

Amended by
Res. 2003-047



RECORDER MEMO:
See also Resolutions 2001
963 (Stormwater and TIFs)
and 2001-979 (TIFs for
Minor Collectors)

Resolution No. 2001-923

A RESOLUTION AMENDING RESOLUTION 99-821, A RESOLUTION ADOPTING A SCHEDULE OF DEVELOPMENT FEES AS ESTABLISHED BY THE CITY ZONING AND COMMUNITY DEVELOPMENT CODE, ESTABLISHING FEES FOR MISCELLANEOUS CITY SERVICES AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Zoning Code requires that certain development related fees and charges be established by a separate schedule approved by Resolution of the City Council, and

WHEREAS, the City performs and offers certain other miscellaneous services, the cost of which are most reasonably borne by the recipient, as opposed to paying for said services from general City funds; and

WHEREAS, Washington County and Unified Sewerage Agency have also adopted fees related to system development charges, and these fees are also most conveniently listed on the same schedule; and

WHEREAS, in June 1991, staff prepared and the City Council reviewed a list of such miscellaneous services, which were subsequently adopted as per City Ordinance No. 91-932, and last reviewed June 27, 1995 and

WHEREAS, omission of any City fee or charge from said schedule, that is otherwise authorized by prior City ordinance or resolution, shall not preclude the City from collecting said fees and charges; and

WHEREAS, it is most appropriate that fees and charges for all services be set by the City Council, and at a level whereby reasonable costs are recovered; and

WHEREAS, the City has met the requirement for providing a public notice and public hearing prior to the adoption of this fee resolution.

NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:

Section 1. Adoption: The City Schedule of Fees, attached hereto as Exhibit A, updated version presented January 23, 2001, is hereby approved and adopted, and supersedes all prior development fee schedules and miscellaneous fee schedules.

Section 2. Effective Date: This Resolution shall become effective March 1, 2001.

Duly passed by the City Council this 23th day of January, 2001.

Mark Cottle, Mayor

Attest:

C.L. Wiley, City Recorder



Home of the Tualatin River National Wildlife Refuge

Resolution No. 2001-923

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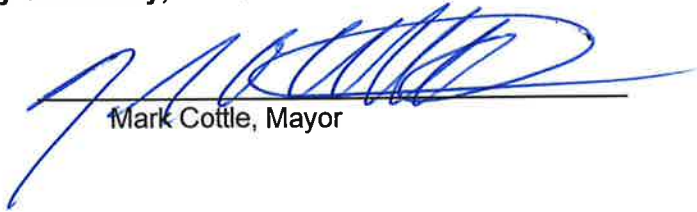
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City of Sherwood Staff Rates for Hourly Charges

City Manager	\$ 127.00
City Recorder	\$ 45.00
Recorder Support	\$ 24.00
City Planner	\$ 50.00
Associate Planner	\$ 37.00
Planning Support	\$ 26.00
Engineering/Public Works Director	\$ 54.00
Public Works Staff	\$ 52.00
Finance Director	\$ 46.00
Finance Support	\$ 26.00
Engineering Staff	\$ 32.00
Parks Director	\$ 40.00
Parks Staff	\$ 24.00
Police Chief	\$ 46.00
Police - Enforcement	\$ 32.00
Police - Support	\$ 22.00

SECTION 1 - PLANNING FEES

Land Use Application	Fee	Description
Zoning Text Amendment	\$ 1,700.00	
Zoning Map Amendment	\$ 1,700.00	
Conditional Use*	\$ 1,605.00	
<u>Variance:</u>		
Requiring Type III*	\$ 1,605.00	
Administrative	\$ 220.00	
Minor Land Partition*	\$ 750.00	
Final Plat Processing - Minor Land Partition	\$ 320.00	
Subdivision	\$ 2,405.00	Plus \$14/lot
Final Plat Processing - Subdivision	\$ 770.00	
Planned Unit Development (PUD)	Appropriate application fees (ie. Subdivision, Site Plan fee) + Type IV application fee, etc.	
<u>Site Plan Review:</u>		
Type III	\$ 2,405.00	Add \$100 for every \$10,000 sq. ft over first 15,000 square feet.
Type IV Application	\$ 445.00	50% secondary application fee reduction does not apply.
Fast Track Site Plan Review Type II	\$ 420.00	
Interpretation of Similar Uses	\$ 220.00	

*When submitted with a Primary Application (Site Plan or Subdivision) fee will be 50%.

Planning Fees Continued

<u>Temporary Uses:</u>	
Administrative	\$ 220.00
<u>Time Extension:</u>	
No Hearing Required	\$ 150.00
<u>Other Land Use Action:</u>	
Hearing Required and/or use of Hearings Officer	\$ 1,905.00
Administrative	\$ 220.00
Appeal	50% of original fee(s)
<u>Miscellaneous Actions:</u>	
Amendment(s) to Prior Approval	50% of original fee(s)
Consultant as Needed	Actual Costs
<u>Annexations:</u>	
<p>Applicants will be required to pay a \$7,500 filing fee which will be applied to costs related to processing the annexations. Also, an advance check for Metro Boundary Change Mapping and Filing charges per the schedule below will be collected. Metro Boundary Change Mapping and Filing charges will be returned if the annexation is not passed.</p> <p>Applicant will also sign an agreement with the City that the balance of all costs will be paid to the City within 30 days of the date in the final annexation invoice.</p> <p>Major boundary changes and annexations of more than 100 properties</p>	<p>\$ 7,500.00 City of Sherwood staff time billed in 15 minute increments:</p> <p>\$ 50.00 City Planner (per hour)</p> <p>\$ 46.00 Finance Director (per hour)</p> <p>\$ 26.00 Support Staff (per hour)</p> <p>\$ 45.00 City Recorder (per hour)</p> <p>\$ 42.00 Average (per hour)</p> <p>Metro Rates: Staff Time: \$85 per hour</p> <p>Metro Boundary Change Mapping and Filing Charges:</p> <p>1 Acre or less \$100</p> <p>1+ to 5 Acres \$200</p> <p>5 to 40 Acres \$250</p> <p>>40 Acres \$350</p> <p>Actual expenses</p>
<u>Other Fees</u>	
Lot Line Adjustment	\$ 220.00
Sign Permit	\$ 50.00
Home Occupation Review	\$ 25.00
Publication/Distribution of Notice	\$ 145.00
Pre-Application Conference	\$ 150.00

SECTION 2 - ENGINEERING

Public Improvement and Subdivision Plan Reviews and Inspections

Plan review and inspection fees are based on a percentage of project construction cost as verified by the City.	
Plan Review - water, sewer, streets, storm	4% of construction cost
Inspection - water sewer, streets, storm	4% of construction cost

Miscellaneous Fees

Plans and Specifications for Capital Projects	Varies with project	
<u>Compliance Agreements Fees:</u>		
Traffic and Street Signs	\$ 200.00	Per sign; includes post, sign, hardware, and labor to install
Street Trees	\$ 200.00	Per tree
Street Lights		PGE approved fee plus number of lights times 12 months
Right-of-Way (ROW) Permits		Based on Linear Footage (See Application)
Design and Construction Standards	\$ 25.00	

SECTION 3 - PUBLIC WORKS

Water Service Connection in ROW	Actual time and materials	
Hydrant Meter Rental (refundable deposit)	\$ 745.00	
Per Day Rental	\$ 20.00	

SECTION 4 - POLICE

Fingerprinting (excluding fingerprinting at special functions such as "Kindergarten Roundup")	\$ 15.00	
Police Report (to insurance companies and individuals)	\$ 15.00	
Police Audio Tapes	\$ 20.00	Per tape
Police Video Tapes	\$ 25.00	Per tape
New Alarm Permits (One-Time Fee)	\$ 15.00	
No Parking Anytime	\$ 10.00	
Obstructing Streets	\$ 10.00	
Double Parking	\$ 10.00	
Blocking Driveway	\$ 10.00	
Parking in Bus Zone	\$ 10.00	
Parking in Loading Zone	\$ 10.00	
Parking on Wrong Side of Street	\$ 10.00	
Parking Along Yellow Curb or in Crosswalk	\$ 10.00	
Parking Over Space Line	\$ 10.00	

Police Fees Continued

Parking Over Time Limit	\$ 10.00
Vehicle impound (ORS 819-120 and City Code Chapter 804 series)	\$ 100.00
Police Photos (12 exposure)	\$ 15.00

SECTION 5 - ADMINISTRATIVE

Lien Search	\$ 10.00 Per lot
Copying	\$ 0.15 Per single side
	\$ 0.25 Per double side
Document searches (plus cost of copying)	Billed in 15 minute increments. After 15 minutes--Based on staff rate schedule
Faxing	\$ 2.00 Plus \$1 per page
Returned check processing	\$ 25.00
Notary Fee	\$ 5.00 Per document
Water turn off/on for delinquent water accounts	\$ 50.00
<u>Liquor License:</u>	
New license application	\$ 25.00
New outlet	\$ 100.00
License renewal	\$ 35.00
Change of ownership/change of licensee	\$ 75.00
Change of location	\$ 75.00
Change of privilege	\$ 75.00
Duplication of tapes from City meetings (copies can be made at Library for no charge)	\$ 20.00 Each tape
Washington County Elections Related Administrative fees - actual cost Mailing - actual cost	\$ 0.60 Per registered voter for pamphlet (10/99 estimated based on current voter #'s - \$4,000)
Address Assignment	\$ 25.00 Each lot
Master Plans (Storm, parks, water, transportation, sewer)	\$ 25.00 Each lot
Storm Water Management Plan (Murdock and Sunset Basin)	\$ 25.00
Community Development Plan	\$ 25.00
Zoning Code	\$ 25.00
Local Wetland Inventory	\$ 25.00
<u>Plan/Zone Map</u>	
Full size color	\$ 25.00
Small size color	\$ 5.00
Budget Documents/Audit Reports	\$ 25.00

SECTION 6 - MUNICIPAL COURT

Court Costs for Failure to Appear - Arraignments	\$ 10.00
Court Costs for Failure to Appear - Trials	\$ 25.00
Set-up Fee for Citation Time Payment Plan	\$ 25.00
Service Charge on Time	1.5% per month
Failure to Comply	\$ 15.00

SECTION 7 - BUILDING PERMITS

Issued and inspected by the City of Sherwood. Other fees may apply, see State of Oregon Structural Specialty Code, as adopted. Values are based on the Building Valuation Data published by the State of Oregon Building Codes Division.

Total Valuation	Fee	Description
\$1.00 to \$500.00	\$ 10.00	
\$501.00 to \$2,000.00		\$10 for the first \$500 plus \$1.50 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001.00 to \$25,000.00		\$32.50 for the first \$2,000 plus \$6 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001.00 to \$50,000.00		\$170.50 for the first \$25,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001.00 to \$100,000.00		\$283 for the first \$50,000 plus \$3 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001.00 and up		\$433 for the first \$100,000 plus \$2.50 for each additional \$1,000 or fraction thereof.

Manufactured Home Installation		
Manufactured home placements	\$ 312.20	Includes State's fees

Plumbing Permits		
Base Rate	\$ 20.00	Issued and inspected by the City of Sherwood
<u>Residential: New Construction</u>		
One Bath	\$ 156.00	
Two Bath	\$ 216.00	
Three Bath	\$ 276.00	
Alterations: Each Fixture	\$ 15.00	

Building Permits Continued

Commercial: New Construction (each fixture)	\$ 15.00
Alterations: Each Fixture	\$ 15.00
Waterlines:	
For first 100 feet or fraction thereof	\$ 40.00
For additional 100 feet	\$ 22.00
Sewer Service Lines:	
First 100 feet or fraction thereof	\$ 40.00
For additional 100 feet	\$ 22.00
Mobile Home - Sewer/Water Connection, each	\$ 28.00
Lawn sprinklers	\$ 15.00
Minimum Inspection Fee	\$ 40.00
Grading and Erosion Permits	Appendix Chapter 33 of 1994 UBC

Erosion Control

Erosion Control Inspection Fee: Activities requiring an erosion control permit, and which are covered by a building permit: Value of Project \$0 to \$2,000.00 \$2,000.01 to \$25,000.00 \$25,000.01 to \$50,000.00 \$50,000.01 to \$100,000.00 \$100,000.01 and up	\$ 5.00 \$ 15.00 \$ 26.00 \$ 40.00 \$ 40.00 Plus \$24 per every \$100,000 or fraction thereof over \$100,000.
Activities requiring an erosion control permit, and which are not covered by a building permit: Area 0 to 1 Acre 1 Acre and up	\$ 80.00 \$ 80.00 Plus \$20 per acre or fraction thereof over an acre
Erosion Control Plan Check Fee	65% of the Erosion Control Permit Fee
Mechanical Permits	Fees based on State of Oregon Mechanical Specialty Code, as adopted.
Fire and Life Safety Review (commercial and industrial only)	40% of Building Permit Fee
Electrical Permits	Issued and inspected by Washington County
Building Plan Check	65% of Building Permit Fee

Miscellaneous

Inspections outside normal business hours (minimum charge two hours)	\$ 52.00
Re-inspection Fees (min. 1 hour)	\$ 40.00

Building Permits Continued

Inspection for which no fee is specifically indicated (Minimum charge of one-half hour)	\$ 34.67
Additional plan review required by changes, additions or revisions to approved plans (Minimum charge of one-half hour)	\$ 34.67
Re-stamp of lost or stolen plans	\$ 40.00 Each set

SECTION 8 - SYSTEM DEVELOPMENT CHARGES

Sewer

Regional connection charge	\$ 2,300.00	Per dwelling unit or dwelling unit equivalent
City Reimbursement Charge	\$ 0.08	Per each gallon of sewerage flow per day. For single and two-family residences, and manufactured homes on individual lots, the sewerage flow shall be assumed to be 535 gallons per day per dwelling unit. For manufactured home parks, multi-family residential, commercial, industrial, and institutional uses, gallons per day of sewerage flow shall be based on engineer's estimates provided at the time of development or redevelopment of the use, as verified by the City.
City Improvement Charge	\$ 0.23	Per each gallon of sewerage flow per day. For single and two-family residences, and manufactured homes on individual lots, the sewerage flow shall be assumed to be 535 gallons per day per dwelling unit. For manufactured home parks, multi-family residential, commercial, industrial, and institutional uses, gallons per day of sewerage shall be based on engineer's estimates provided at the time of development or redevelopment of the use, as verified by the City.
Sewer Service Connection: (fees cover the actual costs borne by the City in connecting and inspecting connection to the public systems)		
Single-family, two-family, manufactured home on individual lot	\$ 50.00	
Multi-family, commercial, industrial, manufactured home park, and institutional	\$ 50.00	
Connections involving line taps, line extensions, etc.		Actual labor and materials

System Development Charges Continued

Storm

Regional Storm Drainage: Per area of impermeable surface. One Equivalent Service Unit (ESU) equals 2,640 feet.	
Reimbursement Charge	\$ -
Improvement Charges	\$290/ESU A. Water Quantity \$210/ESU B. Water Quality
City Storm Drainage: Per area of impermeable surface	
Reimbursement Charge	\$ -
Improvement Charges	\$ 0.03 Per square foot

Parks

Parks and Open Space: Applies to residential uses only.	
Reimbursement Charge	\$ -
Improvement Charges	\$ 841.00 Per residential dwelling unit

Streets

Arterial and Major Collector Streets: See following "TIF" trip rates. Charge is calculated by multiplying trip rate by the following:	
Residential	\$ 213.00 Per average weekday trip
Business/Commercial	\$ 54.00 Per average weekday trip
Office	\$ 195.00 Per average weekday trip
Industrial Use	\$ 205.00 Per average weekday trip
Institutional	\$ 88.00 Per weighted average daily trip
Transit Rate	\$ 16.00 Per average daily trip
Minor Collector Streets: See following "TIF" trip rates. Charge is calculated by multiplying trip rate by the following:	
Reimbursement Charge	\$ -
Improvement Charges	\$ 21.30 Per average weekday trip

System Development Charges Continued

Water

BASED ON METER SIZE, EXCEPT FOR FIRE FLOW

Reimbursement Charge - Meter Size	
5/8 - 3/4"	\$ 160.00
1"	\$ 256.00
1-1/2"	\$ 640.00
2"	\$ 1,040.00
3"	\$ 2,336.00
4"	\$ 4,160.00
6"	\$ 8,896.00
8"	\$ 16,672.00
Improvement Charge - Meter Size	
5/8 - 3/4"	\$ 2,800.00
1"	\$ 4,480.00
1-1/2"	\$ 11,200.00
2"	\$ 18,200.00
3"	\$ 40,880.00
4"	\$ 72,800.00
6"	\$155,680.00
8"	\$291,760.00

Section 8.5 System Connection Fees for Water

Water Service Connection	Fees cover the actual costs incurred by the City in connecting and inspecting connection to public systems
Single-family, two-family, manufactured home on individual lot, install meter only	Actual labor and materials plus the cost of the meter
Multi-family, commercial, industrial, manufactured home park, and institutional connections	Actual labor and materials plus the cost of the meter
Administrative Charge	\$ 47.00
Fire Flow Sprinklered Buildings Only	\$ 3,007.00
<u>Unauthorized Water Hook-Up</u>	
First Offense	\$ 50.00
Second Offense	\$ 300.00
Third and Subsequent Offenses	\$ 1,000.00

SECTION 9 - PARKS AND RECREATION

Item	Fee	Description
Park Rental	\$ 45.00	\$45/4 Hours or \$90/Day
Amphitheater	\$ 45.00	\$45/4 Hours or \$90/Day
Summer Programs	\$ 40.00	
NFL Flag Football	\$ 40.00	
Sherwood Youth Basketball	\$ 50.00	
Sherwood Open Gym	\$ 30.00	Per night for 2-hour block
RH Festival Softball Tournament	\$ 150.00	

SECTION 10 - LIBRARY

Item	Fee	Description
Overdue Videos	\$ 1.00	Per day
All Other Materials	\$ 0.10	Per day
Lost Materials		Loss plus \$2.50 handling
Damaged Materials		Based on extent

SECTION 11 - PUBLIC FACILITY RENTALS

Item	Fee	Description
Marjorie Stewart Senior Center - large meeting room	\$ 50.00	Per day of event
Marjorie Stewart Senior Center - small meeting rooms	\$ 25.00	Per day of event

THIS TABLE IS USED TO CALCULATE TIF-SDC FEES

LAND USE CATEGORY/DESCRIPTION	BASIS FOR TRIP DETERMINATION	WEEKDAY AVERAGE TRIP RATE	WEEKEND AVERAGE TRIP RATE
RESIDENTIAL			
210 - Single-Family Detached Housing	# of Units	10.00	
220 - Apartment	# of Units	6.10	
221 - Low-rise Apartment (2 or fewer stories)	# of Units	6.60	
222 - High-Rise Apartment (3 or more stories)	# of Units	4.20	
230 - Residential Condominium	# of Units	5.86	
231 - Low-Rise Condominium	Not available	*	
232 - High-Rise Condominium	# of Units	4.18	
240 - Mobile Home	# of Units	4.81	
250 - Retirement Community	# of Units	3.30	
260 - Recreational Home	# of Units	3.16	
270 - Planned Unit Development (Residential)	# of Units	7.44	
INSTITUTIONAL			
010 - Watersports	Ship berths	100.00 ³	*
020 - Airport	Not available	*	*
021 - Commercial Airport	Average Flights per day	11.83	*
022 - General Aviation Airport	Average Flights per day	3.06	*
030 - Truck Terminals	T.G.S.F.	9.86	*
040 - Railroad Terminal	Not available	*	*
410 - Park	Parking spaces	7.58	11.82
411 - City Park	Acres	3.66	33.58
412 - County Park	Acres	2.11	2.26
413 - State Park	Acres	1.05	1.78
420 - Marina	Boat berths	3.00	5.55
430 - Golf Course	Parking spaces	6.62	5.95
440 - Theater	Not available	*	*
441 - Live Theater	Not available	*	*
442 - Music Theater	Not available	*	*

443 - Movie Theater (sit down)	Parking spaces	6.19 ¹	7.18 ¹
444 - Drive-in Theater	Not available	*	*
450 - Stadium	Parking spaces	0.55	*
451 - Baseball/Football	Not available	*	*
452 - Horse Race	Parking spaces	1.08	*
453 - Auto Race	Not available	*	*
454 - Dog Race	Not available	*	*
460 - Camp	Not available	*	*
491 - Tennis Courts	T.G.S.F.	32.93	23.80
492 - Racquet Clubs	T.G.S.F.	15.94	23.85
501 - Military Base	No. of employees	1.78	*
510 - Preschool	Not available	*	*
520 - Elementary School	# of Students	1.03	*
530 - High School	# of Students	1.39	*
540 - Junior/Community College	# of Students	1.55	*
University	# of Students	2.41	*
560 - Church	T.G.S.F.	7.70	18.18
565 - Day Care Center	T.G.S.F.	67.00	6.15
570 - Court	T.G.S.F.	*	*
571 - Prison ⁴	T.G.S.F.	*	*
580 - Museum/Gallery	T.G.S.F.	*	*
590 - Library	T.G.S.F.	45.50	25.39
610 - Hospital	T.G.S.F.	16.69	11.29
620 - Nursing Home	Number of beds	2.60	2.26
BUSINESS AND COMMERCIAL			
310 - Hotel	Number of rooms	8.70	
320 - Motel	Number of rooms	10.19	
330 - Resort Hotel	Number of rooms	18.40	
810 - Retail-General Merchandise	Not available	*	
811 - Specialty Store	Not available	*	
812 - Building Materials/Lumber	T.G.S.F.	30.56	
813 - Lumber	Not available	*	
814 - Specialty Retail Center	T.G.L.S.F.	40.68	

815 - Discount Stores	T.G.L.S.F.	70.16	
816 - Hardware/Paint Store	T.G.S.F.	53.21	
817 - Nursery	T.G.S.F.	36.17	
820A - Shopping Center under 50,000 Gr. Sq. ft.	T.G.L.S.F.	94.71	
820B - Shopping Center 50,000 - 99,999 Gr. Sq. ft.	T.G.L.S.F.	84.51 ²	
820C - Shopping Center 100,000 - 199,999 Gr. Sq. ft.	T.G.L.S.F.	66.62 ²	
820D - Shopping Center 200,000 - 299,999 Gr. Sq. ft.	T.G.L.S.F.	53.62 ²	
820 E - Shopping Center 300,000 - 399,999 Gr. Sq. ft.	T.G.L.S.F.	45.66 ²	
820F - Shopping Center 400,000 - 499,999 Gr. Sq. ft.	T.G.L.S.F.	41.41 ²	
820G - Shopping Center 500,000 - 999,999 Gr. Sq. ft.	T.G.L.S.F.	36.63 ²	
820H - Shopping Center, 1,000,000 - 1,200,000 Gr. Sq. ft.	T.G.L.S.F.	32.82 ²	
820I - Shopping Center over 1,200,000 Gr. Sq. ft.	T.G.L.S.F.	32.38 ²	
831 - Quality Restaurant	T.G.S.F.	95.62 ²	
832 - High-Turnover, Sit-Down Restaurant	T.G.S.F.	100.00 ³	
833 - Drive-in Restaurant	T.G.S.F.	100.00 ³	
834 - Drinking Place	Not available	*	
841 - New Car Sales	T.G.S.F.	47.52	
842 - Used Car Sales	Not available	*	
843 - Auto Parts Sale	Not available	*	
844 - Service Station	Number of Pumps	100.00 ³	
845 - Tire, Battery and Accessory	Not available	*	
846 - Car Wash	Not available	*	
847 - Auto Repair	Not available	*	
848 - Highway Oasis (including truck fuel, minimal trucker and mechanical services)	Not available	*	
849 - Truck Stop (including food, auto and truck mechanical services, trucker supplies and trucker overnight sleeping accommodations)	Not available	*	

850 - Supermarket	T.G.S.F.	100.00 ³	
851 - Convenience Market	T.G.S.F.	100.00 ³	
870 - Apparel	T.G.S.F.	3.33	
890 - Furniture Store	T.G.S.F.	4.35	
895 - Video Arcade	T.G.S.F.	9.60	
911 - Bank (walk-in)	T.G.S.F.	100.00 ³	
912 - Drive-in Bank	T.G.S.F.	100.00 ³	
913 - Savings and Loan (walk-in)	T.G.S.F.	61.00	
914 - Drive-in Savings and Loan	T.G.S.F.	100.00 ³	
OFFICE			
630 - Clinic	T.G.S.F.	23.79	
*710A - General Office, Under 100,000 G.S.F.	T.G.S.F.	16.31	
*710 B - General Office, 100,000 - 199,000 G.S.F.	T.G.S.F.	12.40	
*710 C - General Office, 200,000 – 299,999 G.S.F.	T.G.S.F.	11.54	
*710 D - General Office, 300,000 – 399,999 G.S.F.	T.G.S.F.,	10.42 ⁵	
*710E - General Office, 400,000 – 499,999 G.S.F.	T.G.S.F.	9.70 ³	
*710F - General Office 500,000 – 599,999 G.S.F.	T.G.S.F.	9.17 ⁵	
*710G - General Office 600,000 – 699,999 G.S.F.	T.G.S.F.	8.77 ⁵	
*710H - General Office 700,000 – 799,999 G.S.F.	T.G.S.F.	8.43 ⁵	
*710I - General Office, 800,000 – G.S.F. and Over	T.G.S.F.	8.16 ⁵	
*714 - Corporate Headquarters Building	T..G.S.F.	7.01 ⁵	
720 - Medical Office Building	T.G.S.F.	34.17	
730 - Government Office Building	T.G.S.F.	68.93	
731 - State Motor Vehicles Department	T.G.S.F.	16.60	
732 - U.S. Post Office	T.G.S.F.	86.78	
740 - Civic Center	T.G.S.F.	25.00	
750 - Office Park	Use General Office		
760 - Research Center	T.G.S.F.	6.09	
770 - Business Park	T.G.S.F.	12.42	
910 - Financial	Not available	*	
915 - Stockbroker	Not available	*	
916 - Lending Agency	Not available	*	

920 - Real Estate	Not available	*	
930 - Insurance	T.G.S.F.	11.45	
INDUSTRIAL			
110 - General Light Industrial	T.G.S.F.	6.97	
120 - General Heavy Industrial	T.G.S.F.	1.50	
130 - Industrial Park	T.G.S.F.	6.97	
140 - Manufacturing	T.G.S.F.	3.85	
150 - Warehouse	T.G.S.F.	4.88	
151 - Mini-Warehouse	T.G.S.F.	2.61	
170 - Utilities	Employees	1.07	
180 - Agriculture	Not available	*	
860 - Wholesale	T.G.S.F.	6.73	

NOTES:

¹ Without Notes

² Note: Rate obtained by taking average of minimum and maximum rates of range

³ Note: Rate capped at 100.00

⁴ Note: Category may be used for permits submitted after January 15, 1996

⁵ Categories may be used for permits after the effective date of Ordinance 514, and for permits submitted on or after December 1, 1996, and for which a TIF appeal was filed by October 1, 1997.

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TGSF - Thousand Gross Square Feet

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THIS TABLE IS USED TO CALCULATE TIF-SDC FEES

LAND USE CATEGORY/DESCRIPTION	BASIS FOR TRIP DETERMINATION	WEEKDAY AVERAGE TRIP RATE	WEEKEND AVERAGE TRIP RATE
RESIDENTIAL			
210 - Single-Family Detached Housing	# of Units	10.00	
220 - Apartment	# of Units	6.10	
221 - Low-rise Apartment (2 or fewer stories)	# of Units	6.60	
222 - High-Rise Apartment (3 or more stories)	# of Units	4.20	
230 - Residential Condominium	# of Units	5.86	
231 - Low-Rise Condominium	Not available	*	
232 - High-Rise Condominium	# of Units	4.18	
240 - Mobile Home	# of Units	4.81	
250 - Retirement Community	# of Units	3.30	
260 - Recreational Home	# of Units	3.16	
270 - Planned Unit Development (Residential)	# of Units	7.44	
INSTITUTIONAL			
010 - Watersports	Ship berths	100.00 ³	*
020 - Airport	Not available	*	*
021 - Commercial Airport	Average Flights per day	11.83	*
022 - General Aviation Airport	Average Flights per day	3.06	*
030 - Truck Terminals	T.G.S.F.	9.86	*
040 - Railroad Terminal	Not available	*	*
410 - Park	Parking spaces	7.58	11.82
411 - City Park	Acres	3.66	33.58
412 - County Park	Acres	2.11	2.26
413 - State Park	Acres	1.05	1.78
420 - Marina	Boat berths	3.00	5.55
430 - Golf Course	Parking spaces	6.62	5.95
440 - Theater	Not available	*	*
441 - Live Theater	Not available	*	*
442 - Music Theater	Not available	*	*

443 - Movie Theater (sit down)	Parking spaces	6.19 ¹	7.18 ¹
444 - Drive-in Theater	Not available	*	*
450 - Stadium	Parking spaces	0.55	*
451 - Baseball/Football	Not available	*	*
452 - Horse Race	Parking spaces	1.08	*
453 - Auto Race	Not available	*	*
454 - Dog Race	Not available	*	*
460 - Camp	Not available	*	*
491 - Tennis Courts	T.G.S.F.	32.93	23.80
492 - Racquet Clubs	T.G.S.F.	15.94	23.85
501 - Military Base	No. of employees	1.78	*
510 - Preschool	Not available	*	*
520 - Elementary School	# of Students	1.03	*
530 - High School	# of Students	1.39	*
540 - Junior/Community College	# of Students	1.55	*
University	# of Students	2.41	*
560 - Church	T.G.S.F.	7.70	18.18
565 - Day Care Center	T.G.S.F.	67.00	6.15
570 - Court	T.G.S.F.	*	*
571 - Prison ⁴	T.G.S.F.	*	*
580 - Museum/Gallery	T.G.S.F.	*	*
590 - Library	T.G.S.F.	45.50	25.39
610 - Hospital	T.G.S.F.	16.69	11.29
620 - Nursing Home	Number of beds	2.60	2.26
BUSINESS AND COMMERCIAL			
310 - Hotel	Number of rooms	8.70	
320 - Motel	Number of rooms	10.19	
330 - Resort Hotel	Number of rooms	18.40	
810 - Retail-General Merchandise	Not available	*	
811 - Specialty Store	Not available	*	
812 - Building Materials/Lumber	T.G.S.F.	30.56	
813 - Lumber	Not available	*	
814 - Specialty Retail Center	T.G.L.S.F.	40.68	

815 - Discount Stores	T.G.L.S.F.	70.16	
816 - Hardware/Paint Store	T.G.S.F.	53.21	
817 - Nursery	T.G.S.F.	36.17	
820A - Shopping Center under 50,000 Gr. Sq. ft.	T.G.L.S.F.	94.71	
820B - Shopping Center 50,000 - 99,999 Gr. Sq. ft.	T.G.L.S.F.	84.51 ²	
820C - Shopping Center 100,000 - 199,999 Gr. Sq. ft.	T.G.L.S.F.	66.62 ²	
820D - Shopping Center 200,000 - 299,999 Gr. Sq. ft.	T.G.L.S.F.	53.62 ²	
820 E - Shopping Center 300,000 - 399,999 Gr. Sq. ft.	T.G.L.S.F.	45.66 ²	
820F - Shopping Center 400,000 - 499,999 Gr. Sq. ft.	T.G.L.S.F.	41.41 ²	
820G - Shopping Center 500,000 - 999,999 Gr. Sq. ft.	T.G.L.S.F.	36.63 ²	
820H - Shopping Center, 1,000,000 - 1,200,000 Gr. Sq. ft.	T.G.L.S.F.	32.82 ²	
820I - Shopping Center over 1,200,000 Gr. Sq. ft.	T.G.L.S.F.	32.38 ²	
831 - Quality Restaurant	T.G.S.F.	95.62 ²	
832 - High-Turnover, Sit-Down Restaurant	T.G.S.F.	100.00 ³	
833 - Drive-in Restaurant	T.G.S.F.	100.00 ³	
834 - Drinking Place	Not available	*	
841 - New Car Sales	T.G.S.F.	47.52	
842 - Used Car Sales	Not available	*	
843 - Auto Parts Sale	Not available	*	
844 - Service Station	Number of Pumps	100.00 ³	
845 - Tire, Battery and Accessory	Not available	*	
846 - Car Wash	Not available	*	
847 - Auto Repair	Not available	*	
848 - Highway Oasis (including truck fuel, minimal trucker and mechanical services)	Not available	*	
849 - Truck Stop (including food, auto and truck mechanical services, trucker supplies and trucker overnight sleeping accommodations)	Not available	*	

850 - Supermarket	T.G.S.F.	100.00 ³	
851 - Convenience Market	T.G.S.F.	100.00 ³	
870 - Apparel	T.G.S.F.	3.33	
890 - Furniture Store	T.G.S.F.	4.35	
895 - Video Arcade	T.G.S.F.	9.60	
911 - Bank (walk-in)	T.G.S.F.	100.00 ³	
912 - Drive-in Bank	T.G.S.F.	100.00 ³	
913 - Savings and Loan (walk-in)	T.G.S.F.	61.00	
914 - Drive-in Savings and Loan	T.G.S.F.	100.00 ³	
OFFICE			
630 - Clinic	T.G.S.F.	23.79	
*710A - General Office, Under 100,000 G.S.F.	T.G.S.F.	16.31	
*710 B - General Office, 100,000 - 199,000 G.S.F.	T.G.S.F.	12.40	
*710 C - General Office, 200,000 – 299,999 G.S.F.	T.G.S.F.	11.54	
*710 D - General Office, 300,000 – 399,999 G.S.F.	T.G.S.F.,	10.42 ⁵	
*710E - General Office, 400,000 – 499,999 G.S.F.	T.G.S.F.	9.70 ³	
*710F - General Office 500,000 – 599,999 G.S.F.	T.G.S.F.	9.17 ⁵	
*710G - General Office 600,000 – 699,999 G.S.F.	T.G.S.F.	8.77 ⁵	
*710H - General Office 700,000 – 799,999 G.S.F.	T.G.S.F.	8.43 ⁵	
*710I - General Office, 800,000 – G.S.F. and Over	T.G.S.F.	8.16 ⁵	
*714 - Corporate Headquarters Building	T.G.S.F.	7.01 ⁵	
720 - Medical Office Building	T.G.S.F.	34.17	
730 - Government Office Building	T.G.S.F.	68.93	
731 - State Motor Vehicles Department	T.G.S.F.	16.60	
732 - U.S. Post Office	T.G.S.F.	86.78	
740 - Civic Center	T.G.S.F.	25.00	
750 - Office Park	Use General Office		
760 - Research Center	T.G.S.F.	6.09	
770 - Business Park	T.G.S.F.	12.42	
910 - Financial	Not available	*	
915 - Stockbroker	Not available	*	
916 - Lending Agency	Not available	*	

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