

IMPACT FEE LAND USE CATEGORIES

August 1, 2014

1. **“Single-Family Detached”** (assessed per dwelling unit)
A single dwelling unit located on a lot and not attached to any other dwelling unit, includes mobile homes not located in a mobile home park and manufactured homes located on a single lot.
2. **“Multi-Family”** (assessed per dwelling unit)
A dwelling unit that is connected to one or more other dwelling units. This also includes Single-family attached units and assisted living, which typically consists of dwelling units.
3. **“Mobile Home Park”** (assessed per space)
An area developed or intended to be developed for occupancy by two or more mobile homes or recreational vehicles, and spaces are rented individually to residents.
4. **“Hotel/Motel”** (assessed per room)
An area developed or intended to be developed as a hotel or motel. Also includes rooming houses intended for short term or transient use.
5. **“Commercial/Retail”** (assessed per 1,000 sq. ft.)
Establishments engaged in the selling or rental of goods, services or entertainment to the general public. Such uses include, but are not limited to, shopping centers, discount stores, supermarkets, home improvement stores, pharmacies, restaurants, automobile sales and service, banks, movie theaters, amusement arcades, bowling alleys, barber shops, laundromats, funeral homes, vocational or technical schools, dance studios, health clubs and golf courses.
6. **“Office”** (assessed per 1,000 sq. ft.)
A building not located in a shopping center and exclusively containing establishments providing executive, management, administrative or professional services. Such uses may include ancillary services for office workers, such as a restaurant, coffee shop, or child care facilities. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, secretarial, data processing, telephone answering, telephone marketing, music, radio and television recording and broadcasting studios; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; medical and dental offices and clinics, including veterinarian clinics and kennels; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations.

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7. **“Public/Institutional”** (assessed per 1,000 sq. ft.)
A governmental, quasi-public or institutional use, or a non-profit recreational use, not located in a shopping center. Typical uses include elementary, secondary or higher educational establishments, day care centers, hospitals, mental institutions, nursing homes, fire stations, city halls, court houses, post offices, jails, libraries, museums, places of religious worship, military bases, airports, bus stations, fraternal lodges, parks and playgrounds.

8. **“Industrial”** (assessed per 1,000 sq. ft.)
An establishment primarily engaged in the fabrication, assembly or processing of goods. Typical uses include manufacturing plants, business parks, industrial parks, welding shops, wholesale bakeries, dry cleaning plants and bottling works.

9. **“Warehouse”** (assessed per 1,000 sq. ft.)
An establishment primarily engaged in the display, storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Typical uses include wholesale distributors, storage warehouses, moving and storage firms, trucking and shipping operations and major mail processing centers.