



Development impact fees (**including storm drainage fees**) will be collected for all construction projects at the time of building permit issuance, or in the case of habitat mitigation, prior to grading permit issuance.

The school district fees are to be paid directly to the school districts.

The IEUA fees will be collected by the Building Department at the time of plumbing permit issuance, and are based on fixture units.

The following fees are effective April 6, 2015
(Subject to future review and adjustment)

TABLE A – OLD MODEL COLONY DEVELOPMENT IMPACT FEES

	Per Unit
Detached Dwellings	\$ 27,873
Attached Dwellings	20,688
High Density Dwellings	15,365
Mobile Home Dwellings	19,941
Commercial Lodging Units	4,010
	Per Sq. Ft.
Retail/Service Uses	\$7.491
Restaurants	7.879
Office Uses	5.887
Business Park Uses	6.143
Industrial Uses	3.281
Institutional Uses	6.104

TABLE B – NEW MODEL DEVELOPMENT IMPACT FEES

(May be modified by Construction Agreement with NMC Builders LLC.)

	Per Unit	+ Habitat Mitigation (per net acre)
Detached Dwellings	\$35,028	\$4,320
Attached Dwellings	23,201	4,320
High Density Dwellings	16,909	4,320
Commercial Lodging Units	7,345	4,320
	Per Sq. Ft.	
Retail/Service Uses	\$14.896	4,320
Restaurants	15.284	4,320
Office Uses	10.693	4,320
Business Park Uses	10.216	4,320
Industrial Uses	6.334	4,320
Institutional Uses	10.017	4,320

Definitions for Development Fees

Detached Dwelling Unit – Any residential building containing one dwelling unit on one parcel of land, including a single family residence, single family residential condominium or detached townhome, and a manufactured unit on an individual lot.

Attached Dwelling Unit - Apartments, townhomes, condominiums or any other residential unit that is attached to any other residential unit; usually corresponding to an allowable land use designation of Low Medium Density Residential (LMDR) and Medium Density Residential (MDR) or Mixed Use (MU).

High Density Residential – Any residential units with density ranges of more than 25 units per acre; usually corresponding to an allowable land use designation of High Density Residential (HDR) or Mixed Use (MU).

Mobile Home – (Old Model Colony only) Additional spaces developed at an existing Mobile Home park or the spaces developed on an undeveloped parcel zoned for Mobile Home use where a structure designed for human habitation and for being moved on a street or highway will be located.

Commercial Lodging - A building with the primary use as either a hotel, motel or residence inn or a building containing six (6) or more rooms intended to be used for sleeping purposes by guests.

Retail/Services Uses – Any building with a primary use of general retail sales and/or services; usually corresponding to uses in the Neighborhood Commercial (NC), General Commercial (GC), Office Commercial (OC) land use designations and, in some cases, the Hospitality (HOS) and Mixed Use (MU) designations.

Restaurants – Establishments primarily engaged in providing food services (full service and limited service) to patrons. Food and drink may be consumed on premises, taken out or delivered to customer's location. These establishments may provide this type of food service to patrons in combination with selling alcoholic beverages, providing carryout services, or presenting live entertainment.

Office Uses – A building with primarily office uses. This includes office uses, such as banks, other financial institutions, professional and medical offices; usually corresponding to uses in the General Commercial (GC), Office Commercial (OC), and Mixed Use (MU) land use designations.

Business Park Uses – Primarily office or commercial uses or multi-tenant/flex space buildings within the Business Park land use designation.

Industrial Uses – A building with the primary use of warehouse, manufacturing, storage, or distribution, including multi-tenant buildings designed for industrial uses within the Industrial land use designation.

Institutional Uses – Buildings used as private schools, private meeting places, churches and other places of worship; occurring in any land use designation.

Square Feet/Building Area – The area within the exterior walls of a building, exclusive of the vent shafts and courts. When no exterior walls are provided, the square footage shall be the usable area under the roof or floor above. Exterior hardscaped areas (e.g. parking, walkways, courtyards) covered by a roof shall be excluded.

Net Acreage – The net area of a parcel including all easements, but excluding dedications necessary for street and flood control rights-of-way and/or other dedications, calculated to the nearest one hundredths of an acre.

Mobile Home – (Old Model Colony Only) A mobile home space within a mobile home park.

Structured Parking- An off-street parking facility, on two or more levels, built for the parking requirements of a specified development. Excludes parking facilities operated for commercial purposes.

Multi-Story Building – A building for commercial use that is four or more stories or commercial lodging that is five or more stories.

Affordable Housing Units – New residential housing units that are subject to a detailed Affordable Housing Agreement specifying terms for the allowable housing costs or rents, maintenance, occupancy, construction, design, and aesthetic standards.