

**COMMERCIAL
 SYSTEMS DEVELOPMENT CHARGES
 (SDCs)**

The purpose of the systems development charge (SDC) is to impose an equitable share of the public costs of capital improvements upon those developments that create the need for or increase the demands on capital improvements.

SDCs are collected to help pay for growth related improvements in the following areas: water supply, distribution and treatment, sewer collection and treatment, transportation, storm water collection, and parks and recreation\open space acquisition.

If you are building a new structure or adding onto an existing one, the following fees will be assessed along with standard building permit fees and are due at the time of building permit issuance.

WATER SDC

The water SDC is based on required water meter size. The meter fee schedule is as follows:

.625 x .75	\$ 4,877	2 inch	\$ 56,901
.75 inch	\$ 8,129	3 inch	\$ 97,543
1 inch	\$ 16,257	4 inch	\$ 203,213
1.5 inch	\$ 26,010	6 inch	\$ 292,627

SANITARY SEWER SDC

The Sanitary Sewer SDC is based on fixture units. The State Building Code determines the number of fixture units of each plumbing fixture unit. You will be credited for any existing fixtures being removed. Please note on your plans any existing fixtures being removed so they can be credited accordingly.

To calculate, see the attached sheet to determine the number of plumbing fixture units and multiply the total number of fixture units by **\$311.92**.

STORM SEWER SDC

If you are adding roof area, driveway or any other impervious surface (concrete walkways/decks, swimming pools, etc, you will be assessed for storm water collection.

To calculate, multiply **\$0.1689** by the total square footage of the impervious surfaces.

PARK AND RECREATION SDC

The Parks and Recreation SDC is charged on new residential development, with the exception of tourist accommodation rooms (hotel/motel/B & B)

To calculation, multiply each tourist accommodation room by **\$487.76**

TRANSPORTATION SDC

The Transportation SDC is based on the land use category for each project. To calculate, multiply the average vehicle trips count for each use category by the local trip cost, which is based on the Ashland Transportation System Plan (TSP) and is charged only for the creation of new units of the following categories:



TRANSPORTATION SYSTEMS DEVELOPMENT FEES - "EXHIBIT A"

	2016 Fee Amount
ITE 110 General Lighth Industrial Fee	\$1,670.57
ITE 120 General Heavy Industrial Fee	\$359.52
ITE 130 Industrial Park Fee	\$1,670.57
ITE 140 Manufacturing Fee	\$922.77
ITE 150 Warehouse Fee	\$1,169.64
ITE 151 Mini-Warehouse Fee	\$262.51
ITE 170 Utilities Fee	\$226.84
ITE 210 Single Family Fee	\$2,043.70
ITE 220 Multi-Family Fee	\$1,343.04
ITE 230 Residential Condominium Fee	\$1,216.42
ITE 240 Manufactured Housing Fee	\$998.46
ITE 260 Recreational Home/Condo Fee	\$676.24
ITE 30 Truck Terminals Fee	\$2,360.85
ITE 31 Bus Depot Fee	\$5,350.00
ITE 310 Hotel/Motel Fee	\$963.48
ITE 410 Park Fee	\$429.50
ITE 411 Park City (developed) Fee	\$9,630.00
ITE 430 Golf Course Fee	\$7,320.28
ITE 443 Movie Theater Fee	\$173.25
ITE 492 Raquet Club Fee	\$1,870.66
ITE 493 Raquetball Fee	\$4,365.60
ITE 494 Tennis Fee	\$3,274.20
ITE 501 Military Base Fee	\$380.92
ITE 520 Elementary School Fee	\$251.92
ITE 521 Junior High School Fee	\$277.34
ITE 530 High School Fee	\$318.95
ITE 540 Junior/Community College Fee	\$307.39
ITE 560 Church Fee	\$2,154.04
ITE 565 Day Care Center/Preschool	\$228.87
ITE 590 Library Fee	\$4,771.13
ITE 610 Hospital Fee	\$3,411.37
ITE 620 Nursing Home Fee	\$528.58
ITE 630 Clinic Fee	\$2,698.26
ITE 710 General Office (Under 100,000 sf GFA) Fee	\$2,306.28
ITE 711 General Office (100,000-199,999 sf GFA)	\$1,951.57
ITE 712 General Office (200,000 sf GFA and over)	\$1,648.34
ITE 720 Medical Office Building Fee	\$3,875.56
ITE 730 Government Office Building Fee	\$14,160.98
ITE 731 State Motor Vehicles Dept Fee	\$34,107.15
ITE 732 U.S. Post Office Fee	\$17,897.93
ITE 760 Research Center Fee	\$1,104.03
ITE 770 Business Park Fee	\$2,060.37
ITE 812 Building Material/Lumber Fee	\$2,403.39
ITE 814 Specialty Retail Center Fee	\$3,198.49
ITE 815 Discount Stores Fee	\$5,515.37
ITE 816 Hardware/Paint Stores Fee	\$4,033.70
ITE 817 Nursing-Retail Fee	\$2,837.51
ITE 820 Shopping Center (under 50,000 sf GFA) Fee	\$3,113.02
ITE 821 Shopping Center (50,000-99,999 sf GFA) Fee	\$3,236.16
ITE 822 Shopping Center (100,000-199,999 sf GFA)	\$3,690.10
ITE 823 Shopping Center (200,000-299,999 sf GFA)	\$3,828.96
ITE 824 Shopping Center (300,000-399,999 sf GFA)	\$3,485.03
ITE 825 Shopping Center (400,000-499,999 sf GFA)	\$3,216.54
ITE 826 Shopping Center (500,000-599,999 sf GFA)	\$3,242.27
ITE 832 High Turnover Sit-Down Restaurant Fee	\$6,262.45
ITE 833 Fast Food Restaurant Fee	\$7,722.72
ITE 841 New Car Sales Fee	\$4,613.73
ITE 844 Service Station Fee	\$1,644.14
ITE 850 Supermarket Fee	\$1,210.30
ITE 851 Convenience Market Fee	\$4,422.04
ITE 853 Convenience Market w/Gas Pump Fee	\$2,927.85
ITE 860 Wholesale Fee	\$705.71
ITE 870 Apparel Store Fee	\$2,459.23
ITE 890 Furniture Store Fee	\$341.32
ITE 911 Bank/Savings: Walk-in Fee	\$3,836.54
ITE 912 Bank/Savings: Drive-in Fee	\$5,306.59

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Fixture Unit Reference Guide
Effective 7/20/2007

The following is a partial list of the most common commercial fixtures and their fixture unit counts for standard, public use and for assembly use (schools, auditoriums, etc) Complete specifications can be found in the Uniform Plumbing Code.

	<u>Public</u>	<u>Assembly</u>
Bathtub or Bath/Shower	4.0	
Clothes Washer	4.0	
Dishwasher	1.5	
Drinking Fountain	.5	.75
Lavatory	1.0	1.0
Kitchen, domestic	1.5	
Laundry sink	1.5	
Service/Mop Basin	3.0	
Shower	2.0	
Urinal 1.0 GPF	4.0	
Water Closet (1.6 GPF)	2.5	3.5

