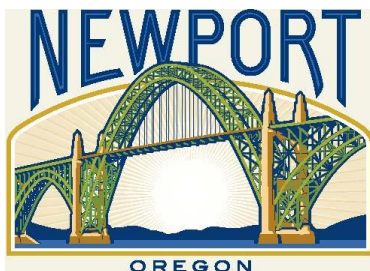


CITY OF NEWPORT
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COAST GUARD CITY, USA

mombetsu, japan, sister city

System Development Charge (SDC) Rates

(Rates effective July 1, 2021)

Water System Development Charge

Single Family, per Square Foot (SF)

0-1,700 \$0.65

1,701-2,900 \$0.52

2,900+ \$0.42

All other, per Equivalent Dwelling Unit (EDU): \$1,259

Wastewater System Development Charge

Single Family, per SF

0-1,700 \$1.15

1,701-2,900 \$0.92

2,900+ \$0.76

All other, per EDU: \$2,234

Stormwater System Development Charge

Single Family, per SF

0-1,700 \$0.85

1,701-2,900 \$0.52

2,900+ \$0.42

All other, per Impervious Surface Feet (ISA): \$0.47

Transportation System Development Charge

Single Family, per SF

0-1,700 \$1.31

1,701-2,900 \$1.24

2,900+ \$1.14

All other, per Average Daily Vehicle Trip (ADVT): \$335

Retail/Restaurant ADVT Trip Discount

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

Parks Development Charge

Single Family, per SF \$0.54

All Other, per Unit \$660

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

