Ordinance No., Section
§13-108.4	Penalty	114, §301
§13-202	Limitations	114, §406
§13-206	Transfer of License	114, §406

3. *Other Amendments*.

a. **Chapter 1–Administration and Government**. **Part 3, Fire Loss Insurance Proceeds Escrow**. **§1-305, Notification of Pennsylvania Department of Community and Economic Development**. Amend "Department of Community Affairs" to "Department of Community and Economic Development."

b. **Chapter 4–Buildings**. **Part 1, Conditions to Issuance of Occupancy Permits**. **§4-101, Purpose**. Amend by adding the following paragraph:

"D. Evidence satisfactory to the Code Enforcement Officer that the septic tank has been pumped out within the last 6 months if the property is served by an on-lot sewage disposal system."

c. **Chapter 10–Health and Safety**. **Part 1, Emergency House Numbers**. **§10-102, Scope**. Subsection.2.A, as enacted by *Ord. 114*, 1/21/1991, required "numerals designating the house numbers shall be no less than three inches high and one and one half inches wide." Section 505.1 of the International Fire Code, 2003 edition, requires that "numbers shall be a minimum of four inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm)." Amend to conform to the standards of the International Fire Code.

d. **Chapter 11–Housing**. **Part 1, Residential Disclosure Statement for New Residential Property**. **§11-103, Disclosure Requirements**. Subsection.1 amended, to include "as amended by resolution from time to time by the Board of

Supervisors" following "in the same form as the disclosure statement included herein."

e. **Chapter 18–Sewers and Sewage Disposal**. **Part 1, Spray Irrigation of Waste Water**.

i. **§18-101, Definitions**. Amend "Department of Environmental Resources" to "Department of Environmental Protection."

ii. **§18-103, General Requirements**. Amend "DER" to "DEP."

iii. **§18-104, Preliminary Review; Site Acceptability Phase**.

(1) In subsection.1.C, amend "DER" to "DEP."

(2) In subsection.1.D, amend "DER" to "DEP."

iv. **§18-106, Monitoring After Construction of System**. In subsections.1, .2, .3 and .6, amend "DER" to "DEP."

f. **Chapter 20–Solid Waste**. **Part 1, Licensing of Municipal Waste and Source Separated Recycling Collectors**.

i. **§20-102, Definitions**. Throughout, amend "Department of Environmental Resources" or "DER" to "Department of Environmental Protection" or "DEP."

ii. **§20-104, Prohibited Activities**. In subsection.2, amend "DER" to "DEP."

iii. **§20-106, Licensing Requirements**. In subsection.9, amend "DER" to "DEP."

iv. **§20-108, Penalties**. In subsection.2.D, amend "DER" to "DEP."

g. **Chapter 21–Streets and Sidewalks**. **Part 1, Driveway and Road Openings**. **§21-102, Scope**. In subsection.1, amend the reference to the Second Class Township Code to the 1995 re-enactment thereof.

C. *Repeals.*

Ordinance/Resolution	Subject
Ord. 46	Residential Construction Tax
Ord. 47	Nonresidential Building Construction Tax

Section 6. Procedural Changes. The following minor procedural changes have been made to existing Township of Wrightstown 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 Wrightstown 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 Wrightstown 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. Whosoever shall violate this Section shall be guilty of an offense under §4911, "Tampering with Public Records or Information," of the Crimes Code, 18 Pa.C.S.A. §4911, and shall be prosecuted under that Section of the law.

Section 10. Severability of Parts of Codification. It is hereby declared to be the intention of the Township of Wrightstown 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.

Section 11. Effective Date. This ordinance shall become effective 5 days following the date of adoption in accordance with law.

ENACTED AND ORDAINED AND ENACTED this 17th day of September, 2007.

BOARD OF SUPERVISORS
WRIGHTSTOWN TOWNSHIP

ATTEST:

/s/ Chester S. Pogonowski
Chester S. Pogonowski, Chairman

/s/ Eileen M. Bradley
Eileen M. Bradley, Administrator

/s/ Jane B. Magne
Jane B. Magne, Vice Chairman

/s/ Robert S. Lloyd
Robert S. Lloyd, Treasurer/Member

Fee Schedule

Section 1. Cost to Be Paid by Applicant.

All applicants for subdivision or land development, all property owners requesting amendments, supplement, change, modification or repeal of the Township Zoning Ordinance and/or map, including petitioners seeking Curative Amendment, and all appellants to the Zoning Hearing Board, the UCC Appeals Board including, but not limited to, all property owners requesting a variance or a special exception shall pay all legal fees, engineering fees, stenographic costs, advertising costs and other expenses incurred by the Township relative to their application, petition, request or appeal unless otherwise prohibited by Commonwealth Law.

Section 2. Fees and Deposits for Cost to Be Paid to Township Secretary/Zoning Officer.

All fees and deposits for cost, as hereinafter provided shall be paid to the Township Administration/Code Official simultaneously with the submission of a plan for subdivision, land development or other application; the filing of any petition to the Board of Supervisors for an amendment, curative or otherwise, supplement, change, modification or appeal of the regulations of the Township Zoning Ordinance and/or map; the filing of permits or uses; or the filing of any appeal.

Section 3. Amount and Fees and Deposits.

The following non-refundable fees and refundable escrow deposits and non-refundable continuance fees are established under this resolution.

Subject	Fees	Escrow
SUBDIVISION AND LAND DEVELOPMENT		
All submissions require 20 copies of all documents		
1. Lot Line change per plan submission	$125	$1,000
2. Minor Subdivision		
A. Sketch Plan (if submitted)	$175	$2,000
B. Final Plan (2-5 lots)	$300	$4,000
3. Major Subdivision/Land Development		
A. Sketch Plan (if submitted)	$175	$2,500
B. Preliminary Plan		
* If a new public road is proposed, an additional escrow deposit of $3,000 is required		
(1) Single Family		
(a) 6-9 lots*	$425	$6,500
(b) 10-19 lots*	$600	$7,500
(c) 20-49 lots*	$900	$9,000
(d) 50-99 lots*	$1,800	$10,000

Subject			Fees	Escrow
		(e) 100 or more lots*	$3,750	$12,000
	(2)	Multi-Family		
		(a) 2-9 units	$925	$7,000
		(b) 10 or more units	$1,875	$9,500
		(c) additional $/unit over 20 units	$125	$500
	(3)	Institutional (including churches)	$625	$6,000
	(4)	Commercial (including offices)		
		(a) 1-4 units	$625	$6,500
		(b) 5-9 units	$1,250	$8,500
		(c) 10 units or greater	$1,875	$9,500
		(d) additional $/unit over 15 units	$125	$700
	(5)	Shopping Center		
		(a) 10 units or less	$1,875	$8,500
		(b) greater than 10 units	$2,500	$9,500
		(c) additional $/unit over 10 units	$125	$700
	(6)	Industrial		
		(a) Single unit	$1,250	$6,500
		(b) Planned Industrial development	$1,875	$8,500
		(c) additional $/unit over 5 units	$300	$600
	C.	Final Plan		
	(1)	Single Family		
		(a) 6-9 lots	$250	$5,000
		(b) 10-19 lots	$425	$6,000
		(c) 20-49 lots	$625	$7,000
		(d) 50-99 lots	$1,875	$8,500
		(e) 100 or more lots	$3,750	$10,000
	(2)	Multi-Family		
		(a) 2-9 units	$425	$5,500
		(b) 10 or more units	$625	$7,000
		(c) additional $/unit over 20 units	$125	$500
	(3)	Institutional (including churches)	$300	$4,500
	(4)	Commercial		
		(a) 1-4 units	$425	$5,000
		(b) 5-9 units	$625	$6,500

Subject			Fees	Escrow
		(c) 10 or more units	$925	$7,500
		(d) additional $/unit over 15 units	$65	$500
	(5)	Shopping Center		
		(a) 10 units or less	$625	$6,500
		(b) greater than 10 units	$925	$8,000
		(c) additional $/unit over 10	$65	$500
	(6)	Industrial		
		(A) Single unit	$625	$5,000
		(B) Planned Industrial development	$925	$6,500
		(c) additional $/unit over units	$65	$500
4.	Capital Contributions as approved by the Board of Supervisors			
	A.	Sidewalks and curbing		$1,500 per lot
	B.	Street lights		$500 per street light req.
	C.	Street trees		$250 per tree req.
	D.	Recreation		$3 per square foot req.
5.	Stormwater Plan Submission			
	All subdivision/land development submissions require 20 copies of all documents			
	A.	Required for Delaware South Watershed per Ordinance #225	(1)	$1,000
	B.	Required for Little Neshaminy and Neshaminy Watersheds per Ordinance #226	(1)	$1,000
		(1) Included as part of overall subdivision and/or land development fee		

Note: All subsequent review shall be one-half the amount of the initial review fee unless a new application is required as per §406 of the Stormwater Ordinance. A new fee shall be submitted with each revision in accordance with this schedule.

Escrow Funds - In addition to application filing fees, the applicant shall be required to furnish an escrow fund to pay the professional fees and other costs incurred in reviewing the plans, processing the application and site inspections. Upon completion of the project, whether the application is approved or rejected, any monies not expended in the review and inspection process shall be refunded to the applicant. Fees in excess of the escrow fund will be charged to the applicant. The applicant may be required to replenish escrow fund when escrow drops to 35 percent of original amount.

ZONING AND BUILDING PERMIT FEES

All submissions require 20 copies of all documents

1.	Conditional Use Permits			
	A.	Agricultural Uses	$100	$2,000*
	B.	Residential Accessory Uses	$125	$2,000*

Subject		Fees	Escrow
C.	Religious, Educational, Recreational and Institutional Uses.	$250	$3,000*
D.	Office Uses	$500	$3,000*
E.	Retail and Consumer Uses	$750	$3,000*
F.	Utility Cable TV and Wireless Communications	$2,000	$5,000*
G.	Industrial Uses	$1,000	$5,000*
H.	Performance Subdivision	$750	$3,000*

(*) Escrow Fees to be used for review of all applications prior to and during all phases of the permit application and hearings. Fees to cover all administrative, engineering, legal and advertising costs. Any unexpended escrow will be returned to the applicant. The applicant may be required to replenish escrow fund when escrow drops to 35% of original amount.

2. Use Permits (Permitted Uses)(Occupancy additional, see following)

A. Residential

(1)	Single-Family	N/A
(2)	Residential Conversion	$50/unit Plus review fees
(3)	Use H-12 (Cell Towers)	$125 Plus review fees

B. Non-Residential Uses

(1)	Accessory Uses H-5, H-8	N/A
(2)	Accessory Uses H-1, H-2	$125/use Plus review fees
(3)	Accessory Uses H-3, H-4, H-6, H-7, H-9, H-10	$75/use Plus review fees
(4)	Accessory Use H-11	$300/use Plus review fees
(5)	Accessory Use H-12	$300/use Plus review fees
(6)	Events open to the public (e.g. grange use, craft shows, dog shows, etc.)	15% of Rental***

*** For Police, Municipal, Sanitation (required even if fees have been waived.)

Does not apply to private rentals (e.g. weddings, parties, etc.) or to events sponsored solely by the owner of the property such as the Middletown Grange, Lingohocken Fire Co., or other non-profit organization.

(7)	All other Non-Residential Uses	$100/use Plus review fees

C. Certificate of Non-Conformity (new or reissued certificate)

(1)	Residential	$50 Plus review fees
(2)	Non-Residential	$125 Plus review fees

3. Building Permits

Subject	Fees	Escrow

A. Calculation of Floor Area (Square Feet). The square foot area of any proposed building or structure shall be computed by using the floor area. This is calculated by using the outside dimensions of the building at the respective floor levels. Unfinished basement and attic will be calculated at one-half the floor area. Crawl spaces and attics without permanent stairs are excluded. Enclosed pools, fire places per prevailing fee.

B. If construction is started without first obtaining the required permits and the building official determines that the structure is in compliance with applicable building and zoning regulations, the fee stipulated will be automatically increased by 100%.

C. All construction must begin within 6 months from date of issue of the permit. All construction must be completed within 12 months of issue. Any construction which has not begun within the first 6 months nor has been completed within 12 months of date of issue of the permit will be considered abandoned. A permit may be reissued for an additional 12-month period following an inspection by the building official and payment of 10% the original permit fee.

D. Reinspections required as a result of incomplete or improper work will be invoiced to the permit holder at an additional charge of $75 per inspection.

E. Residential Fees (Plus applicable inspection fees)

F. On all new construction without Land Development Agreement, a Grading Disturbance escrow in the amount of 25% the base cost of the building permit PLUS $1 per sq. ft for the first 5,000 sq. ft and $0.25/sq. ft. thereafter.

G. Three copies of all plans (signed and sealed) must be submitted with application.

(1)	Single-Family Dwellings	$1,000+ $0.30/sq.ft. over 1,000 sq.ft.	
(2)	Multi-Family Dwellings (including town-houses, duplex, apartments, etc. per unit)	$1,000+ $0.30/sq.ft. over 1,000 sq.ft.	
(3)	Additions	$175+ $0.30/sq.ft. over 100 sq.ft.	
(4)	Residential Accessory Structures (garage, barn, stable, etc. between 500 & 1,000 s.f.)	$250+ $0.30/sq.ft. over 700 sq.ft	
(5)	Swimming Pool *plus grading		
	(a) Above-ground 24" deep or above	$50	$500
	(b) In-ground	$250	$2,000
	(c) Grading plan review	$200	
(6)	Fences, walls & related structures 4 ft & over		
	(a) Fences other than masonry	$50	
	(b) Masonry fences, walls and related structures	$250	
(7)	Ponds*		
	(a) 20-50 ft. diameter	$50	
	(b) over 50 ft. diameter	$100	

Subject			Fees	Escrow
		* plus grading permit		
	(8)	Decks and Porches when not part of a new structure permit	$100	
	(9)	Tennis Courts and related structures*	$250	
		*plus grading permit		
	(10)	Cancellation, change or transfer of any issued building permit	$25% of all applicable fees	
	(11)	Fire Damaged Dwellings*		
		(a) rebuilt to original size and specifications	No Charge	
		(b) rebuilt larger than original size	See Normal Fee Schedule for area above original size	
		* within 1 year		
	(12)	Miscellaneous Construction involving structural modification when not part of an original building or alteration permit.		
		(a) Solar Construction	$250	
		(b) Residential Antenna Tower, windmills	$2/ft.	
		(c) Commercial Antenna	$1,000	
		(d) Dish Antenna	$250	
	(13)	Mechanical Permits	$100	
	(14)	Fire Places and Stoves*		
		(a) Wood Burning Stoves	$50	
		(b) Masonry Fire Places	$100	
		(c) Factory built fire places	$50	
		* Includes two Fire Marshal inspections.	Additional inspections $25/inspection	
	(15)	Plumbing Permits	$100 + $8/fixture	
		with basement sanitary fixtures	$150 + $8/fixture	
	(16)	Act 13 UCC Training Fee*	$4 per permit	
		* required of all construction permits. Fee is forwarded to the State		
	(17)	Non-refundable Plan Review Fee*	$100	per submission
		*required for each resubmission		
H.		Institutional, Commercial and Shopping Center (including initial fire inspection by the Fire Marshal).		

Subject			Fees	Escrow
	(1)	New Construction*	$1,000+ $0.30/sq.ft.	
	(2)	Alterations and Additions*	$500+ $0.30/sq.ft.	
	(3)	Miscellaneous*	$100	
	* $2,000 additional escrow deposit required for all construction involving a parking lot.			
I.	Industrial			
	(1)	New Construction*	$2,000+ $0.30/sq.ft.	
	(2)	Alterations and Additions*	$500+ $0.30/sq.ft.	
	(3)	Miscellaneous*	$100	
	* $4,000 additional escrow deposit required for all construction involving a parking lot.			
J.	Agricultural (under ACT 319 or 515)			
	(1)	Accessory Building (Barn, stable, etc.)	$250	
	(2)	Greenhouses, poly greenhouses	$100+ $0.20/sq.ft. over 1,000 sq.ft.	
	(3)	Additions, alterations	$50+ $0.30/sq.ft. over 100 sq.ft.	
K.	Grading/As Built Permit (Engineering/legal costs in excess of fee to be billed $90 each submission after second submission. Three copies of sealed plans required.		$200	
L.	Charge per inspection to be added to all new construction and construction over 700 sq.ft. as determined by the Code Enforcement Officer		$75/inspection	
M.	Electrical Inspections			
	(1)	Residential flat rate inspections	$75/inspection	
	(2)	Mobile/Modular homes, 1 trip, service and feeder	$75	
	(3)	Minor alterations and service, max 15 devices	$75	
	(4)	Minimum trip charge	$75	
	(5)	Rough Wiring, all switches and lighting outlets:		
		(a) 1 to 25 outlets	$15	
		(b) each additional 10 outlets	$5	

Subject	Fees	Escrow
(6) Finished Wiring, All receptacles and lighting outlets:		
(a) 1 to 25 outlets	$15	
(b) each additional 10 outlets	$5	
(7) Heating, Cooling, Cooking, Appliances, Equipment, Motors, Transformers, Capacitors, etc.		
Less than 1/3 hp, kw, kva or kvar	Use finish wire fee	
Over 1/3 hp, kw, kva or kvar:		
(a) 1/3 to 1.0	$10	
(b) 1.1 to 5.0	$12	
(c) 5.1 to 10.0	$15	
(d) 10.1 to 30.0	$20	
(e) 30.1 to 50.0	$25	
(f) 50.1 to 100.0	$30	
(g) Over 100.0	$1/hp, kv, kva	
(h) Over 600 volts	double above fee	
(8) Signaling, Communication and Alarm Systems:		
(a) 1 to 10 devices	$50	
(b) each additional device	$1	
(9) Service Meter Equipment		
(a) Up to 200 AMP	$75	
(b) 201 to 600 AMP	$85	
(c) Over 400 AMPS	$15/100 AMP	
(d) Sub-feeders or sub-panels	¼ of above fee	
(e) Over 600 volt	double above fee	
4. Stormwater Plan Submission		
Three copies of all plans (signed and sealed) must be submitted with application.		
A. Required for Delaware South Watershed per Ordinance #225		
(1) Earth Disturbance Permit for:	$175	$1,000
New or additional impervious or semi-impervious surfaces.		
Diversion or piping of stream channels		
Installation of BMP's and/or stormwater management facilities		

Subject			Fees	Escrow
	(2)	Building Permit for:	$175	$1,000
		Construction of new buildings or additions to existing buildings		
B.		Required for Little Neshaminy and Neshaminy	(1)	$1,000
		Watersheds per Ordinance #226		
	(1)	Earth Disturbance Permit for:	$175	$1,000
		New or additional impervious or semi-impervious surfaces.		
		Diversion or piping of stream channels		
		Installation of BMP's and/or stormwater management facilities		
	(2)	Building Permit for:	$175	$1,000
		Construction of new buildings or additions to existing buildings.		

Note: All subsequent reviews shall be one-half the amount of the initial review fee unless a new application is required as per §406 of the Stormwater Ordinance. A new fee shall be submitted with each revision in accordance with this schedule.

Escrow Funds - In addition to application filing fees, the applicant shall be required to furnish an escrow fund to pay the professional fees and other costs incurred in reviewing the plans, processing the application and site inspections. Upon completion of the project, whether the application is approved or rejected, any monies not expended in the review and inspection process shall be refunded to the applicant. Fees in excess of the escrow fund will be charged to the applicant.

5.		Occupancy Permit (includes fire and building inspections)		
	A.	Residential (alterations and additions exempt)	$100	
	B.	Non-Residential (Plus Use permit)	$125	Plus Review Fee
	C.	Temporary or partial (all uses) first 6 months. Fees double each additional 6 months.	$75	
	D.	Refundable non-interest bearing escrow to guarantee that all work required to be completed is completed		$1000
6.		Driveway and Road Opening		
	A.	Driveway on Township Road (Application must be inspected and approved by Road Master)	$75	
	B.	Road Opening on any paved surface on Township Roads (50% of the escrow funds to be retained by the Township for 12 months prior to final inspection)	$50	$750 (or as recommended by the Township Engineer
	C.	Curbs	$25 + $0.30/ft over 100 ft.	
	D.	Sidewalks	$25 + $0.30/ft over 100 ft.	

Subject			Fees	Escrow
	E.	Driveway paving/repaving	$50	
	F.	PADOT Highway Occupancy Permit*	$25	Payable to PADOT
	* also requires Township review letter and fee		$25	Payable to WT
7.	Signs			
	A.	Permanent: no sign to be placed in Right of Way		
	(1)	Up to 6 sq.ft.	$35	
	(2)	6 to 30 sq.ft	$50	
	(3)	Over 30 sq.ft.	$65	
	B.	Temporary: no sign to be placed in Right of Way		
	(1)	Political Sign	No Charge	
	(2)	Civic, social or political gathering sign	No Charge	
	(3)	Commercial "SALE" or "SPECIAL EVENT" sign. (maximum time per JMZO)	$75/120 days	$150
	(4)	Agricultural Products (ACT 319 or 515)	$25/annual	
	(5)	In conjunction with a residential or commercial development	$50/6 months	$100
	(6)	Banners, streamers, event flags, etc. (where permitted)	$35/month	$100
8.	Demolition and Relocation			
	A.	Structure under 100 years old	$150	Plus review costs
	B.	Structure 100-150 years old Historic Structure over 150 years old	$200 $700	Plus review costs Plus review costs
	C.	Structure Relocation		
	(1)	Residential	$100	Plus review costs
	(2)	Commercial	$250	Plus review costs
9.	Temporary Buildings			
	A.	Construction Trailers and/or buildings on construction sites.	$150/6 months	
	B.	Office Trailers	$150/6 months	
	C.	Residential Trailers needed as a result of a fire	$0/<6 months $40/ 6-12 months $100/ > 12 month (2 yr. Limit)	
10.	Inspection Fees			
	A.	Fire Marshal		

Subject	Fees	Escrow
(1) Fire Prevention Inspection	No Charge	
(2) Fire Prevention Permit (Annual)		
(a) 1-2500 sq.ft.	$25	
(b) 2501-10,000 sq.ft.	$50	
(c) 10,001-50,000 sq.ft.	$75	
(d) 50,001-100,000 sq.ft.	$150	
(e) > 100,000 sq.ft.	$200	
(3) Agricultural Act 319, 515 Uses (Annual)	$25	
(4) Agricultural Uses - Other (Annual)	$50	
(5) Sprinkler Repair Inspection	$25	
(6) Operational Fire Permits	$25	
Temporary Membrane Structures (includes tents and canopies)	$25	
B. Saturday, Sunday or Holiday inspections for the convenience of the applicant		
(1) with building permit	Upon pre-arrangement only	
(2) all others	Upon pre-arrangement only	
C. Re-Inspection Fee due to incomplete or faulty work	$75	
11. Zoning Assessment Permits	$25	
For compliance with Zoning and Township Ordinances		
12. Tank Permits		
A. Storage Tanks (requires inspection of the Fire Marshal)*	$200 up to 5,000 gal	
* All tank removals must have DEP Certification	Over 5,000 gal $500	
B. Gasoline, Diesel or flammable liquid pumps	$25/pump	
C. Above-Ground Tanks	$25	
13. On-Lot and Well Permits		
A. Well		
(1) Single-Family Residence	$50	Must file plan
(2) Multi-family (2-5 residences)	$250	$300
(3) Commercial, Community, Agricultural, Industrial	$1,000	$2,000
B. Sewage (with Bucks County Permit Approval)		
(1) Residential Septic	$25	

Subject	Fees	Escrow
(2) Residential Sandmound	$50	
(3) Community or Commercial (B1 and B2)	$500	+ 115% of cost
(4) Experimental (revision to Wrightstown's ACT 537)	$250	$750
C. On-Lot Plan Review for Repair Systems		$1,000
*Requires submission of plans, manuals, and specifications		
*Requires O & M Agreement and additional escrow per subsection 14.		
14. Septic Maintenance Agreements		
All OLDS require legal maintenance agreements and permanent escrow accounts, requiring annual proof of maintenance.		
A. Sand mound System		$1,000
B. Small Flow (Stream Discharge) System		$2,500
C. Spray Irrigation System		$1,500
D. Drip Irrigation System		$1,500
E. Holding Tank		$1,000
F. A-B System		$1,500
G. Alternate/Experimental Systems		$2,500
H. Annual Septic Maintenance Administration Fee		$0
I. Pump & Haul Permit		$1,500
15. Administrative		
A. Administrative fee on all escrow accounting	15%	
B. Interest on unpaid balances	18% Annual (1.5%/month)	
C. Photocopies		
(1) by Office staff only	0.25/page	
D. FAX -Electronic mail		
(1) Official correspondence filled against escrow (incoming/outgoing)	$2/page	
(2) Non-Official (cash basis)	$5/page	
E. Recording of Meetings on DVD	$50	
F. Mileage charge/reimbursements	$0.485/mile	(effective 1/1/09)
G. Research Charges - time over ½ hour	$30/hr	
H. Electronically Formatted Copies (where available)	$15 CD	

Subject			Fees	Escrow
16.	Alarms			
	A.	Installation	$65	
	B.	Annual registration of Supplier or installer or provider	$65	
	C.	False Alarms	$75	
	D.	Intentional False Alarm	$75	
	E.	Registration of alarm system out of service for violation of the alarm ordinance.	$100	
17.	Community Center Rentals			
	A.	Non-profit service (including cultural, scouts, municipal) or providing an educational format open at NO CHARGE to the general public (not including political). An escrow to cover cleaning if necessary. Availability limited.	No Charge	$25
	B.	Other groups or organizations (non-political)		
		(1) per evening	$25	$25
		(2) yearly (not to exceed 12 events)	$250	$100
	C.	Events where admission is charged per session.	$100	$25
	D.	Custodial services (as required per meeting or event)	$25	
18.	Variances, Special Exceptions, Appeals to the Decision of the Zoning Officer		**Fee**	**Continuance Fee**
	A.	Request for zoning change	$1,500	$2,500
	B.	Curative Amendment	$15,000	
	C.	Zoning Hearing Board		
		(1) Residential - Single-Family 50% REFUND - 1 continuance hearing 0% REFUND - 2 or more continuance hearings	$900	$500
		(2) Commercial and Office - One Unit	$1,000	$600 (1)
		(3) Commercial, Office and Multifamily		
		(a) Up to and including 5 units and under 10,000 sq.ft. devoted to the use.	$1,000	$1,000 (1)
		(b) Six or more units and/or over 10,000 sq.ft devoted to the use.	$1,000	$2,000 (2)
		(c) Cellular Towers, Wireless Communications	$2,000	$2,000 (2)
		(4) Industrial	$2,000	$1,500 (2)
		(5) Quarry	$2,000	$2,000 (2)

Subject			Fees	Escrow
	(6)	Non-Profit Educational, Institutional, Religious	$1,000	$1,000 (1)
	(7)	Signs	$1,000	$500 (1)
	(8)	Challenge to Validity of Zoning Ordinance	$15,000	
	(9)	All other applications	$1,000	$1,000 (1)

* Additional Continuance fees

(1) $500/hearing after second hearing

(2) $500/hearing after fourth hearing

Fees apply to Variances, Special Exceptions, and Appeals of the decisions of the Code Enforcement Officer.

The Continuance Fee will be collected at the time the application is filed. If the hearing is not continued, the fee will be returned to the applicant in full. A continuance is defined as any second or more hearing where testimony or closing arguments are presented on behalf of the applicant or Township.

An additional Continuance Fee may be assessed to each applicant for any and all hearings extended beyond the hearing limits set forth above. All fees are payable within 10 days following the hearing date. The Township reserves the right to require that continuance fees be paid in advance when it is known that a case will be heard over an extended period. The applicant may be required to replenish escrow fund when escrow drops to 35% of original amount.

19.	Miscellaneous Applications		Fee	Continuance Fee
	A.	Miscellaneous Applications and permits not covered above.	$100	$1,000
	B.	Administrative Fee to cover the cost of document handling by the Code Enforcement Officer when not part of a fee and permit costs.	$100	
	C.	Reports from the Fire Marshal	$75	
	D.	Interest overdue balances/month	1.5%	
	E.	Auto Recycling License	$100	
	F.	Review Fee Escrow (as needed)		$200
	G.	Solicitation permit	$100/year	
		Requires registration with Newtown PD prior to issuance of any permit	$50/6 months $10/day	
	H.	Certification by Tax Collector	$30	
	I.	Returned Check Fee	$30	
	J.	Duplicate Bill Fee	$5	
	K.	Towing (use Permit Required)	$100	
	L.	“As Built” inspection fee	$200	
	M.	Deed Recording Fee	$25	

Subject	Fees	Escrow
20. Manpower and Equipment Usages, Fines, Costs		
A. Police Services	Per Newtown Township Fees	
B. Road Crew		
(1) Foreman/hour	$40	
(2) Laborer/hour	$35	
C. Equipment		
(1) Dump trucks/hour	$200	
(2) Front-end loader/hour	$250	
(3) Miscellaneous Equipment/hour	$100	
(4) Consummable Supplies	Replacement Cost plus 50%	
21. Publications and Ordinances		
A. Zoning Ordinance** Zoning Ordinance on CD	$40 $5	
B. Subdivision Ordinance** Subdivision Ordinance on CD	$20 $5	
C. Wrighstown Township Codified Ordinances** Codified Ordinance on CD (Codified contains ZO, SALDO and Stormwater)	$60 $5	
D. 201 Study - Not Available for Resale	Xerox Service Available	
E. Act 537 Study - Not Available for Resale	Xerox Service Available	
F. Comprehensive Plan	$20	
G. Zoning Maps**	$2	
**Note: These ordinances are available at no charge at www.wrightstownpa.org		
22. Penalties		
Should any building, use or other permit required by this Fee Schedule not be obtained prior to beginning construction or initiation of the use, all fees shall double.		

Section 4. Refundable Escrow Accounts.

The Wrightstown Township Board of Supervisors in the exercise of their responsibilities may call upon the services of consultants for engineering, legal services, site design, traffic design, landscape design, architectural design and such other consultants as it may deem necessary incident to the examination of the matter. The cost of such consultants' services shall be borne entirely by the applicant, and shall be charged to the applicant's escrow account, including an administrative fee set forth in this resolution, against the applicant's escrow amount. Any unused portion of the refundable escrow will be returned to the applicant. If the refundable escrow amount is insufficient to cover the costs, additional escrow amount equal to the projected costs

must be paid prior to further consideration of the matter. The applicant may be required to replenish escrow fund when escrow drops to 35% of original amount.

Section 5. Additional Deposits.

When the Township Administration becomes aware of insufficient funds in the escrow account, the Building Code Official and the Board of Supervisors shall be notified that the costs of a matter are not substantially equivalent to the deposit or deposits theretofore made, and further costs are anticipated, the applicant may be required to advance additional moneys in an amount equal to the projected costs or otherwise specified within existing ordinances. The applicant shall also be advised in writing.

Section 6. Continuance Fees.

All applicants to the Zoning Hearing Board and UCC Appeals Board will be required to deposit a refundable Continuance Fee. Should it be necessary to go to a second hearing, the Continuance Fee shall NOT be returned to the applicant. By definition, Continuances are second hearings for which additional evidence, testimony or reports are given; decisions rendered by the Hearing Boards at subsequent hearings for their convenience shall not be considered continued hearing unless additional information from the applicant is required.

Section 7. Accounting and Refunds.

Within a reasonable time after the conclusion of a matter for which a deposit has been made, and after all bills for costs have been received by the Township, the Township Administration shall account to the depositor for all costs incurred in such matters not previously accounted to the depositor, and shall refund any portion of the deposit not required to pay expenses or shall bill the depositor for any additional costs not covered by the deposit. The Township will not pay any interest on any moneys on deposit with the Township unless prearranged with the Board of Supervisors prior to such deposit.

Section 8. Applicants Assume All Risks.

The applicant assumes all risks for any actions taken by the applicant prior to the issuance of an appropriate permit for which an application has been made.

(*Res. 2009-02*, 1/5/2009)