

**MUNICIPALITY OF NORRISTOWN
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 08-103 OF 2008

A RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN CREATING A SCHEDULE OF FEES CONCERNING ZONING MATTERS IN ACCORDANCE WITH THE MUNICIPALITY OF NORRISTOWN'S ZONING ORDINANCE.

WHEREAS, the Municipality of Norristown has not updated its fee structure for many years; and

WHEREAS, the Municipal Council intends to update its fee structure and consolidate previously established fees into one document,

NOW, THEREFORE, BE IT RESOLVED that the Norristown Municipal Council hereby establishes the following fee schedule:

1. Zoning Permit Fees

Whenever the use of a property in Norristown changes, the owner or tenant must obtain a zoning permit prior to occupying the space. Fees cover the cost of review by the Zoning Officer.

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|------|--------------------------|---------|
| i. | Single family residence | \$ 5.00 |
| ii. | Multi-Family residential | \$15.00 |
| iii. | Commercial | \$20.00 |

Once the zoning review is complete, a U & O inspection must be completed and a use and occupancy permit issued.

2. Zoning Hearing Board Fees

Zoning applicants whose use for a building or other space is denied by the Municipal Zoning Officer may appeal the Zoning Hearing Board. A fee is charged to cover administrative costs, transcription, legal and other costs associated with the hearing.

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|-----|------------------------|------------|
| i. | Residential Fee | \$ 575.00 |
| ii. | Multi-Unit Residential | \$1,110.00 |



iii. Commercial Fee \$1,225.00

3. Subdivision and Land Development

Whenever a parcel of land is divided into two or more lots, or when two or more lots are combined, the property owner must develop a plan and have it reviewed and approved by the Norristown Planning Commission. In addition, whenever a new building or addition is to be constructed, plans for these improvements must also come before the Norristown Planning Commission. There are two categories of charges: Administrative fees and Escrow Deposits.

A. Subdivision	Application Fee	Escrow Deposit
• Two Residential lots	\$300.00	\$1,500.00
• Three or more residential lots	\$150.00 + \$100/lot	\$4,000.00
• Two commercial/industrial lots	\$300.00	\$2,500.00
• Three or more commercial/ Industrial lots	\$300.00 + \$100/lot	\$4,000.00

B. Land Development	Application Fee	Escrow Deposit
• Residential, commercial, industrial	\$300 + \$50/acre	
• 0 – 1.0 acres		\$2,500.00
• 1.1 – 2.0 acres		\$3,750.00
• 2.1 – 3.0 acres		\$5,000.00
• 3.1 – 10.0 acres		\$6,000.00
• 10.1 and over		\$7,500.00

C. Conditional Use Fees

Certain uses in the Municipality are allowed only by approval of Council. In these situations the applicant must come before Council at a public hearing. Fees

associated with these hearings cover the cost of advertisement, legal, staff and transcription.

- Single family residential \$ 575.00
- Multi-Family residential \$1,110.00
- Commercial \$1,225.00

RESOLVED AND ENACTED by Municipal Council of the Municipality of Norristown, this 15th day of January A.D., 2008.



Mila Hayes, Municipal Council President

ATTEST:



David Forrest, Municipal Administrator

