



System Development Charges (SDC)

City of Wilsonville
29799 SW Town Center Loop E.
Wilsonville, Oregon 97070
503-682-4960
www.wilsonvilleoregon.gov

All System Development Charges are subject to increase annually effective on July 1st of each year based on the Seattle Construction Cost Index and as approved by Wilsonville City Council

****NOTE: All System Development Charges are required to be paid at time of Building Permit Issuance**

Effective 7/1/2025

PARKS (Resolution 3046 Fee Increase 1/1/2024)	FEE PER UNIT	UNIT*
Single Family/Duplex	\$ 14,056	DU
Mobile Home	\$ 10,249	DU
Multi-Family per Dwelling Unit	\$ 9,442	DU
SIC 1-19: Agriculture; Fish & Forest Services; Construction; Mining Includes establishments engaged in the production of crops, livestock, and animal specialties, or providing agricultural services. This category also includes any forestry, fishing, hunting, or trapping establishments. General building contractors, electrical work, utility construction, and heavy construction establishments are also included in this category, as well as those related to the extraction of oil, gas, ores, and quarries.	\$ 467	TGSF
Manufacturing SIC 20: Food & Kindred Products Includes any establishments processing food and beverages for human consumption, such as meat packing, producing dairy products, ice creams, malt beverages, and bottled and canned soft drinks. This category also includes related products, such as manufactured ice, production of oils, and prepared feeds for animals.	\$ 467	TGSF
Manufacturing SIC 22, 23: Textile & Apparel Includes any establishments preparing fibers, manufacturing yarns and similar materials, manufacturing fabrics, carpets, and rugs, dyeing or finishing such products, coating or waterproofing or otherwise treating fabrics, or manufacturing felt goods and other miscellaneous textiles. It also includes establishments producing clothing and other products which are produced by cutting and sewing purchased textiles.	\$ 437	TGSF
Manufacturing SIC 24: Lumber & Wood Includes any establishments cutting timber and pulpwood, such as sawmills, lath mills, shingle mills, planing mills, and establishments producing finished goods made entirely of wood or related materials. However, the production of finished goods made of wood which are listed in other SIC codes are not included in this category. For example, the production of furniture is captured under SIC 25.	\$ 296	TGSF
Manufacturing SIC 25, 32, 39: Furniture; Clay, Stone & Glass; Misc Includes any establishments producing furniture. However, those manufacturing wood kitchen cabinets are contained in SIC 24. This category also includes those manufacturing glass and glass products, cement, clay products, pottery, and other such products using materials such as clay, stone, and sand. Finally, this category also includes the manufacturing of products not contained in other groups, such as jewelry, silverware, musical instruments, dolls, toys, games, athletic goods, pencils, and other such miscellaneous products.	\$ 431	TGSF
Manufacturing SIC 26: Paper & Allied Includes any establishments manufacturing pulps and other cellulose fibers, the manufacturing of paper and paperboard, cardboard, plastic films, and sheet.	\$ 363	TGSF
Manufacturing SIC 27: Printing, Publishing, & Allied Includes any establishments engaged in printing, bookbinding, and platemaking. This category also includes establishments publishing materials, regardless of whether the printing is performed at the establishment. However, news syndicates are classified in SIC 73.	\$ 172	TGSF
Manufacturing SIC 28-31: Chemicals, Petroleum, Rubber, Leather Includes any establishments producing basic chemicals and those manufacturing products using predominantly chemical processes. It also includes establishments refining petroleum, manufacturing paving and roofing materials, or compounding lubricating oils and greases from purchased materials. Further, this category includes establishing manufacturing products from plastic resins and rubber. Finally, this category includes establishments tanning, currying, and finishing hides and skins, and those finishing leather products.	\$ 612	TGSF
Manufacturing SIC 33, 34: Primary & Fabricated Metals Includes any establishments smelting and refining metals, rolling, drawing, and alloying metals, and producing coke. This category also includes establishments manufacturing metal products such as metal cans, tinware, hand tools, general hardware, and other metal and wire products.	\$ 383	TGSF
Manufacturing SIC 35: Machinery Equipment Includes any establishments manufacturing industrial and commercial machinery such as engines or turbines, farm and garden machinery, construction, or mining equipment, as well as computers.	\$ 612	TGSF
Manufacturing SIC 36, 38: Electrical Machinery, Equipment Includes any establishments manufacturing machinery, apparatus, or supplies for the generation, storage, transmission, transformation, or utilization of electricity. This category also includes the manufacture of household appliances such as electrical lighting or wiring equipment, radio and television receiving equipment, or other electrical supplies. The production of industrial machinery and equipment is included in SIC 35. This category also includes establishments manufacturing instruments of measurement, testing, analyzing, or controlling, such as optical lenses, clocks, watches, surgical, medical, and dental instruments, or photographic equipment, among others.	\$ 918	TGSF
Manufacturing SIC 37: Transportation Equipment Includes any establishments manufacturing equipment for the transportation of passengers or cargo by land, air, or water. This includes motor vehicles, aircraft, guided missiles, ships, boats, railroad equipment, or other miscellaneous transportation equipment. Note that establishments manufacturing equipment for moving materials on farms, mines, construction sites, within individual plants, in airports, or other locations off highways are included in SIC 35.	\$ 689	TGSF
TCPU SIC 40-42, 44, 45, 47: Transportatoin & Warehousing Includes any establishments providing transportation by railroad, bus, subway, or those providing long-distance trucking or transfer services or those engaged in the storage of commercial goods. This category also includes establishing providing freight or passenger transportation on the open seas or inland water, and those providing towing, lighterage, and canal operation. It also includes establishments providing domestic or foreign transportation by air and those who operate airports or provide terminal services. Finally, it also includes establishments providing incidental support to transportation, such as forwarding or packing services, and those arranging passenger or freight transportation.	\$ 394	TGSF
TCPU SIC 43, 46, 48, 49: Communications & Public Utility Includes any establishments of the United States Postal Services (USPS) and those establishments which primarily transport mail for the USPS. This category also includes establishments transporting petroleum and other commodities through pipelines, as well as those transporting natural gas. This category includes those establishments providing communication services, such as radio or television broadcasting. Further, this category includes establishments engaged in the generation, transmission, or distribution of electricity or steam. Finally, this category includes establishments providing water and irrigation services, and sanitary services such as the disposal of garbage, sewage, or other wastes.	\$ 84	TGSF
SIC 50, 51: Wholesale Trade Includes any establishments engaged in the wholesale distribution of durable or non-durable goods of any kind.	\$ 599	TGSF

SIC 52-59: Retail Trade Includes any establishments engaging in the retail distribution of durable or non-durable goods, such as building and gardening supplies, hardware, groceries, apparel or accessory stores, home furniture, or other miscellaneous retail items. It also includes automotive dealers, gasoline service stations, and eating and drinking places such as restaurants, refreshment stands, lunch counters, or bars.	\$ 198	TGSF
SIC 60-68: Finance, Insurance & Real Estate Includes any establishments engaged in finance, such as depository institutions, non-depository credit institutions, or security and commodity brokers, dealers, exchanges, or services. It also includes insurance carriers, agents, brokers, and insurance services offices. Finally, it includes real estate offices, holdings, and other investment offices.	\$ 587	TGSF
SIC 70-79: Non-Health Services Includes any establishments providing non-health services. These services can include those providing hotels, rooming houses, camps, or other lodging places. It can also include establishments providing personal services, such as laundries, dry-cleaning plants, photographic studios, beauty, and barber shops. Also included in this category – if not included elsewhere – are those establishments providing business services, such as advertising, claim collection, news syndicates, computer programming data processing or help supply services. This category also includes establishments providing automotive repair, rental, leasing, or parking services, as well as those providing miscellaneous repair services. Finally, it	\$ 745	TGSF
SIC 80: Health Services Includes any establishments providing medical, surgical, or other health services. This category does not include those providing insurance against hospitalization or medical costs, which are contained in SIC 60-68.	\$ 538	TGSF
SIC 81-89: Educational, Social & Membership Services Includes any establishments providing legal, educational, or social services. It also includes museums, art galleries, and botanical or zoological gardens. This category also includes membership organizations such as trade associations, labor unions, professional membership organizations, or political or religious organizations. Further, this category includes those establishments providing engineering, architectural, or surveying services, as well as accounting, auditing, and bookkeeping services. Also included are private households which employ workers who serve on or about the premises. Finally, this category includes all other services not categorized into one of the other SIC codes.	\$ 787	TGSF
SIC 90-99: Government Includes any establishments providing executive, legislative, or general government services. It also includes establishments providing justice, public order, or safety. This includes all governmental administration of human resource programs, environmental quality and housing programs, economic programs, public finance, taxation, or monetary policy, as well as national security or international affairs.	\$ 372	TGSF
TGSF = Thousand Gross Square Feet		
DU = Dwelling Unit		
SEWER PERMIT FEE		
Single Family Dwelling	\$ 96	DU
Multi-Family per Building	\$ 312	BUILDING
Commercial and Industrial	\$ 691	DU
SEWER		
Residential:		
Single Family Dwelling*	\$ 7,130	DU
Multi-Family Dwelling Shall mean a residential structure which is occupied by one or more persons of which there is more than one dwelling structure per lot, according to approved zoning requirements and which provides complete independent living facilities for each dwelling structure including, but not limited to, permanent provisions for living, sleeping, eating, cooking and sanitation.	\$ 5,350	DU
Manufactured Home Residential Shall mean a structure which is intended for human occupancy by one or more persons that has sleeping, eating, cooking and plumbing-sanitation facilities and which is constructed off- site in compliance with Uniform Building Code (Oregon State Structural Specialty Code) and designed to be transported to a site for installation and/or assembly of modular components to form a permanent structure.	\$ 7,130	DU
Hotel/Motel @ 25 efu Shall mean any building which is designed or used to offer lodging for rent or hire, with or without meals for four or more people or containing six or more guest rooms.	\$ 7,130	DU
Commercial:		
Banks Shall mean those institutions that are engaged in deposit banking or closely related functions including fiduciary activities. A more complete description and examples are included in SIC, Major Group 60 – Depository Institutions.	\$ 7,846	EDU
Amusement/Recreation	\$ 7,130	EDU
Car Wash/Recycle Shall include establishments primarily engaged in washing, waxing and polishing of motor vehicles or in furnishing facilities for the self-service washing of motor vehicles, whereby the wash water is recycled. A more complete description is included in SIC, Industry No. 7542 Descriptions.	\$ 16,706	EDU
Day Care Shall mean establishments primarily engaged in the care of infants or children or in providing pre-kindergarten education or medical care or delinquency. Correction is not a major element. A more complete description is provided in SIC, Industry No. 8351.	\$ 7,846	EDU
Restaurants Shall mean a structure which is constructed for the purpose of preparation and serving of food to one or more persons in return for payment by those persons. The structure must meet all applicable codes as required by the State of Oregon or the City of Wilsonville and other appurtenant ordinances or resolutions and as the structure is designed or occupied for the individual use thereof.	\$ 19,260	EDU
Grocery Stores Shall mean stores commonly known as supermarkets, food stores and grocery stores primarily engaged in the retail sale of all sorts of canned foods and dry goods such as: tea, coffee, spices, sugar and flour, fresh fruits and vegetables, and fresh and prepared meat, fish and poultry. A specific list of types of food stores is included in SIC, Industry No. 5411.	\$ 33,525	EDU
Indoor Theater Shall mean commercially operated theaters primarily engaged in the indoor exhibition of motion pictures. An example of types of motion picture theaters is included in SIC, Industry No. 7832	\$ 7,130	EDU
Office Shall mean those buildings housing establishments primarily engaged in providing engineering, architectural and surveying studies, accounting, auditing, bookkeeping services, research, development and testing services, and management and public relations services. A description of these establishments is included in SIC, Major Group 87.	\$ 4,992	EDU
Professional Building Shall mean those buildings used to house establishments primarily engaged in furnishing medical, surgical and other health services to persons. A more complete description with industry numbers is included in SIC, Major Group 80 – Health Services.	\$ 8,561	EDU
Service Shop Shall mean those establishments primarily engaged in providing services generally to individuals, such as laundries, dry-cleaning plants, portrait photographic studios, and beauty and barber shops. A more complete description with specific industry numbers is included in SIC, Major Group 72, Personal Services.	\$ 7,135	EDU

Service Station Shall mean a gasoline service stations primarily engaged in selling gasoline and lubricating oils. A more complete description with examples in included in SIC, Industry No. 5541.	\$ 9,869	EDU	
Shopping Center Shall mean a major retail facility which shall include establishments engaged in at least two distinct retailing operations and could include establishments from SIC, Major Group 52, Building Materials, Hardware, Garden Supply, and Mobile Home Dealers; SIC, Major Group 53 – General Merchandise Stores; SIC, Major Group 54 – Food Stores; SIC, Major Group 55 – Automotive Dealers and Gasoline Service Stations; SIC, Major Group 56 – Apparel and Accessory Stores; SIC, Major Group 57, Home Furniture Furnishings and Equipment Stores; SIC, Major Group 58 – Eating and Drinking Places; and SIC, Major Group 59 – Miscellaneous Retail.	\$ 20,626	EDU	
Store Shall mean a retail establishment which only concludes one ongoing retail operation. This could include a store from Major Group 52 – Building Materials, Hardware, Garden Supply, and Mobile Home Dealers; and Major Group 53 – General Merchandise Stores.	\$ 20,626	EDU	
Warehouse Shall mean those establishments engaged in the storage of farm products, furniture and other household goods or commercial goods of any nature. Specific examples are included in Major Group 42 and would include firms engaged in SIC, Industry Group No. 422 – Public Warehousing and Storage.	\$ 18,456	EDU	
Other Commercial Shall include other establishments used for retail operations which are not included in any of the above categories.	\$ 7,130	EDU	
Industrial:			
Users requiring an industrial discharge pretreatment permit please contact engineering@ci.wilsonville.or.us			
Construction/Special Trade Contractors Shall mean those contractors who undertake activities of a type that are specialized either to building construction, including work on mobile homes, or to both building and non- building projects. These activities include painting (including bridge paining and traffic lane painting), electrical work (including work on bridges, power lines and power plants), carpenter work, plumbing, heating, air-conditioning, roofing and sheet metal work. A more complete description with a specific listing of industries in included in SIC, Major Group 17.	\$ 4,279	EDU	
Apparel/Fabric Finished Products Made from Fabrics & Similar Materials Shall mean those facilities known as the cutting-up and needle trades, including establishments producing clothing and fabricated products by cutting and sewing purchased woven or knit textiles, fabric and related materials such as leather, rubberized fabrics, plastics and furs. A more complete description with examples is include in SIC, Major Group 23.	\$ 4,279	EDU	
Printing, Publishing and Allied Industries Shall mean those establishments engaged in printing one or more common processes such as letterpress, lithography (including off-set) gravure, or screen; and those establishments which perform services for the printing trade such as bookbinding and platemaking. A more complete description with examples is included in SIC, Major Group 27.	\$ 14,267	EDU	
Rubber & Miscellaneous Plastic Products Shall mean those establishments manufacturing products not elsewhere classified, from plastic resins and from natural, synthetic, or reclaimed rubber, gutta percha, balata, or gutta siak. A more complete description with examples is included in SIC, Major Group 30.	\$ 9,987	EDU	
Fabricated Metal Products, Except Machinery & Transportation Equipment Shall mean those establishments engaged in fabricating ferrous and nonferrous metal products, such as metal cans, tin ware, hand tools, cutlery, general hardware, nonelectric heating apparatus, fabricated structural metal products, metal forgings, metal stampings, ordinance (except vehicles and guided missiles) and a variety of metal and wire products not elsewhere classified. A more complete description with examples is include in SIC, Major Group 34.	\$ 18,546	EDU	
Industrial and Commercial Machinery and Computer Equipment Shall mean those establishments engaged in manufacturing industrial and commercial machinery and equipment and computers. A more complete description with examples of specific industries is included in SIC, Major Group 35	\$ 41,370	EDU	
Electronic & Other Electrical Equipment Components, Except Computer Equipment Shall mean those establishments engaged in manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation, and utilization of electric energy. Included are the manufacturing of electric city distribution equipment, electrical industrial apparatus, household appliances, electrical lighting and wiring equipment, radio and television receiving equipment, communications equipment, electronic components and accessories and other electrical equipment and supplies. A more complete description with examples is include in SIC, Major Group 36.	\$ 25,680	EDU	
Misc. Manufacturing Industries Shall mean those establishments primarily engaged in manufacturing products not classified in any other manufacturing group. Industries in this group fall into the following categories: jewelry, silverware and plated ware; musical instruments; dolls, toys, games, and sporting and athletic goods; pens, pencils and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. A list of specific establishments is included in SIC, Major Group 39.	\$ 30,670	EDU	
Terminal & Joint Terminal Maintenance Facilities for Motor Freight Transportation Shall mean those establishments primarily engaged in the operation of terminal facilities used by highway-type property carrying vehicles. Also included are terminals which provide maintenance and service for motor vehicles. A more complete description is included in SIC, Industry No. 4231	\$ 12,839	EDU	
Transportation Services Shall mean those establishments furnishing services incidental to transportation, such as forwarding and packing services, and the arrangement of passenger and freight transportation. Specific examples are included in SIC, Major Group 47.	\$ 4,992	EDU	
Electric/Gas/Sanitary Services Shall mean those establishments engaging in the generation, transmission, and/or distribution of electricity or gas or steam. A more complete description with examples is included in SIC, Major Group 49.	\$ 22,827	EDU	
Wholesale Trade/Durable Goods Shall mean those establishments primarily engaged in the wholesale distribution of durable goods. Specific examples are included in SIC, Major Group 50.	\$ 31,382	EDU	
Business Services Shall mean those establishments primarily engaged in rendering services, not elsewhere classified, to business establishments on a contract or fee basis, such as advertising, credit reporting, collection of claims, mailing, reproduction, stenographic, news syndicates, computer programming, photocopying, duplicating, data processing, services to buildings, and help supply services. A more complete description with examples of firms engaged in business services is included in SIC, Major Group 73.	\$ 10,700	EDU	
Other Industrial Facilities Shall include those industrial facilities which are not included in any of the listed industries or major groups.	\$ 7,130	EDU	
Definition of Uses			
<i>*DU/Dwelling Unit</i>			
<i>*EDU/Equivalent Dwelling Unit</i>			
<i>*GFA/Gross Floor Area</i>			
Water Meter Size	Meter Cost	Water SDC	Total Cost
5/8"	\$ 312	\$ 12,441	\$ 12,753
3/4"	\$ 364	\$ 18,661	\$ 19,025
1"	\$ 395	\$ 31,101	\$ 31,496

1-1/2"	\$ 676	\$ 62,203	\$ 62,879
2"	\$ 859	\$ 99,525	\$ 100,384
3"	\$ 2,378	\$ 199,049	\$ 201,427
4"	\$ 3,600	\$ 311,014	\$ 314,614
6"	\$ 6,432	\$ 622,028	\$ 628,460
8"	\$ 10,258	\$ 995,245	\$ 1,005,503
10"	\$ 13,287	\$ 1,430,665	\$ 1,443,952
TRANSPORTATION SDC			
Residential			
210 Single Family Dwelling		\$ 17,322	Dwelling Unit
220 Apartment		\$ 11,918	Dwelling Unit
230 Condominium/Townhouse		\$ 10,362	Dwelling Unit
240 Manufactured Home		\$ 8,987	Dwelling Unit
254 Assisted Living		\$ 4,699	Number of Beds
Industrial			
110 General Light Industrial Typically less than 500 employees, free standing and single use. Examples: printing plants, material testing laboratories, data processing and equipment assembly.		\$ 12,780	GFA - 1,000 sq ft
120 General Heavy Industrial		\$ 2,750	GFA - 1,000 sq ft
130 Industrial Park Industrial park areas that contain a number of industrial and/or related facilities. A mix of manufacturing, service and warehouse		\$ 12,523	GFA - 1,000 sq ft
140 Manufacturing Facilities that convert raw materials or parts into finished products. Typically have related office, warehouse, and research and associated functions.		\$ 7,004	GFA - 1,000 sq ft
150 Warehouse Facilities devoted to storage of goods and materials. Includes offices and maintenance facilities		\$ 6,527	GFA - 1,000 sq ft
151 Mini Warehouse Storage units or vaults rented for storage of goods		\$ 4,584	GFA - 1,000 sq ft
152 High Cube Warehouse		\$ 3,080	GFA - 1,000 sq ft
160 Data Center		\$ 1,815	GFA - 1,000 sq ft
Lodging			
310 Hotel Lodging facility that may include restaurants, lounges, meeting rooms and/or convention facilities		\$ 14,404	Number of Rooms
320 Motel Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting spaces.		\$ 10,323	Number of Rooms
Recreational			
411 City Park Municipal owned parks, varying widely as to location, type and number of facilities.		\$ 11,245	Acres
417 Regional Park Regional park authority owned parks, varying widely as to location, type and number of facilities.		\$ 9,152	Acres
430 Golf Course Municipal and private golf courses. May or may not have a driving range and clubhouse		\$ 9,665	Acres
492 Health Fitness Club Privately owned with weightlifting and other facilities often including swimming pools, hot tubs, saunas, racquet ball, squash and handball courts.		\$ 55,596	GFA - 1,000 sq ft
495 Recreational Community Center Recreational facilities similar to and including YMCAs, often including classes, day care, meeting rooms, swimming pools, tennis, racquetball, handball, weightlifting, locker rooms and food service		\$ 62,011	GFA - 1,000 sq ft
Institutional			
520 Elementary School Serves student attending kindergarten through 5th or 6th grade Public or private.		\$ 16,692	GFA - 1,000 sq ft
522 Middle School Public. Serves students that have completed elementary and not yet in high school.		\$ 14,907	GFA - 1,000 sq ft
530 High School Public. Typically serving 9 to 12th Grades		\$ 13,944	GFA - 1,000 sq ft
540 Junior/Community College Two-year junior or community colleges		\$ 50,404	GFA - 1,000 sq ft
560 Church Contains worship area. May include meeting rooms, classrooms, dining area and facilities		\$ 16,704	GFA - 1,000 sq ft
565 Day Care Facility for pre-school children care primarily during the daytime hours. May include classrooms, meeting area and playground		\$ 44,812	GFA - 1,000 sq ft
590 Library Public or Private. Contains shelved books, reading rooms and sometime meeting rooms		\$ 103,119	GFA - 1,000 sq ft
Medical			
610 Hospital Medical and/or surgical care facility with overnight accommodations for ambulatory and non- ambulatory patients.		\$ 22,314	GFA - 1,000 sq ft
620 Nursing Home A facility whose primary function is to care for persons who are unable to care for themselves		\$ 13,935	Number of Beds
630 Clinic		\$ 57,665	Number of Beds
Office			
710 General Office Building Usually contains offices, meeting rooms, file storage areas, restaurants or cafeteria and other service functions		\$ 13,348	GFA - 1,000 sq ft
714 Corporate Headquarters Building		\$ 14,632	GFA - 1,000 sq ft

715 Single Tenant Office Building Single Usually contains offices, meeting rooms, file storage areas, restaurants or cafeteria and other services functions.	\$ 14,632	GFA - 1,000 sq ft
720 Medical - Dental Office Provides diagnosis and outpatient care. Typically operated be private physicians or dentists.	\$ 66,246	GFA - 1,000 sq ft
731 State Motor Vehicle Department	\$ 221,676	GFA - 1,000 sq ft
732 United States Post Office	\$ 198,372	GFA - 1,000 sq ft
750 Office Park Park or campus-like planned unit development that contains office buildings, banks, restaurants and service stations.	\$ 20,939	GFA - 1,000 sq ft
760 Research and Development Center Single building or complex of buildings devoted to research and development. May contain light fabrication facilities.	\$ 14,870	GFA - 1,000 sq ft
770 Business Park Group of flex-type or incubator 1-2 story building served by a common road system. Typically includes a mix of offices, retail and wholesale stores, restaurants, recreational areas, warehousing, manufacturing, light industrial or research.	\$ 27,809	GFA - 1,000 sq ft
Retail		
812 Building Material and Lumber Small free standing building that sells hardware, building materials and lumber. May include yard storage and sheded storage areas which are not included in the unit calculation.	\$ 82,803	GFA - 1,000 sq ft
813 Free Standing Discount Superstore A free-standing discount store that also contains a full service grocery department under the same roof.	\$ 70,523	GFA - 1,000 sq ft
814 Variety Store Small strip shopping centers containing a variety of retail shops that typically specialize in apparel, hard goods and services such a real estate and investment offices, dance studios, florists, and small restaurants.	\$ 56,060	GFA - 1,000 sq ft
815 Discount Store Free-standing store that offers a variety of customer services, centralized cashiering, and a wide range of products.	\$ 50,115	GFA - 1,000 sq ft
816 Hardware/Paint Store Typically free-standing buildings with parking that sell hardware and paints.	\$ 41,849	GFA - 1,000 sq ft
817 Nursery/Garden Center Free-standing building with yard containing planting and landscape stock. Unit calculation only applies to building and not yard and storage.	\$ 102,389	GFA - 1,000 sq ft
820 Shopping Center	\$ 39,256	GFA - 1,000 sq ft
826 Specialty Retail Small strip shopping centers containing a variety of retail shops that typically specialize in apparel, hard goods and services such a real estate and investment offices, dance studios, florists, and small restaurants.	\$ 66,636	GFA - 1,000 sq ft
841 Automobile Sales New and used car dealership with sales, service and parts,	\$ 59,224	GFA - 1,000 sq ft
843 Automobile Parts Sales New and used car dealership with sales, service and parts,	\$ 49,947	GFA - 1,000 sq ft
848 Tire Store Primary business is selling and repair of tires.	\$ 31,312	GFA - 1,000 sq ft
850 Supermarket Free-standing grocery store. May also contain ATMs, photo center, pharmacies and video rental.	\$ 72,642	GFA - 1,000 sq ft
851 Convenience Market Open 24 hours Sells convenience foods, newspapers, magazines and often beer and wine. Open 24 hours per day.	\$ 440,127	GFA - 1,000 sq ft
857 Discount Club Discount store / warehouse where shoppers pay a fee to get wholesale prices. May have a wide variety of goods. Many items are sold in bulk or large quantities.	\$ 43,686	GFA - 1,000 sq ft
862 Home Improvement Superstore Sells convenience foods, newspapers, magazines and often beer and wine. Open 24 hours per day.	\$ 30,682	GFA - 1,000 sq ft
863 Electronic Superstore Discount store / warehouse where shoppers pay a fee to get wholesale prices. May have a wide variety of goods. Many items are sold in bulk or large quantities.	\$ 82,523	GFA - 1,000 sq ft
880 Pharmacy/Drugstore without Drive Through Facilities filling medical prescriptions without a drive thru window.	\$ 69,905	GFA - 1,000 sq ft
881 Pharmacy with Drive Through Window Facilities filling medical prescriptions with a drive thru window.	\$ 67,522	GFA - 1,000 sq ft
890 Furniture Store Sells furniture, accessories and often carpet / floor covering.	\$ 3,402	GFA - 1,000 sq ft
Services		
912 Drive In Bank Usually a free-standing building with a parking lot offering banking services. Has a drive thru window. May have ATMs	\$ 74,248	GFA - 1,000 sq ft
931 Quality Restaurant High quality eating establishment with turnover rates greater than 1 hour	\$ 70,094	GFA - 1,000 sq ft
932 High Turnover Sit-Down Restaurant Sit down eating establishment with turnover rates of less than 1 hour.	\$ 92,672	GFA - 1,000 sq ft
934 Fast Food with Drive Thru Fast food with a drive through window.	\$ 372,456	GFA - 1,000 sq ft
937 Coffee/Donut Shop with Drive Through Window	\$ 16,427	SFGFA - 100 sq ft
938 Coffee/Donut Shop with Drive through Window and No Indoor Seating	\$ 36,304	SFGFA - 100 sq ft
944 Gasoline/Fuel Station Sells gasoline and may also provide vehicle service and repair.	\$ 108,172	Fueling Positions
945 Gas Station with Convenience Market Sells gasoline and may also provide vehicle service and repair. Also contains a convenience market.	\$ 38,137	Fueling Positions
946 Gas Station with Convenience Market & Car Wash Sells gasoline and may also provide vehicle service and repair. Also contains a convenience market and car wash.	\$ 66,946	Fueling Positions
Definition of Uses		
*GFA - 1,000 sq ft gross floor area - 1,000 sq ft gross floor area		
*SFGFA - 1,000 sq ft gross floor area – 100 sq ft gross floor area		
*GLA - 1,000 sq ft gross leasable area		

<i>*DU - Dwelling unit</i>		
<i>*Rooms - Number of rooms for rent</i>		
<i>*Vehicle Fueling Positions - Maximum number of vehicles that can be served simultaneously</i>		
<i>*Student - Full time equivalent student capacity</i>		
Storm (per equivalent dwelling unit)*		
Storm SDC residential dwelling unit	\$ 2,442	DU
Storm SDC impervious drainage area	\$ 0.89	Per sq. ft impervious
Updated 7.1.2025 bw		