

WYSOX TOWNSHIP
ORDINANCE NO. 2005-02

AN ORDINANCE OF THE TOWNSHIP OF WYSOX, BRADFORD COUNTY,
PENNSYLVANIA, COMMONWEALTH OF PENNSYLVANIA REQUIRING A
PERMIT AND ESTABLISHING A CHANGE OF USE FEE.

WHEREAS, the TOWNSHIP OF WYSOX, a political subdivision of the Commonwealth of Pennsylvania, is a Second Class Township; and

WHEREAS, from time to time property owners within the Township desire to change the use of a property from a pre-existing non-conforming use to a permitted use or from one permitted use to another permitted use, or changing any use of a property by variance or special exception from the applicable zoning ordinance; and

WHEREAS, the change in the use of a property often requires an appreciable amount of time and attention from the Wysox Township Zoning Officer to ensure that the change in use complies with the existing and applicable Zoning Ordinance or other applicable land use ordinances in Wysox Township.

NOW THEREFORE, be it Ordained by the Supervisors of the TOWNSHIP OF WYSOX:

SECTION I. STATEMENT OF POLICIES

The Township enacts this ordinance to establish a filing fee for change of use permits and to reaffirm the need for property owners to apply for a change of use permit when any owner of property within the Township desires to change the use of a property from a pre-existing non-conforming use to a permitted use or from one permitted use to another permitted use, or changing any use of a property by variance or special exception from the applicable Zoning Ordinance.

SECTION II. CHANGE OF USE PERMIT REQUIRED

When any owner of property within the Township desires to change the use of a property from a pre-existing non-conforming use to a permitted use, or from one permitted use to another permitted use, or to change any use of a property by variance or special exception from the applicable Zoning Ordinance, the owner must apply for a change of use permit before the use of the property changes.

SECTION III. FEES

The fee for a change of use permit shall be Twenty-Five Dollars (\$25.00). The Change of use permit fee shall be in addition to any other applicable fees for any zoning/building permit or Zoning Hearing Board fees required under the Zoning Ordinance of Wysox Township, or any amendments thereto.

SECTION IV. RELATED ACTION

The proper officials of the Township are hereby authorized and empowered to take such additional action, as they may deem necessary or appropriate to implement this Ordinance.

SECTION V. EFFECT ON PRIOR SIMILAR ORDINANCES

This Ordinance revokes, rescinds, replaces and supercedes all prior change of use ordinances of Wysox Township, County of Bradford, Commonwealth of Pennsylvania.

SECTION VI. TERMINATION

Unless otherwise repealed by the TOWNSHIP OF WYSOX, this Ordinance shall remain in effect until such time as it is rescinded by the TOWNSHIP OF WYSOX after a Public Hearing is conducted and Public Input received.

SECTION VII. SEVERABILITY

The provisions of this Ordinance are severable and if any of its sections, clauses or sentences shall be held illegal, invalid or unconstitutional; such provisions shall not effect or impair any of the remaining sections, clauses or sentences.

SECTION VIII. EFFECTIVE DATE

This Ordinance is adopted and shall become effective on the 3rd day of May, 2005.

TOWNSHIP OF WYSOX SUPERVISORS

DATE: 5-3-05

William Shoemaker
William Shoemaker
CHAIR SUPERVISOR

DATE: 5-3-05

Gary Foster
Gary Foster, SUPERVISOR

DATE: 5-3-05

James Roof
James Roof, SUPERVISOR

I, the undersigned being the Secretary of the TOWNSHIP OF WYSOX, Pennsylvania, do hereby certify that the foregoing is a true and correct copy of the Township's Ordinance dealing with Change of Use Permits and Fees for Change of Use Permits amending the existing Zoning Ordinance duly adopted at a regular and lawful meeting of the Board of Supervisors held 3rd Day of May, 2005.

WITNESS my hand this 3rd day of May, 2005.

(Seal of the
TOWNSHIP OF WYSOX)

James Ward
James Ward, Secretary