

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~~**

Type of New Development	Recreational Facilities Impact Fee Per Variable Unit	Variable Unit
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>
Single-family residence	\$ 1,276.08	Dwelling unit
Townhouse/duplex	\$ 1,241.00	Dwelling unit
Multi-unit/apartment (other than townhouses or duplexes	\$ 775.36	Dwelling unit
Mobile home	\$ 1,165.21	Dwelling unit

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.

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>
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
All other uses	\$ 205.90	New trip}

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.

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	\$ 2,408.69	Dwelling unit
Townhouse/duplex	\$ 1,608.08	Dwelling unit
Multi-unit dwelling/apartment (other than townhouses or duplexes)	\$ 1,654.75	Dwelling unit
Mobile home	\$ 1,181.97	Dwelling unit
Senior housing	\$ 963.76	Dwelling unit
Nonresidential Uses		
General office	\$ 1.94	Square foot of floor area
Single-tenant office	\$ 2.14	Square foot of floor area
General light industrial	\$ 1.24	Square foot of floor area
Manufacturing	\$ 0.71	Square foot of floor area
Warehousing	\$ 0.90	Square foot of floor area
Quality restaurant	\$ 6.38	Square foot of floor area
High-turnover restaurant	\$ 7.68	Square foot of floor area
Fast food restaurant with drive-thru	\$ 23.50	Square foot of floor area
Small retail (less than 5,000 SF)	\$ 2.92	Square foot of floor area
Retail (5,001 SF to 100,000 SF)	\$ 5.15	Square foot of floor area
Retail (100,001 to 300,000 SF)	\$ 4.17	Square foot of floor area
Retail (greater than 300,000 SF)	\$ 3.80	Square foot of floor area
Bank with drive-up	\$ 13.75	Square foot of floor area
Daycare center	\$ 4.67	Square foot of floor area
Hotel/motel	\$ 2,073.93	Room
Gas station/convenience store	\$ 3,850.83	Pump
New car sales	\$ 7.44	Square foot of floor area
Automobile Service	\$ 4.52	Square foot of floor area
Automated car wash	\$ 6,026.85	Wash stall
All other uses	\$ 234.99	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~~].