

3.85.135 Reduction and increase of impact fees.

In determining the development impact fees to be assessed and levied upon the owner of residential or nonresidential property pursuant to the provisions of this chapter, the following fee reductions shall apply:

A. For useable area that is uncovered or open, in order to acknowledge this area's seasonal use, the owner shall be assessed fifty percent (50%) of the base development impact fees per square foot for this area;

B. Where a single-family residential unit includes an Accessory Dwelling Unit (ADU), the ADU shall be assessed fifty percent (50%) of the development impact fees, so long as the ADU utilizes the same sewer lateral as the primary residence of the property; and

C. In acknowledgement that the number of bedrooms in a new residence correlates to household size, and therefore to impacts on City infrastructure and facilities, and, similarly, that the number of bathrooms in a residence directly correlates to the number of drainage fixtures, which corresponds to impacts on the City's sanitary sewer infrastructure, the following fee reductions and increases are applied:

1. Single Family Dwelling Units:

i. Units that have two (2) or less bedrooms and two (2) or less bathrooms will receive a thirty percent (30%) reduction in the base impact fee

ii. Units with four (4) or more bedrooms and three (3) or more bathrooms will pay a thirty percent (30%) increase from the base impact fee

2. Multi-Family Dwelling Units:

i. Units that have one (1) or less bedrooms and one and half (1.5) or less bathrooms will receive a thirty percent (30%) reduction in the base impact fee

ii. Units with four (4) bedrooms and bathrooms that range between two (2) and four (4), will pay a thirty percent (30%) increase from the base impact fee

iii. Units with five (5) or more bedrooms that also have more than four (4) bathrooms will pay a sixty percent (60%) increase from the base impact fee

(Ord. 2521 §1)