

# CITY OF CONCORD

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*In the year of our Lord two thousand and sixteen*

**AN ORDINANCE** amending the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 29.2, Public Capital Facilities Impact Fees Ordinance.

**The City of Concord ordains as follows:**

**SECTION I:** Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 29.2, Public Capital Facilities Impact Fees Ordinance; Article 29.2-1-2, Assessment and Collection; section (b) Computation of the Amount of Impact Fee, by deleting Table 1 in its entirety and replacing it with the following new table:

~~**{TABLE 1  
SCHOOL FACILITIES  
IMPACT FEE PER VARIABLE UNIT**~~

<del>Type of New Development</del>	<del>Concord School District Facilities Impact Fee Per Variable Unit</del>	<del>Merrimack Valley School District Facilities Impact Fee Per Variable Unit</del>	<del>Variable Unit</del>
Single family residence	\$ 2,355.36	\$ 0.00	Dwelling unit
Town house/duplex	\$ 1,063.50	\$ 0.00	Dwelling unit
Multi-unit/apartment (other than townhouses or duplexes)	\$ 998.51	\$ 0.00	Dwelling unit
Mobile home	\$ 1,995.78	\$ 0.00	Dwelling unit}

**TABLE 1  
SCHOOL FACILITIES  
IMPACT FEE PER VARIABLE UNIT**

Type of New Development	Concord School District Facilities Impact Fee Per Variable Unit	Merrimack Valley School District Facilities Impact Fee Per Variable Unit	Variable Unit
Single-family residence	\$ 2,398.70	\$ 0.00	Dwelling unit
Town house/duplex	\$ 1,099.55	\$ 0.00	Dwelling unit
Multi-unit/apartment (other than townhouses or duplexes)	\$ 1,032.36	\$ 0.00	Dwelling unit
Mobile home	\$ 2,063.44	\$ 0.00	Dwelling unit

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**SECTION II:** Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 29.2, Public Capital Facilities Impact Fees Ordinance; Article 29.2-1-2, Assessment and Collection; section (b) Computation of the Amount of Impact Fee, by deleting Table 2 in its entirety and replacing it with the following new table:

**[TABLE 2  
RECREATIONAL FACILITIES  
IMPACT FEE PER VARIABLE UNIT**

<i>Type of New Development</i>	<i>Recreational Facilities Impact Fee Per Variable Unit</i>	<i>Variable Unit</i>
Single-family residence	\$ 1,093.56	Dwelling unit
Townhouse/duplex	\$ 1,063.50	Dwelling unit
Multi-unit/apartment (other than townhouses or duplexes)	\$ 664.46	Dwelling unit
Mobile home	\$ 998.55	Dwelling unit

**TABLE 2  
RECREATIONAL FACILITIES  
IMPACT FEE PER VARIABLE UNIT**

<i>Type of New Development</i>	<i>Recreational Facilities Impact Fee Per Variable Unit</i>	<i>Variable Unit</i>
<i>Single-family residence</i>	<i>\$ 1,113.68</i>	<i>Dwelling unit</i>
<i>Townhouse/duplex</i>	<i>\$ 1,083.07</i>	<i>Dwelling unit</i>
<i>Multi-unit/apartment (other than townhouses or duplexes)</i>	<i>\$ 676.69</i>	<i>Dwelling unit</i>
<i>Mobile home</i>	<i>\$ 1,016.92</i>	<i>Dwelling unit</i>

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**SECTION III:** Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 29.2, Public Capital Facilities Impact Fees Ordinance; Article 29.2-1-2, Assessment and Collection; section (b) Computation of the Amount of Impact Fee, by deleting Table 3 in its entirety, and replacing it with the following new table:

**{TABLE 3  
TRANSPORTATION FACILITIES  
IMPACT FEE PER VARIABLE UNIT**

<i>Type of New Development</i>	<i>Fee Per Variable Unit</i>	<i>Variable Unit</i>
<b>Residential Uses</b>		
Single family	\$2,110.48	Dwelling unit
Townhouse/duplex	\$1,408.99	Dwelling unit
Multi unit dwelling/apartment (other than townhouses or duplexes)	\$1,449.88	Dwelling unit
Mobile home	\$1,035.63	Dwelling unit
<b>Nonresidential Uses</b>		
General office	\$ 1.70	Square foot of floor area
Single tenant office	\$ 1.88	Square foot of floor area
General light industrial	\$ 1.09	Square foot of floor area
Manufacturing	\$ 0.63	Square foot of floor area
Warehousing	\$ 0.78	Square foot of floor area
Quality restaurant	\$ 5.59	Square foot of floor area
High turnover restaurant	\$ 6.73	Square foot of floor area
Fast food restaurant with drive thru	\$ 20.59	Square foot of floor area
Small retail (less than 5,000 SF)	\$ 2.56	Square foot of floor area
Retail (5,001 SF to 100,000 SF)	\$ 4.51	Square foot of floor area
Retail (100,001 to 300,000 SF)	\$ 3.65	Square foot of floor area
Retail (greater than 300,000 SF)	\$ 3.33	Square foot of floor area
Bank with drive up	\$ 12.05	Square foot of floor area
Daycare center	\$ 4.09	Square foot of floor area
Hotel/motel	\$ 1,817.16	Room
Gas station/convenience store	\$ 3,374.07	Pump
New car sales	\$ 6.52	Square foot of floor area
Automobile Service	\$ 3.96	Square foot of floor area
Automated car wash	\$ 5,280.90	Wash stall
All other uses	\$ 205.90	New trip}

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**TABLE 3**  
**TRANSPORTATION FACILITIES**  
**IMPACT FEE PER VARIABLE UNIT**

<i>Type of New Development</i>	<i>Transportation Facilities Impact Fee Per Variable Unit</i>	<i>Variable Unit</i>
<i>Residential Uses</i>		
<i>Single-family</i>	\$ 2,191.10	<i>Dwelling unit</i>
<i>Townhouse/duplex</i>	\$ 1,462.81	<i>Dwelling unit</i>
<i>Multi-unit dwelling/apartment (other than townhouses or duplexes)</i>	\$ 1,505.27	<i>Dwelling unit</i>
<i>Mobile home</i>	\$ 1,075.19	<i>Dwelling unit</i>
<i>Nonresidential Uses</i>		
<i>General office</i>	\$ 1.77	<i>Square foot of floor area</i>
<i>Single-tenant office</i>	\$ 1.95	<i>Square foot of floor area</i>
<i>General light industrial</i>	\$ 1.13	<i>Square foot of floor area</i>
<i>Manufacturing</i>	\$ 0.65	<i>Square foot of floor area</i>
<i>Warehousing</i>	\$ 0.81	<i>Square foot of floor area</i>
<i>Quality restaurant</i>	\$ 5.80	<i>Square foot of floor area</i>
<i>High-turnover restaurant</i>	\$ 6.99	<i>Square foot of floor area</i>
<i>Fast food restaurant with drive-thru</i>	\$ 21.38	<i>Square foot of floor area</i>
<i>Small retail (less than 5,000 SF)</i>	\$ 2.66	<i>Square foot of floor area</i>
<i>Retail (5,001 SF to 100,000 SF)</i>	\$ 4.68	<i>Square foot of floor area</i>
<i>Retail (100,001 to 300,000 SF)</i>	\$ 3.79	<i>Square foot of floor area</i>
<i>Retail (greater than 300,000 SF)</i>	\$ 3.46	<i>Square foot of floor area</i>
<i>Bank with drive-up</i>	\$ 12.51	<i>Square foot of floor area</i>
<i>Daycare center</i>	\$ 4.25	<i>Square foot of floor area</i>
<i>Hotel/motel</i>	\$ 1,886.58	<i>Room</i>
<i>Gas station/convenience store</i>	\$ 3,502.96	<i>Pump</i>
<i>New car sales</i>	\$ 6.77	<i>Square foot of floor area</i>
<i>Automobile Service</i>	\$ 4.11	<i>Square foot of floor area</i>
<i>Automated car wash</i>	\$ 5,482.41	<i>Wash stall</i>
<i>All other uses</i>	\$ 213.77	<i>New trip</i>

Explanation: Matter added to the current ordinance appears in ***bold italics***.  
Matter removed from the current ordinance appears in [brackets and ~~struck through~~].