

# CITY OF CONCORD

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

**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~~**

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

**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	\$ 1,189.57	Dwelling unit
Townhouse/duplex	\$ 1,156.88	Dwelling unit
Multi-unit/apartment (other than townhouses or duplexes	\$ 722.80	Dwelling unit
Mobile home	\$ 1,086.22	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 3 in its entirety, and replacing it with the following new table:

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

<i>Transportation Facilities Impact</i>		
<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
Senior housing	\$ 844.44	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>
<b>Residential Uses</b>		
Single-family	\$ 2,352.13	Dwelling unit
Townhouse/duplex	\$ 1,570.32	Dwelling unit
Multi-unit dwelling/apartment (other than townhouses or duplexes)	\$ 1,615.89	Dwelling unit
Mobile home	\$ 1,154.21	Dwelling unit
Senior housing	\$ 941.13	Dwelling unit
<b>Nonresidential Uses</b>		
General office	\$ 1.90	Square foot of floor area
Single-tenant office	\$ 2.09	Square foot of floor area
General light industrial	\$ 1.22	Square foot of floor area
Manufacturing	\$ 0.70	Square foot of floor area
Warehousing	\$ 0.87	Square foot of floor area
Quality restaurant	\$ 6.23	Square foot of floor area
High-turnover restaurant	\$ 7.50	Square foot of floor area
Fast food restaurant with drive-thru	\$ 22.95	Square foot of floor area
Small retail (less than 5,000 SF)	\$ 2.85	Square foot of floor area
Retail (5,001 SF to 100,000 SF)	\$ 5.03	Square foot of floor area
Retail (100,001 to 300,000 SF)	\$ 4.07	Square foot of floor area
Retail (greater than 300,000 SF)	\$ 3.72	Square foot of floor area
Bank with drive-up	\$ 13.43	Square foot of floor area
Daycare center	\$ 4.56	Square foot of floor area
Hotel/motel	\$ 2,025.23	Room
Gas station/convenience store	\$ 3,760.40	Pump
New car sales	\$ 7.27	Square foot of floor area
Automobile Service	\$ 4.41	Square foot of floor area
Automated car wash	\$ 5,885.33	Wash stall
All other uses	\$ 229.48	New trip

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

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