

[CITY OF NEWPORT](http://newportoregon.gov)

169 SW COAST HWY

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COAST GUARD CITY, USA



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mombetsu, japan, sister city

System Development Charge (SDC) Rates

(Rates effective July 1, 2025)

Water System Development Charge

Single Family, per Square Foot (SF)

0-1,700 \$0.76

1,701-2,900 \$0.62

2,900+ \$0.50

All other, per Equivalent Dwelling Unit (EDU): \$1,518

Wastewater System Development Charge

Single Family, per SF

0-1,700 \$1.34

1,701-2,900 \$1.07

2,900+ \$0.89

All other, per EDU: \$2,692

Stormwater System Development Charge

Single Family, per SF

0-1,700 \$1.02

1,701-2,900 \$0.61

2,900+ \$0.49

All other, per Impervious Surface Feet (ISA): \$0.56

Transportation System Development Charge

Single Family, per SF

0-1,700 \$1.53

1,701-2,900 \$1.45

2,900+ \$1.33

All other, per Average Daily Vehicle Trip (ADVT): \$403

Retail/Restaurant ADVT Trip Discount

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

Parks Development Charge

Single Family, per SF \$0.64

All Other, per Unit \$796

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		
Disc or Compound Meters	Maximum Continuous Flow (gpm)	Flow/SDC EDU Factor
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. Rights/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

The following table includes the 20% Average Daily Vehicle Trip discount for retail and restaurant uses in the Bayfront, Nye Beach, City Center and Wilder Special Districts:

Newport Special District Transportation SDCs, FY 2017/18**				ADT		Trip Categories					Adjusted Trip Rates	\$	316.71
ITE Code	Land Use	Unit	Average	Primary	Pass By	Diverted Linked	Total	Primary ADT	Transit/ Ped Factor*	Adjusted ADT	SDC per Unit		
820	Shopping Center	1,000 SFGLA	41.2	50%	34%	16%	100%	20.7	20%	16.54	\$5,240		
826	Specialty Retail Center*	1,000 SFGLA	40.6	46%	22%	32%	100%	18.7	20%	14.97	\$4,743		
850	Supermarket	1,000 SFGFA	122.2	39%	36%	25%	100%	47.3	20%	37.87	\$11,995		
851	Convenience Market (Open 24 Hours)	1,000 SFGFA	758.8	33%	61%	6%	100%	246.8	20%	197.44	\$62,533		
925	Drinking Place	1,000 SFGFA	125.7	60%	40%		100%	75.4	20%	60.34	\$19,109		
931-2	Sit-Down Restaurant***	1,000 SFGFA	88.0	43%	44%	14%	100%	37.4	20%	29.93	\$9,480		
	Fast-Food Restaurant without Drive-Through	1,000 SFGFA	40.1	43%	44%	14%	100%	17.1	20%	13.65	\$4,322		
	Fast-Food Restaurant with Drive-Through	1,000 SFGFA	535.1	41%	50%	9%	100%	219.1	20%	175.26	\$55,506		
	Coffee/Donut Shop without Drive-Through*	100 SFGFA	598.0	43%	44%	14%	100%	254.2	20%	203.32	\$6,439		
	Coffee/Donut Shop with Drive-Through	100 SFGFA	818.6	41%	50%	9%	100%	335.2	20%	268.13	\$8,492		

Source: ITE Trip Generation Handbook, 9th Edition; and local assumptions, compiled by FCS GROUP. * Denotes local assumptions by City staff.

** Includes development within Historic Downtown area, Nye Beach area, Deco District area, or Wilder (South Beach) area.

Abbreviations		*** denotes ITE code 931 quality restaurant.									
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										