

CITY OF CONCORD

In the year of our Lord two thousand and nineteen

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 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>	\$ 1,239.22	<i>Dwelling unit</i>
<i>Townhouse/duplex</i>	\$ 1,205.16	<i>Dwelling unit</i>
<i>Multi-unit/apartment (other than townhouses or duplexes)</i>	\$ 752.97	<i>Dwelling unit</i>
<i>Mobile home</i>	\$ 1,131.56	<i>Dwelling unit</i>

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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 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>Transportation Facilities Impact Fee Per Variable Unit</i>	<i>Variable Unit</i>
Residential Uses		
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
Senior housing	\$ 844.44	Dwelling unit
Nonresidential Uses		
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
Residential & Nonresidential Uses		
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>	\$ 2,381.47	<i>Dwelling unit</i>
<i>Townhouse/duplex</i>	\$ 1,589.91	<i>Dwelling unit</i>
<i>Multi-unit dwelling/apartment (other than townhouses or duplexes)</i>	\$ 1,636.05	<i>Dwelling unit</i>
<i>Mobile home</i>	\$ 1,168.61	<i>Dwelling unit</i>
<i>Senior housing</i>	\$ 952.87	<i>Dwelling unit</i>
<i>Nonresidential Uses</i>		
<i>General office</i>	\$ 1.92	<i>Square foot of floor area</i>
<i>Single-tenant office</i>	\$ 2.12	<i>Square foot of floor area</i>
<i>General light industrial</i>	\$ 1.23	<i>Square foot of floor area</i>
<i>Manufacturing</i>	\$ 0.71	<i>Square foot of floor area</i>
<i>Warehousing</i>	\$ 0.89	<i>Square foot of floor area</i>
<i>Quality restaurant</i>	\$ 6.31	<i>Square foot of floor area</i>
<i>High-turnover restaurant</i>	\$ 7.59	<i>Square foot of floor area</i>
<i>Fast food restaurant with drive-thru</i>	\$ 23.23	<i>Square foot of floor area</i>
<i>Small retail (less than 5,000 SF)</i>	\$ 2.89	<i>Square foot of floor area</i>
<i>Retail (5,001 SF to 100,000 SF)</i>	\$ 5.09	<i>Square foot of floor area</i>
<i>Retail (100,001 to 300,000 SF)</i>	\$ 4.12	<i>Square foot of floor area</i>
<i>Retail (greater than 300,000 SF)</i>	\$ 3.76	<i>Square foot of floor area</i>
<i>Bank with drive-up</i>	\$ 13.60	<i>Square foot of floor area</i>
<i>Daycare center</i>	\$ 4.63	<i>Square foot of floor area</i>
<i>Hotel/motel</i>	\$ 2,050.49	<i>Room</i>
<i>Gas station/convenience store</i>	\$ 3,807.30	<i>Pump</i>
<i>New car sales</i>	\$ 7.36	<i>Square foot of floor area</i>
<i>Automobile Service</i>	\$ 4.46	<i>Square foot of floor area</i>
<i>Automated car wash</i>	\$ 5,958.73	<i>Wash stall</i>
<i>Residential & Nonresidential Uses</i>		
<i>All other uses</i>	\$ 232.34	<i>New trip</i>

SECTION III: This ordinance shall take effect upon its passage.

Explanation: Matter added to the current ordinance appears in ***bold italics***.

Matter removed from the current ordinance appears in [brackets and ~~struck through~~].