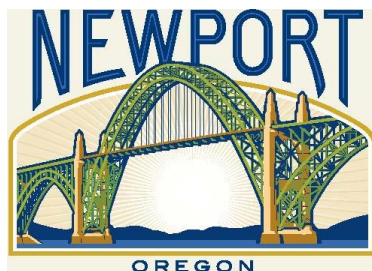


CITY OF NEWPORT
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COAST GUARD CITY, USA

mombetsu, japan, sister city

System Development Charge (SDC) Rates

(Rates effective July 1, 2023)

Water System Development Charge

Single Family, per Square Foot (SF)

0-1,700 \$0.73

1,701-2,900 \$0.59

2,900+ \$0.48

All other, per Equivalent Dwelling Unit (EDU): \$1,456

Wastewater System Development Charge

Single Family, per SF

0-1,700 \$1.29

1,701-2,900 \$1.03

2,900+ \$0.85

All other, per EDU: \$2,583

Stormwater System Development Charge

Single Family, per SF

0-1,700 \$0.97

1,701-2,900 \$0.58

2,900+ \$0.47

All other, per Impervious Surface Feet (ISA): \$0.54

Transportation System Development Charge

Single Family, per SF

0-1,700 \$1.47

1,701-2,900 \$1.39

2,900+ \$1.28

All other, per Average Daily Vehicle Trip (ADVT): \$387

Retail/Restaurant ADVT Trip Discount

(Applies to Bayfront, Nye Beach, City Center and Wilder Special Districts): 20%

Parks Development Charge

Single Family, per SF \$0.61

All Other, per Unit \$764

Notes:

1. Accessory Dwelling Units are charged at the small home rate.
2. The term "Single Family" includes detached and attached structures. Residential additions are assessed at the per SF rate for increases in useable floor area.
3. Administrative fee of 4.18% is included in the listed fees.
4. Resolution No. 3786 requires SDC rates be adjusted annually based upon the most recent Construction Cost Index available as of April 1st of each year.

Calculating Equivalent Dwelling Units

The meter conversion table to the right shall be used to calculate the number of equivalent dwelling units for multi-family, other residential, and non-residential development projects.

If the meter conversion table does not fit the application well then the number of equivalent dwelling units may be calculated using the chart below.

Meter Size Characteristics		
	Maximum Continuous Flow (gpm)	Flow/SDC EDU Factor
Disc or Compound Meters		
3/4"	15	1.00
1-inch	25	1.67
1 1/2 inch	50	3.33
2-inch	80	5.33
3-inch	160	10.67
4-inch	250	16.67
6-inch	500	33.33
8-inch	800	53.33
Turbine Meters		
4-inch	315	21.00
6-inch	700	46.67
8-inch	1,200	80.00

Enterprise	EDUs	Units
Apartments	N/A	See meter sizing assessment table
Apparel Store	0.2	Per 1,000 sqft.
Athletic Club	0.3	Per 1,000 sqft.
Auto Care	0.1	Per service bay
Auto Parts Sales	0.2	Per 1,000 sqft.
Auto Sales	0.2	Per 1,000 sqft.
Bank, Drive-in	0.3	Per 1,000 sqft.
Bank, Walk-in	0.3	Per 1,000 sqft.
Building Material and Lumber Store	0.2	Per 1,000 sqft.
Cab Company	0.2	Per 1,000 sqft.
Car Wash, Automated	N/A	See meter sizing assessment table
Car Wash, Self Service	0.7	Per stall
Cemetery	0.2	Per 1,000 sqft.
Church	0.2	Per 1,000 sqft.
Convenience Market (24 hrs.)	0.2	Per 1,000 sqft.
Convenience Market (15-16 hrs.)	0.2	Per 1,000 sqft.
Convenience Market w/ Gasoline Pumps	0.2	Per 1,000 sqft.
Day Care	0.2	Per student
Drinking Establishment	0.7	Per 1,000 sqft.
Furniture Store	0.2	Per 1,000 sqft.
Hardware/Paint	0.2	Per 1,000 sqft.
Health/Fitness Club	0.3	Per 1,000 sqft.
Hospital	1	See meter sizing assessment table
Industrial	1	See meter sizing assessment table
Library	0.2	Per 1,000 sqft.
Lodge/Fraternal	0.3	Per 1,000 sqft.
Manufacturing	0.2	Per 1,000 sqft.
Medical/Dental Office	0.4	Per 1,000 sqft.
Mini-Warehouse Storage and Warehouses	0.1	Per 1,000 sqft.
Mobile Home Park	0.75	Per dwelling unit
Motel/Hotel without kitchenette	0.4	Per room
Motel/Hotel with kitchenette	0.6	Per room
Nursery Garden Center	0.2	Per 1,000 sqft.
Nursing Home	0.3	Per bed
Office Building	0.2	Per 1,000 sqft.
Retail Establishment, Shopping Center, Grocery, Etc.	0.2	Per 1,000 sqft.
Post Office	0.2	Per 1,000 sqft.
Quick Lubrication Vehicle Stop	0.1	Per bay
Recreational Facility, Multipurpose	0.3	Per 1,000 sqft.
Restaurant, any type*	N/A	See meter sizing assessment table
Schools (K through 12)	1	Per 625 gross sqft.
Schools (post secondary)	1	Per 625 gross sqft.
Service Station	0.1	Per bay
Service Station w/Convenience Market	0.1	Per pump
Single Family Detached Housing	1	Per house
Fish Processing Facility	N/A	See meter sizing assessment table
Pools and Aquatic Facilities	N/A	See meter sizing assessment table
Brewery	N/A	See meter sizing assessment table
Movie Theater	0.3	Per 100 seats
Commercial/Coin-op Laundry	N/A	See meter sizing assessment table

* Note, if in mixed-use building with shared water meter, restaurants will also be assessed 1 EDU per 500 SF.

Calculating Average Daily Vehicle Trips

For multi-family, other residential, and non-residential projects, the number of adjusted average daily vehicle trips per unit of development can be calculated using the tables below.

City of Newport Transportation SDCs, FY 2017/18			ADT					Trip Categories			Adjusted Trip Rates		\$	316.71
ITE Code	Land Use	Unit	Average	Primary	Pass By	Diverter Linked	Total	Primary ADT	Transit/ Ped Factor*	Adjusted ADT	SDC per Unit			
10	Waterport/Marine Terminal	Acre	11.93	100%			100%	11.93		11.93	\$3,778			
20	General Aviation Airport	Avg. Flights/Day	1.98	100%			100%	1.98		1.98	\$627			
30	Intermodal Truck Terminal	Acre	62.51	100%			100%	62.51		62.51	\$19,798			
110	General Light Industrial	1,000 SFGFA	5.26	100%			100%	5.26		5.26	\$1,667			
120	General Heavy Industrial	1,000 SFGFA	1.50	100%			100%	1.50		1.50	\$475			
130	Industrial Park	1,000 SFGFA	5.34	100%			100%	5.34		5.34	\$1,691			
140	Manufacturing	1,000 SFGFA	3.03	100%			100%	3.03		3.03	\$960			
150-51	Warehouse*	1,000 SFGFA	2.96	100%			100%	2.96		2.96	\$937			
160	Data Center	1,000 SFGFA	0.99	100%			100%	0.99		0.99	\$314			
170	Utilities	1,000 SFGFA	0.20	100%			100%	0.20		0.20	\$63			
210	Single-Family Housing (incl. duplex)	Dwelling unit	9.45	100%			100%	9.45		9.45	\$2,992			
220	Apartment	Dwelling unit	6.50	100%			100%	6.50	25%	4.88	\$1,544			
230	Residential Condominium/Townhouse	Dwelling unit	5.65	100%			100%	5.65	25%	4.24	\$1,342			
240	Mobile Home Park	ODU	4.90	100%			100%	4.90		4.90	\$1,552			
252	Senior Adult Housing	Dwelling unit	3.44	100%			100%	3.44	25%	2.58	\$817			
254	Assisted Living	Bed	2.56	100%			100%	2.56	25%	1.92	\$609			
310	Hotel	Room	7.86	100%			100%	7.86		7.86	\$2,488			
320	Motel	Room	5.63	100%			100%	5.63		5.63	\$1,783			
411	City Park	Acre	6.13	100%			100%	6.13		6.13	\$1,942			
412	County Park	Acre	5.10	100%			100%	5.10		5.10	\$1,614			
413	State Park	Acre	0.71	100%			100%	0.71		0.71	\$224			
417	Regional Park	Acre	4.99	100%			100%	4.99		4.99	\$1,581			
430	Golf Course	Acre	5.27	100%			100%	5.27		5.27	\$1,670			
444	Movie Theater with Matinee	Movie screen	387.03	100%			100%	387.03		387.03	\$122,577			
480	Amusement Park	Acre	104.29	100%			100%	104.29		104.29	\$33,029			
481	Zoo	Acre	114.88	100%			100%	114.88		114.88	\$36,384			
491	Health/Fitness Club	1,000 SFGFA	30.32	100%			100%	30.32		30.32	\$9,603			
492	Racquet/Tennis Club	Acre	16.19	100%			100%	16.19		16.19	\$5,128			
494	Bowling Alley	Bowling Lane	34.90	100%			100%	34.90		34.90	\$11,053			
495	Recreational Community Center	1,000 SFGFA	27.40	100%			100%	27.40		27.40	\$8,678			
520	Elementary School	1,000 SFGFA	12.07	59%	41%		100%	7.12		7.12	\$2,256			
522	Middle School/Junior High School	1,000 SFGFA	10.78	59%	41%		100%	6.36		6.36	\$2,015			
530	High School	1,000 SFGFA	10.09	59%	41%		100%	5.95		5.95	\$1,885			
540-50	University/Community College	Students	1.71	100%			100%	1.71		1.71	\$542			
560	Church	1,000 SFGFA	13.22	100%			100%	13.22		13.22	\$4,187			
565	Day Care Center	1,000 SFGFA	54.62	33%	67%		100%	18.02		18.02	\$5,709			
590	Library	1,000 SFGFA	50.46	100%			100%	50.46		50.46	\$15,982			
610	Hospital	1,000 SFGFA	12.17	100%			100%	12.17		12.17	\$3,854			

City of Newport Transportation SDCs, FY 2017/18			ADT					Trip Categories			Adjusted Trip Rates		\$	316.71
ITE Code	Land Use	Unit	Average	Primary	Pass By	Diverter Linked	Total	Primary ADT	Transit/ Ped Factor*	Adjusted ADT	SDC per Unit			
620	Nursing Home	1,000 SFGFA	7.21	100%			100%	7.21		7.21	\$2,284			
710	General Office Building*	1,000 SFGFA	8.38	80%	20%		100%	6.70		6.70	\$2,123			
715	Single Tenant Office Building*	1,000 SFGFA	11.65	80%	20%		100%	9.32		9.32	\$2,952			
720	Medical-Dental Office Building*	1,000 SFGFA	27.31	80%	20%		100%	21.85		21.85	\$6,919			
730	Government Office Building*	1,000 SFGFA	68.93	80%	20%		100%	55.14		55.14	\$17,465			
731	State Motor Vehicles Department*	1,000 SFGFA	120.90	80%	20%		100%	96.72		96.72	\$30,632			
732	United States Post Office	1,000 SFGFA	88.35	100%			100%	88.35		88.35	\$27,981			
750	Office Park	1,000 SFGFA	8.50	80%	20%		100%	6.80		6.80	\$2,154			
760	Research and Development Center*	1,000 SFGFA	6.22	100%			100%	6.22		6.22	\$1,971			
770	Business Park*	1,000 SFGFA	9.44	80%	20%		100%	7.55		7.55	\$2,391			
812	Building Materials and Lumber Store*	1,000 SFGFA	43.13	72%	28%		100%	31.05		31.05	\$9,835			
813	Free-Standing Discount Superstore	1,000 SFGFA	53.42	72%	28%		100%	38.46		38.46	\$12,181			
814	Variety Store	1,000 SFGFA	64.03	48%	17%	35%	100%	30.57		30.57	\$9,683			
815	Free-Standing Discount Store	1,000 SFGFA	59.09	48%	17%	35%	100%	28.22		28.22	\$8,936			
816	Hardware/Paint Store	1,000 SFGFA	58.23	45%	26%	30%	100%	25.91		25.91	\$8,207			
817	Nursery (Garden Center)*	1,000 SFGFA	82.86	72%	28%		100%	59.66		59.66	\$18,894			
818	Nursery Wholesale	Acre	19.50	100%			100%	19.50		19.50	\$6,176			
820	Shopping Center	1,000 SFGFA	41.24	50%	34%	16%	100%	20.68		20.68	\$6,550			
826	Specialty Retail Center*	1,000 SFGFA	40.58	46%	22%	32%	100%	18.72		18.72	\$5,928			
841	Automobile Sales	1,000 SFGFA	29.27	100%			100%	29.27		29.27	\$9,269			
843	Automobile Parts Sales	1,000 SFGFA	61.91	44%	43%	13%	100%	27.24		27.24	\$8,627			
848	Tire Store	1,000 SFGFA	24.87	69%	28%	3%	100%	17.08		17.08	\$5,409			
850	Supermarket	1,000 SFGFA	122.18	39%	36%	25%	100%	47.34		47.34	\$14,994			
851	Convenience Market (Open 24 Hours)	1,000 SFGFA	758.79	33%	61%	6%	100%	246.81		246.81	\$78,166			
857	Discount Club	1,000 SFGFA	42.35	100%			100%	42.35		42.35	\$13,411			
862	Home Improvement Superstore	1,000 SFGFA	38.03	44%	48%	8%	100%	16.73		16.73	\$5,300			
880	Pharmacy/Drugstore without Drive-Through	1,000 SFGFA	90.06	42%	53%	5%	100%	38.13		38.13	\$12,075			
881	Pharmacy/Drugstore with Drive-Through	1,000 SFGFA	96.91	38%	49%	13%	100%	36.83		36.83	\$11,663			
890	Furniture Store	1,000 SFGFA	4.98	37%	53%	10%	100%	1.83		1.83	\$579			
912	Bank with Drive-Through	1,000 SFGFA	122.71	27%	47%	26%	100%	33.54		33.54	\$10,623			
925	Drinking Place	1,000 SFGFA	125.70	60%	40%		100%	75.42		75.42	\$23,886			
931-2	Sit-Down Restaurant**	1,000 SFGFA	88.04	43%	44%	14%	100%	37.42		37.42	\$11,850			
933	Fast-Food Restaurant without Drive-Through	1,000 SFGFA	40.14	43%	44%	14%	100%	17.06		17.06	\$5,402			
934	Fast-Food Restaurant with Drive-Through	1,000 SFGFA	535.05	41%	50%	9%	100%	219.07		219.07	\$69,383			
936	Coffee/Donut Shop without Drive-Through	100 SFGFA	598.00	56%	44%	0%	100%	334.88		334.88	\$10,606			
937	Coffee/Donut Shop with Drive-Through*	100 SFGFA	818.58	41%	50%	9%	100%	335.16		335.16	\$10,615			
944	Gasoline/Service Station	VFP	168.56	35%	42%	23%	100%	59.00		59.00	\$18,685			
945	Gasoline Station with Convenience Market	VFP	162.78	13%	56%	31%	100%	20.80		20.80	\$6,587			
946	Gasoline/Service Station with Car Wash	VFP	152.84	24%	49%	27%	100%	36.51		36.51	\$11,564			

Source: ITE Trip Generation Handbook, 9th Edition; and local assumptions, compiled by FCS GROUP. * Denotes local assumptions by City staff. ** denotes trips for ITE code 931 quality restaurant.

Abbreviations

ADT	average daily vehicle trips
ODU	occupied dwelling unit
SFGFA	square feet of gross floor area
SFGLA	square feet of gross leasable area
VFP	vehicle fueling position

