

**CITY OF LAKELAND**

**IMPACT FEE INFORMATION GUIDE  
AND PROCEDURES MANUAL**

**REVISED NOVEMBER 1, 2009**  
**(Supercedes All Previous Editions)**

**Community Development Department  
Planning Division  
228 S. Massachusetts Avenue  
Lakeland, FL 33801**

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**CITY OF LAKELAND**  
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November 1, 2009

A. **EXISTING IMPACT FEES**

The rate of growth and the amount of new development in the City requires additional governmental services and facilities. The funds collected in the form of impact fees are used by the City of Lakeland to provide capital improvements and equipment needed to serve new development. The City of Lakeland has seven separate impact fees. Polk County has four impact fees which are levied in the City. Lakeland collects three of these impact fees on behalf of the County and sets aside a portion of its transportation impact fees for County collector roads. The following guide provides a summary of each fee.

**NOTE: The Impact Fees listed are revisited on a regular basis, and therefore may be subject to change.**

1. **WASTEWATER FACILITIES IMPACT FEE**

(For additional information call 834-6180)

ORIGINAL ORDINANCE NUMBER:	3243 and Resolution Number 1600; 4708
RESOLUTION NUMBER:	1600
LATEST ORDINANCE NUMBER:	4936
DATE APPROVED:	December 17, 2007
EFFECTIVE DATE:	December 17, 2007
TIME OF PAYMENT:	Issuance of Building Permit (in some cases heavy users may be allowed to pay over time; however, all fees must be paid prior to connection to the wastewater system).

The wastewater facilities impact fee is based on an engineering report conducted by, Black & Veatch Inc. The consultants completed a wastewater rate analysis to determine a fee which represents a customer's fair share of the cost of providing increased sewage treatment and collection capacity. Data was collected on treatment plant flow, billed water consumption, current wastewater rates, capital improvement needs and construction grant requirements, and projections were made of population and customer growth and expenditures. The resulting impact fee rate structure is one that charges customers for the actual cost of the service provided.

The wastewater facilities impact fee is calculated from a base fee of \$1,480 per "Equivalent Residential Connection" (ERC). An equivalent residential connection is defined as a volume of wastewater flow of 260 gallons per day, annual average, contributed to the City's wastewater collection system. When, in the opinion of the Director of Water Utilities, the ERC's cannot be readily determined

using normal flow standards (metered flow at the building's water meter) or by experience, the wastewater impact fee charge may be computed on the basis of fixture unit values as established by City Code. For the purposes of such computation, sixteen(16) fixture units equals one (1) ERC and additional fixture units are proportionately considered in the calculation of additional ERC units.

Each single-family residential unit shall be considered to have one (1) ERC and the corresponding wastewater impact fee shall be \$1,480. ERC shall mean a volume of wastewater flow of 260 gallons per day, annual average.

Attached single-family residential dwelling units, multi-family residential units, and residential mobile homes are charged a percentage of one ERC. The capacity for each unit shall be 244 gallons per day, annual average.

Hotel/motel units and dormitories are charged at a percentage of one ERC. The capacity for each unit shall be 150 gallons per day, annual average.

For industrial, commercial, and all other non-residential connections, the minimum wastewater impact charge is based upon the gallons per day allocated by the City.

A 25% surcharge on the impact fees is added to all connections that take place outside the City limits. Any connection to the City's wastewater collection system occurring outside the City limits will require the execution of a Wastewater Service Agreement and Voluntary Annexation Agreement prior to connection to the City's wastewater system being authorized. In certain locations, new developments may also have to pay for line extensions.

It should be specifically noted the initial commercial/industrial impact fee is an estimate. The customer will be billed for additional flows, should they be recorded. Conversely, the City periodically offers a refund of impact fees paid for unused capacity. Details may be obtained from Water Utilities Billing.

2. WATER SYSTEM FACILITIES IMPACT FEE

(For additional information call 834-8316)

ORIGINAL ORDINANCE NUMBER:	3118
LATEST ORDINANCE NUMBER:	4937
DATE APPROVED:	December 17, 2007
EFFECTIVE DATE:	December 17, 2007
TIME OF PAYMENT:	Upon Request Prior to Connection

The water facilities impact fee is based on an engineering report conducted by Black & Veatch Inc. The consultants completed a water rate analysis to determine a fee which represents a customer's fair share of the cost of providing increased water treatment and distribution capacity. Data was collected on treatment plant flow, billed water consumption, current water rates, capital improvement needs and construction grant requirements, and projections were

made of population and customer growth and expenditures. The resulting impact fee rate structure is one that charges customers for the actual cost of the service provided.

The water facilities impact fee is calculated from a base fee of \$1,250 per "Equivalent Residential Connection" (ERC). An equivalent residential connection is defined as 10,000 gallons of water per month received from the City's water distribution system. When, in the opinion of the Director of Water Utilities, the ERC's cannot be readily determined using normal flow standards (metered flow at the building's water meter) or by experience, the water impact fee charge may be computed on the basis of fixture unit values as established by City Code. For the purposes of such computation, sixteen(16) fixture units equals one (1) ERC and additional fixture units are proportionately considered in the calculation of additional ERC units.

Each single-family residential unit shall be considered to have one (1) ERC and the corresponding water impact fee shall be \$1,250. ERC shall mean a volume of water flow of 325 gallons per day, annual average.

Attached single-family dwelling units, multi-family residential units, and mobile homes are charged at a percentage of one ERC. The capacity for each unit shall remain at 244 gallons per day, annual average.

Hotel/motel units and dormitories are charged at a percentage of one ERC. The capacity for each unit shall be 150 gallons per day, annual average.

For industrial, commercial, and all other non-residential connections, the minimum water impact charge shall be based upon the gallons per day allocated by the City of Lakeland. A 25% surcharge on the impact fees is added to all connections that take place outside the City limits. Any connection to the City's water distribution system occurring outside the City limits will require the execution of a Voluntary Annexation Agreement prior to connection to the City's water system being authorized. In certain locations, new developments may also have to pay for line extensions.

It should be specifically noted the initial commercial/industrial impact fee is an estimate. The customer will be billed for additional flows, should they be recorded. Conversely, the City periodically offers a refund of impact fees paid for unused capacity. Details may be obtained from Water Utilities Billing.

3. FIRE SERVICE (WATER SPRINKLER) CAPACITY FEE

(For additional information call 834-8316)

ORIGINAL ORDINANCE NUMBER: 2867

LATEST ORDINANCE NUMBER: 4707

DATE APPROVED: October 17, 2005

EFFECTIVE DATE: October 17, 2005

TIME OF PAYMENT: Upon Request Prior to Connection

City staff, in conjunction with Black & Veatch, Inc. conducted a Water Study to examine water rates and costs. The results of that study were applied to private fire lines (sprinkler systems) to develop charges for this service.

The primary goal was to establish the most equitable method of recovering costs associated with the required oversizing of the City’s water system from supply to point of use for fire protection service.

Connection/impact costs are based on two components of the water system, supply and piping, which are associated with fire protection.

The supply component includes a cost allocation for supply wells, high service pumping, and storage related to fire protection. The pipe component includes oversizing costs of water distribution facilities, directly allotted to fire protection. These costs are then broken down by fire service flow in gallons per minute (gpm) and pipe size.

Fees are determined by Water Division personnel and paid at the Department of Electric & Water Utilities Customer Service Center.

Customers outside the City limits pay a surcharge of 25% on the protection fee.

Fire Protection Fees are:

Fire Flow Classification	Fire Flow Range (gpm)	Inside City Fee	Outside City Fee
1	0 – 500	\$ 508	\$ 635
2	501 – 750	1,443	1,804
3	751 – 1000	2,748	3,435
4	1001 – 1500	5,098	6,373
5	1501 – 2000	7,214	9,018
6	2001 – 3500	10,635	13,294
7	3501 - 5000	16,694	20,868

4. TRANSPORTATION (LOCAL) FACILITIES IMPACT FEE

(For additional information call 834-6011)

ORIGINAL ORDINANCE NUMBER: 2978 (repealed August 4, 2008)

LATEST ORDINANCE NUMBER: 5087

DATE APPROVED: May 4, 2009

EFFECTIVE DATE: May 5, 2009

TIME OF PAYMENT: Issuance of Building Permit

The transportation facilities impact fee is based on an update study and analysis conducted by Post Buckley Schuh & Jernigan (PBS&J). The consultants

gathered information on vehicle trips, available road capacity, and costs to provide transportation facilities, and established that various categories of land use generate different numbers of vehicle trips per day. The City's transportation facilities impact fee varies according to land use categories and by trip generation rates. Some land uses are charged on a per unit, per room or per acre basis and others are charged on a basis of the gross square footage contained within the structure. The transportation facilities impact fee for a single-family residence is based upon the square footage of the unit.

Below are transportation (state and local) impact fees for some typical land uses:

- Single-family residence = \$0
- 10,000 sq. ft. office = \$0/1,000 sq. ft. = \$0
- 50,000 sq. ft. retail center = \$/1,000 sq. ft. = \$0
- 100,000 sq. ft. warehouse/distribution = \$0/1,000 sq. ft. = \$0

5. COUNTY/STATE COLLECTOR ROAD IMPACT FEE

(For additional information call 834-6011)

ORIGINAL ORDINANCE NUMBERS: Polk County 89-40

LATEST ORDINANCE NUMBER: 09-005

LATEST RESOLUTION NUMBER:

LAST DATE APPROVED: March 18, 2009

EFFECTIVE DATE: April 1, 2009

TIME OF PAYMENT: Issuance of Building Permit

The major road system consists of all State, County and City arterial and collector roads. The State of Florida is responsible for State roads and highways, Polk County is responsible for the County roads and the City of Lakeland is responsible for City streets. Developers are generally required to provide local roads and access improvements in the County and, therefore, these roads and improvements are excluded from impact fee consideration. A portion of City transportation impact fees is set aside for improvements to County collector roads. The amount set aside is determined by land use in conformance with Polk County's County Collector Road Impact Fee Schedule as recommended in a study prepared by Tindale-Oliver & Associates, Inc. in 2009.

The amount of County Collector Road fees collected for three typical projects is shown below:

- Single-family residence (any size) = \$4,895
- 10,000 sq. ft. office = \$5,310/1,000 sq. ft. = \$53,100
- 50,000 sq. ft. retail center = \$8,127/1,000 sq. ft. = \$406,350
- 100,000 sq. ft. warehouse/distribution = \$1,353/1,000 sq. ft. = \$135,300

6. FIRE PROTECTION FACILITIES IMPACT FEE

(For additional information call 834-6011)

ORIGINAL ORDINANCE NUMBER: 2980  
LATEST ORDINANCE NUMBER: 4978  
DATE APPROVED: June 16, 2008  
EFFECTIVE DATE: October 1, 2008  
TIME OF PAYMENT: Issuance of Building Permit

The fire protection facilities impact fee is based on an update study and analysis conducted by Tindale-Oliver & Associates, Inc., dated April 12, 2007. The consultants gathered information on the service area, level of service, demand, cost and credit components.

Fire protection facilities impact fees are determined through a calculation of the total impact cost per functional resident (total replacement cost per station, multiplied by the LOS, divided by 1,000 functional residents) minus credit inputs to arrive at a per-unit fee. Total impact fees are obtained by multiplying the number of units in a structure (dwelling units, square footage, etc.) times the per-unit fee.

The fire protection facilities impact fee for a single-family residence, a typical 10,000 sq. ft. office structure, a typical 50,000 sq. ft. retail center and a 100,000 sq. ft. warehouse/distribution center are calculated below:

- Single-family residence = \$349
- 10,000 sq. ft. office = \$207/1,000 sq. ft. = \$2,070
- 50,000 sq. ft. retail center = \$491/1,000 sq. ft. = \$24,550
- 100,000 sq. ft. warehouse/distribution = \$100/1,000 sq. ft. = \$10,000

7. LAW ENFORCEMENT FACILITIES IMPACT FEE

(For additional information call 834-6011)

ORIGINAL ORDINANCE NUMBER: 2981  
LATEST ORDINANCE NUMBER: 4979  
DATE APPROVED: June 16, 2008  
EFFECTIVE DATE: October 1, 2008  
TIME OF PAYMENT: Issuance of Building Permit

The law enforcement facilities impact fee is based on an update study and analysis conducted by Tindale-Oliver & Associates, Inc., dated April 12, 2007. The consultants gathered information on the service area, level of service, demand, cost and credit components.

Law enforcement facilities impact fees are determined through a calculation of the total impact cost per functional resident (total replacement cost per officer, multiplied by the LOS, divided by 1,000 functional residents) minus credit inputs

to arrive at a per-unit fee. Total impact fees are obtained by multiplying the number of units in a structure (dwelling units, square footage, etc.) times the per-unit fee.

The law enforcement facilities impact fee for a single-family residence, a typical 10,000 sq. ft. office structure, a typical 50,000 sq. ft. retail center and a 100,000 sq. ft. warehouse/distribution center are calculated below:

- Single-family residence = \$591
- 10,000 sq. ft. office = \$350/1,000 sq. ft. = \$3,500
- 50,000 sq. ft. retail center = \$832/1,000 sq. ft. = \$41,600
- 100,000 sq. ft. warehouse/distribution = \$170/1,000 sq. ft. = \$17,000

8. PARKS AND RECREATION FACILITIES IMPACT FEE

(For additional information call 834-6011)

ORIGINAL ORDINANCE NUMBER: 2979  
LATEST ORDINANCE NUMBER: 4977  
DATE APPROVED: June 16, 2008  
EFFECTIVE DATE: October 1, 2008  
TIME OF PAYMENT: Issuance of Building Permit

The parks and recreation facilities impact fee is based on an update study and analysis conducted by Tindale-Oliver & Associates, Inc., dated April 12, 2007. The consultants gathered information on the service area, level of service, demand, cost and credit components.

Parks and recreation facilities impact fees are determined through a calculation the total impact cost per resident (total land and facility cost per acre, multiplied by the current LOS, divided by 1,000 residents per type of park) minus credit inputs to arrive at a per-unit fee. Total impact fees are obtained by multiplying the number of units in a structure (dwelling units, square footage, etc.) times the per-unit fee.

The parks and recreation facilities impact fee for a single-family dwelling, a 20-unit multi-family structure and a mobile home are calculated below:

- Single-family residence = \$2,707
- 20-unit multi-family structure = 20 x \$2,123 = \$42,460
- Mobile home = \$1,317

9. EMERGENCY MEDICAL SERVICES IMPACT FEE (COUNTY)

(For additional information call 534-6594 or 534-6777)

ORIGINAL ORDINANCE NUMBER: Polk County 89-40

LATEST ORDINANCE NUMBER: 2009-043

LATEST RESOLUTION NUMBER:

DATE APPROVED: July 22, 2009

EFFECTIVE DATE: November 1, 2009

TIME OF PAYMENT: Issuance of Building Permit

County impact fees were necessitated by the rate of growth of new development within the County and the resulting increased demand for governmental services and facilities. The funds collected by Polk County in the form of impact fees will be used exclusively for capital improvements and equipment needed to serve this new development. No funds can or will be expended to improve current service levels or to pay for operating expenses. Each fee is based on a study done by Duncan Associates.

Polk County is now the sole provider of emergency response medical service transportation in the County. Non-emergency transportation services are also provided by the County; however, expenses related to such services are not included in the impact fee calculation. Impact fee calculations are based on the cost of ambulances, major emergency support equipment, and stations for ambulances. No costs of operation or maintenance of EMS are included, nor are expenses which may be related to improving average response times within existing development. EMS fees are to be charged uniformly in a single Countywide district due to the fact that additions to the system do not tend to benefit only one geographic area alone, but have the effect of reducing average response time system-wide. Actual charges are to be based on land use, with the charge per land usage dependent on emergency call generation rates by land use. These generation rates are based on an analysis of actual ambulance runs. Charges are based on a per call share of total needed expenditures.

The emergency medical services impact fee for a single-family dwelling, a 10,000 sq. ft. office structure, a 50,000 sq. ft. retail center and a 100,000 sq. ft. warehouse/distribution center are shown below:

- Single-family residence = \$26.00
- 10,000 sq. ft. office = \$24/1,000 sq. ft. = \$240
- 50,000 sq. ft. retail center = \$26/1,000 sq. ft. = \$1,300
- 100,000 sq. ft. warehouse/distribution = \$3/1,000 sq. ft. = \$300

10. CORRECTIONAL FACILITIES IMPACT FEE (COUNTY)

(For additional information call 534-6594 or 534-6777)

ORIGINAL ORDINANCE NUMBER: Polk County 89-40

LATEST ORDINANCE NUMBER: 2009-043

LATEST RESOLUTION NUMBER:

DATE APPROVED: July 22, 2009

EFFECTIVE DATE: November 1, 2009

TIME OF PAYMENT: Issuance of Building Permit

Polk County is the sole provider of correctional facilities within the County. Holding cells operated by municipalities are not considered correctional facilities and are not included in impact fee considerations. Correctional facilities serve both new and existing development; improvements cannot, therefore, be allocated exclusively to one or the other. The impact fee calculations are based on the cost of new correctional facilities, including land, design, and construction. No costs of operation or maintenance of correctional facilities are included. Correctional facilities impact fees are to be charged uniformly in a single Countywide district, due to the fact that regardless of location, they serve the entire County equally. Each fee is based on a study by Duncan Associates.

Examples of a single-family dwelling, a 10,000 sq. ft. office structure, a 50,000 sq. ft. retail center, and a 100,000 sq. ft. warehouse /distribution center are shown below:

- Single-family residence = \$109.00
- 10,000 sq. ft. office = \$192/1,000 sq. ft. = \$1,920
- 50,000 sq. ft. retail center = \$214/1,000 sq. ft. = \$10,700
- 100,000 sq. ft. warehouse/distribution center = \$28/1,000 sq. ft. = \$2,800

11. EDUCATIONAL SYSTEM IMPACT FEE (COUNTY)

(For additional information call 534-6594)

ORIGINAL ORDINANCE NUMBER: Polk County 2003-27

LATEST ORDINANCE NUMBER: 07-018

LATEST RESOLUTION NUMBER: 07-089

LAST DATE APPROVED: August 15, 2007

EFFECTIVE DATE: August 20, 2007

TIME OF PAYMENT: Issuance of Building Permit

The School Board of Polk County is legally and financially responsible for the County-wide public school system. A 2003 study by Henderson, Young & Company, entitled "Impact Fees for Educational Facilities in Polk County, Florida," recommended the implementation of an impact fee on residential development, to provide some of the funding for new educational facilities necessitated by new development. This study was updated in 2005. The impact fee calculations are based on the cost per student, cost of educational facilities per swelling unit, and the expected growth in student enrollment, minus credits for other revenue sources.

The Educational System impact fee for a single-family dwelling, a 20-unit multi-family structure, and a mobile home are calculated below:

- Single-family residence = \$4,171
- 20-unit multi-family structure =  $20 \times \$2,835 = \$56,700$
- Mobile home = \$2,238

## EXAMPLES OF TOTAL IMPACT FEES

The total impact fees for the four (4) examples are listed below:

1. Residential	<u>Single-family residence</u>	<u>Multi-family (for 1unit)</u>
	\$ 1,480.00 (wastewater)	to be determined (wastewater)
	1,250.00 (water)	to be determined (water)
	0.00 (transportation)	0.00 (transportation)
	4,895.00 (County transportation)	2,261.00 (County transportation)
	349.00 (fire protection)	263.00 (fire protection)
	591.00 (law enforcement)	445.00 (law enforcement)
	2,707.00 (parks & recreation)	2,123.00 (parks & recreation)
	26.00 (EMS)	16.00 (EMS)
	109.00 (Correctional)	62.00 (Correctional)
	<u>4,171.00</u> (Educational System)	<u>2,835.00</u> (Educational System)
	\$ 15,578.00	\$ 8,005.00 + water & wastewater
2. 10,000 sf office structure*	to be determined (wastewater)	to be determined (wastewater)
	to be determined (water)	to be determined (water)
	0.00 (transportation)	0.00 (transportation)
	53,100.00 (County transportation)	53,100.00 (County transportation)
	2,070.00 (fire protection)	2,070.00 (fire protection)
	3,500.00 (law enforcement)	3,500.00 (law enforcement)
	240.00 (EMS)	240.00 (EMS)
	<u>1,920.00</u> (Correctional)	<u>1,920.00</u> (Correctional)
	\$ 60,830.00	+ water & wastewater
3. 50,000 sf retail center*	to be determined (wastewater)	to be determined (wastewater)
	to be determined (water)	to be determined (water)
	0.00 (transportation)	0.00 (transportation)
	406,350.00 (County transportation)	406,350.00 (County transportation)
	24,550.00 (fire protection)	24,550.00 (fire protection)
	41,600.00 (law enforcement)	41,600.00 (law enforcement)
	1,300.00 (EMS)	1,300.00 (EMS)
	<u>10,700.00</u> (Correctional)	<u>10,700.00</u> (Correctional)
	\$484,500.00	+ water & wastewater
4. 100,000 sf warehouse/distribution center*	to be determined (wastewater)	to be determined (wastewater)
	to be determined (water)	to be determined (water)
	0.00 (transportation)	0.00 (transportation)
	135,300.00 (County transportation)	135,300.00 (County transportation)
	10,000.00 (fire protection)	10,000.00 (fire protection)
	17,000.00 (law enforcement)	17,000.00 (law enforcement)
	300.00 (EMS)	300.00 (EMS)
	<u>2,800.00</u> (Correctional)	<u>2,800.00</u> (Correctional)
	\$165,400.00	+ water & wastewater

\*Certain buildings may be required to install fire protection sprinkler systems and pay a water capacity impact fee.

B. PAYMENT OF IMPACT FEES

1. Feepayer. Any person who, after the effective date of the Impact Fee Ordinances, seeks to develop land by applying for a building permit to make an improvement to land which will generate additional impacts or who seeks to place a mobile home on an approved mobile home lot, shall be required to pay impact fees in the manner and amount set forth in the Ordinances.
2. Payment Due. The impact fees must be paid prior to the issuance of a building permit for any activity requiring payment of an impact fee, unless the feepayer enters into a Fee Agreement with the City to ensure that the impact fee is paid prior to the final inspection and granting of a Certificate of Occupancy. Payment shall be made in the form of cash, personal check, cashier's check, or money order payable to the City of Lakeland.
3. Determination of Fee. The amount of the impact fee shall be determined by the Community Development Department, whether the method of determination is based on the fee schedules in the ordinances, the expanded list of land uses developed by the City Manager, or an Independent Impact Analysis. County EMS and Correctional impact fee schedules shall be set by the Polk County Board of County Commissioners. The City staff shall determine these fees using the County's schedule.
  - a. Projects Requiring City Site Plan Approval.

For all nonresidential projects and residential development greater than a duplex, the amount of the impact fee shall be determined by the site plan review staff during the review for final site plan approval. An Impact Fee Calculation form shall be used to calculate and record the amount of the fee and an Impact Fee Assessment form shall be used to transmit the amount of the impact fee to the Building Inspection Division.
  - b. All Other Projects. The amount of the impact fee shall be determined by the Building Plans Examiner at the time that the feepayer applies for a building permit.
4. Expiration of Building Permits. If a building permit expires and no construction has commenced, then the feepayer must submit a refund application within ninety (90) days of the date of permit expiration in order to obtain a refund of the impact fee which was paid as a condition for its issuance. If such a refund has been received by the feepayer, the feepayer must pay the appropriate impact fee if he reapplies for the permit. Conversely, if a building permit expires and a refund has not been issued, a feepayer applying for a permit on the same lot, parcel or tract will pay any difference in impact fees (due to increases or new fees) that may have occurred in the interim.

A refund of the impact fee shall not be granted if the building permit expires, but construction has commenced (i.e., the foundation for the structure has been poured). In this case, upon reapplication for a building permit, the feepayer would be responsible for any impact fees that hadn't been collected at the time the first permit was issued (i.e. water impact fee which may be collected before the issuance of a CO), any new impact fees that had been added since the initial payment, and any increase in the existing impact fees that may have occurred in the interim.

C. DETERMINATION OF FEE BASED ON FEE SCHEDULES

1. Land Use Categories. Any person who shall initiate any impact-generating land development activity, except those preparing an Independent Impact Analysis, shall pay an impact fee as determined by the following fee schedules:

**IMPACT FEE SCHEDULE FOR LOCAL (CITY) TRANSPORTATION FACILITIES**

<b>ITE LUC</b>	<b>Land Use Type</b>	<b>Unit</b>	<b>Net Impact Fee</b>
<b><u>Residential</u></b>			
210	Single Family (Detached)	dwelling unit	\$ 0
220	Multi-Family (Apartment)	dwelling unit	0
240	Mobile Home Park	dwelling unit	0
253	ALF/Congregate Care Facility	dwelling unit	0
<b><u>Lodging</u></b>			
310	Hotel, Limited Service	room	0
310	Hotel, Full Service	room	0
320	Motel	room	0
<b><u>Recreation</u></b>			
416	RV Park	site	0
N/A	Summer Camp	bed	0
420	Marina	berth	0
430	Golf Course	hole	0
444	Movie Theater w/Matinee	screen	0
492	Health/Fitness Club	1,000 sf	0
<b><u>Institutions</u></b>			
520	Elementary School (Private)	student	0
522	Middle School (Private)	student	0
530	High School (Private)	student	0
540/550	University/Junior College (Private)	student	0
560	Church	1,000 sf	0
565	Day care	1,000 sf	0
610	Hospital	1,000 sf	0
620	Nursing Home	bed	0

<u>ITE LUC</u>	<u>Land Use Type</u>	<u>Unit</u>	<u>Net Impact Fee</u>
<b><u>Office</u></b>			
710	General Office less than 100,000 sf	1,000 sf	0
710	General Office 100,000-199,999 sf	1,000 sf	0
710	General Office 200,000-399,999 sf	1,000 sf	0
710	General Office 400,000 sf or greater	1,000 sf	0
720	Medical office less than 5,000 sf	1,000 sf	0
720	Medical office greater than 5,000 sf	1,000 sf	0
<b><u>Retail</u></b>			
820	Shopping Center less than 50,000 sf	1,000 sf	0
820	Shopping Center 50,000-99,999 sf	1,000 sf	0
820	Shopping Center 100,000-299,999 sf	1,000 sf	0
820	Shopping Center 300,000-499,999 sf	1,000 sf	0
820	Shopping Center 500,000-999,999 sf	1,000 sf	0
820	Shopping Center 1,000,000 sq. ft. or greater	1,000 sf	0
841	New/Used Auto Sales	1,000 sf	0
862	Home Improvement Superstore	1,000 sf	0
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	0
890	Furniture Store	1,000 sf	0
912	Bank/Savings Drive-In	1,000 sf	0
931	Quality/Local Restaurant	1,000 sf	0
932	High-Turnover Restaurant	1,000 sf	0
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	0
N/A	Fast Food Rest. w/Drive-Thru within a Shopping Center	1,000 sf	0
942	Automobile Repair Shop	1,000 sf	0
945	Gasoline/Service Station w/Convenience Market	fuel position	0
947	Self-Service Car Wash	service bay	0
<b><u>Industrial</u></b>			
N/A	High-Tech Assembly and Distribution	1,000 sf	0
140	Manufacturing/Industrial	1,000 sf	0
150	Wholesale/Warehouse	1,000 sf	0
151	Mini-Warehouse	1,000 sf	0

**IMPACT FEE SCHEDULE FOR COUNTY/STATE COLLECTOR ROADS**

<b>ITE LUC</b>	<b>Land Use Type</b>	<b>Unit</b>	<b>Net Impact Fee</b>
<b><u>Residential</u></b>			
210	Single Family (Detached)	dwelling unit	\$ 4,895
220	Multi-Family (Apartment)	dwelling unit	2,261
240	Mobile Home Park	dwelling unit	1,839
253	ALF/Congregate Care Facility	dwelling unit	25
<b><u>Lodging</u></b>			
310	Hotel, Limited Service	room	930
310	Hotel, Full Service	room	2,877
320	Motel	room	1,277
<b><u>Recreation</u></b>			
416	RV Park	site	1,047
N/A	Summer Camp	bed	893
420	Marina	berth	1,237
430	Golf Course	hole	16,011
444	Movie Theater w/Matinee	screen	20,174
492	Health/Fitness Club	1,000 sf	24,082
<b><u>Institutions</u></b>			
520	Elementary School (Private)	student	0
522	Middle School (Private)	student	465
530	High School (Private)	student	504
540/550	University/Junior College (Private)	student	871
560	Church	1,000 sf	3,655
565	Day care	1,000 sf	6,567
610	Hospital	1,000 sf	7,601
620	Nursing Home	bed	441
<b><u>Office</u></b>			
710	General Office less than 100,000 sf	1,000 sf	5,310
740	General Office 100,000-199,999 sf	1,000 sf	4,233
710	General Office 200,000-399,999 sf	1,000 sf	3,329
710	General Office 400,000 sf or greater	1,000 sf	2,844
720	Medical office less than 5,000 sf	1,000 sf	10,981
720	Medical office greater than 5,000 sf	1,000 sf	17,422

<b>ITE LUC</b>	<b>Land Use Type</b>	<b>Unit</b>	<b>Net Impact Fee</b>
<b><u>Retail</u></b>			
820	Shopping Center less than 50,000 sf	1,000 sf	7,961
820	Shopping Center 50,000-99,999 sf	1,000 sf	8,127
820	Shopping Center 100,000-299,999 sf	1,000 sf	6,754
820	Shopping Center 300,000-499,999 sf	1,000 sf	6,545
820	Shopping Center 500,000-999,999 sf	1,000 sf	7,299
820	Shopping Center 1,000,000 sq. ft. or greater	1,000 sf	7,747
841	New/Used Auto Sales	1,000 sf	11,766
862	Home Improvement Superstore	1,000 sf	3,643
881	Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	5,061
890	Furniture Store	1,000 sf	0
912	Bank/Savings Drive-In	1,000 sf	14,377
931	Quality/Local Restaurant	1,000 sf	22,861
932	High-Turnover Restaurant	1,000 sf	30,168
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	65,096
N/A	Fast Food Rest. w/Drive-Thru within a Shopping Center	1,000 sf	27,220
942	Automobile Repair Shop	1,000 sf	9,086
945	Gasoline/Service Station w/Convenience Market	fuel position	7,691
947	Self-Service Car Wash	service bay	17,496
<b><u>Industrial</u></b>			
N/A	High-Tech Assembly and Distribution	1,000 sf	480
140	Manufacturing/Industrial	1,000 sf	675
150	Wholesale/Warehouse	1,000 sf	1,353
151	Mini-Warehouse	1,000 sf	0

**IMPACT FEE SCHEDULE FOR FIRE PROTECTION FACILITIES**

<b>Land Use Type</b>	<b>Unit</b>	<b>Net Impact Fee</b>
<b><u>Residential</u></b>		
Single-family	Dwelling	\$ 349
Multi-family	Dwelling	263
Mobile home	Dwelling	163
Hotel/Motel	Room	155
Nursing home/ALF	Bed	197
<b><u>Non-Residential</u></b>		
Industrial	Per 1,000 sq. ft.	100
Office	Per 1,000 sq. ft.	207
Retail	Per 1,000 sq. ft.	
Under 100,000 sq. ft.	Per 1,000 sq. ft.	491
100,000-299,999 sq. ft.	Per 1,000 sq. ft.	461
300,000 sq. ft. or over	Per 1,000 sq. ft.	407
Institutional	Per 1,000 sq. ft.	210
Recreational	Per 1,000 sq. ft.	425
Hospital	Per 1,000 sq. ft.	331
MiniWarehouse	Per 1,000 sq. ft.	14

**IMPACT FEE SCHEDULE FOR LAW ENFORCEMENT FACILITIES**

<b>Land Use Type</b>	<b>Unit</b>	<b>Net Impact Fee</b>
<b><u>Residential</u></b>		
Single-family	Dwelling	\$ 591
Multi-family	Dwelling	445
Mobile home	Dwelling	275
Hotel/Motel	Room	262
Nursing home/ALF	Bed	333
<b><u>Non-Residential</u></b>		
Industrial	Per 1,000 sq. ft.	170
Office	Per 1,000 sq. ft.	350
Retail		
Under 100,000 sq. ft.	Per 1,000 sq. ft.	832
100,000-299,999 sq. ft.	Per 1,000 sq. ft.	781
300,000 sq. ft. or over	Per 1,000 sq. ft.	689
Institutional	Per 1,000 sq. ft.	356
Recreational	Per 1,000 sq. ft.	720
Hospital	Per 1,000 sq. ft.	560
MiniWarehouse	Per 1,000 sq. ft.	24

**IMPACT FEE SCHEDULE FOR PARKS AND RECREATION FACILITIES**

<b>Land Use Type</b>	<b>Unit</b>	<b>Net Impact Fee</b>
<b><u>Residential:</u></b>		
	Dwelling	
Single-family	Dwelling unit	\$ 2,707
Multi-family	Dwelling unit	2,123
Mobile home	Dwelling unit	1,317

**IMPACT FEE SCHEDULE FOR COUNTY EMERGENCY MEDICAL SERVICES**

<b>Land Use Type</b>	<b>Unit</b>	<b>Net Impact Fee</b>
<b><u>Residential:</u></b>		
Single-family Detached	Dwelling unit	\$ 26
Multi-family	Dwelling unit	16
Mobile home/RV Park	Dwelling unit	13
<b><u>Non-Residential:</u></b>		
Hotel/Motel	Per 1,000 sq. ft.	29
Public/Institutional	Per 1,000 sq. ft.	35
Office	Per 1,000 sq. ft.	24
Retail/Commercial	Per 1,000 sq. ft.	26
Industrial/Manufacturing	Per 1,000 sq. ft.	3

**IMPACT FEE SCHEDULE FOR COUNTY CORRECTIONAL FACILITIES**

<b>Land Use Type</b>	<b>Unit</b>	<b>Net Impact Fee</b>
<b><u>Residential:</u></b>		
Single-family Detached	Dwelling unit	\$ 109
Multi-family	Dwelling unit	62
Mobile home/RV Park	Dwelling unit	58
<b><u>Non-Residential:</u></b>		
Hotel/Motel	Per 1,000 sq. ft.	136
Public/Institutional	Per 1,000 sq. ft.	199
Office	Per 1,000 sq. ft.	192
Retail/Commercial	Per 1,000 sq. ft.	214
Industrial/Manufacturing	Per 1,000 sq. ft.	28

**IMPACT FEE SCHEDULE FOR COUNTY EDUCATIONAL SYSTEM**

<b>Land Use Type</b>	<b>Unit</b>	<b>Net Impact Fee</b>
<b><u>Residential:</u></b>		
Single-family	Dwelling unit	\$ 4,171
Multi-family	Dwelling unit	2,835
Mobile home	Dwelling unit	2,238

An expanded list of Land Use Categories for each Impact Fee Schedule is attached. These lists should be used to assign a specific land use to the land use types in the eight (8) fee schedules shown above. If the type of development activity is not specified in the fee schedules or in the attachment, the Community Development Department shall use the fee applicable to the most nearly comparable type of land use on the fee schedule. If it is determined that there is no comparable type of land use in the fee schedule or the attachment, the department may determine the fee through an Independent Impact Analysis.

2. Gross Floor Area. The amount of the impact fee for nonresidential development shall be based on gross floor area, not leasable floor area. Gross floor area refers to the total area of all floors of a building as measured to the outside surfaces of exterior walls and including halls, lobbies, arcades, stairways, elevator shafts, enclosed porches and balconies. For retail shopping center the Institute of Traffic Engineers' (ITE) trip generation rate is based on gross square feet of leasable building area, therefore, the calculation of gross square feet used to determine the impact fee for a retail shopping center shall be reduced by the amount of square feet devoted to the common areas which are not typically leased to tenants of the shopping center.
3. Mixed Use Development. If a development includes both residential and nonresidential land uses, the impact fees are assessed for each use based on the fee schedules. In some cases, feepayers may suggest that the total impact fee should be reduced to account for internal trips between residential and nonresidential land uses. There are no provisions in the Transportation Facilities Impact Fee Ordinance for such a reduction. However, the feepayer has the option of completing an Independent Impact Analysis in accordance with the Ordinance.
4. Mixed Use Structures. In many instances, a particular structure may include auxiliary uses associated with the primary land use. For example, in addition to the actual production of goods, manufacturing facilities usually also have office, warehouse, research and other associated functions. The impact fee generally should be assessed based on the primary land use. If the feepayer can document that a secondary land use accounts for over 25 percent of the gross floor area of the structure, then the impact fee may be assessed based on the disaggregated square footage of the primary and secondary land uses. For example, the impact fee for a large furniture store may be assessed in the following manner:
  - a. Determine the impact fee for the retail activity based on the square footage of the showroom;
  - b. Determine the impact fee for the warehouse activity based on the square footage devoted to storage; and
  - c. Sum the disaggregated fees to determine the total impact fee for the structure.

This procedure should be followed only when the feepayer can clearly document, to the satisfaction of the Community Development Department, the square footage attributable to the primary and secondary land uses.
5. Shell Permit. Developers will often apply for a building permit to construct the "shell" of a building. Interior completion permits would be issued later to finish construction of the interior of the structure. The impact fee shall be paid prior to the issuance of the building permit for construction of the shell. The amount of the fee should be based on the intended land use (as described by the developer). If it is found during the review of the application for an interior completion permit that the actual land use differs from the intended land use (as described by the developer), a determination shall be made as to whether or not an additional impact fee is due based on the procedures for Change In Use. If

so, the additional impact fee shall be paid prior to the issuance of a new building permit for the completion of the interior improvements. If a shell permit was issued prior to January 4, 1988, and left unfinished, permits for interior completion applied for on or after January 4, 1988 would not be subject to impact fees for transportation, law enforcement and fire protection. Subsequent change of use, redevelopment, or modification of the structure may be subject to an impact fee based on the procedures for Change In Use.

6. Change In Use. Any change in use requires a Certificate of Occupancy for the new land use. In the case of a change in use, redevelopment, or modification of an existing use, the impact fee shall be based upon the net increase in the impact fee for the new use as compared to the previous use. The amount of the impact fee that is due as a result of the change in land use shall be determined at the time that the fee payer applies for the building permit. The impact fee shall be paid prior to the issuance of a building permit for construction or remodeling. If the change in land use does not require the issuance of a building permit, then the impact fee shall be determined at the time the site plan for the new land use is reviewed and the impact fee shall be paid prior to the issuance of a Certificate of Occupancy for the new use. If the change in land use does not require a site plan, the applicant for the Certificate of Occupancy shall provide adequate information to the City so that the net increase in the impact fee can be calculated and paid prior to the issuance of the Certificate of Occupancy for the new use. The site plan review staff shall calculate the impact fee due to a change in use. Under no circumstances will a refund of the impact fee be granted for a change in use.
7. Auxiliary Uses. No transportation impact fees shall be assessed for auxiliary land uses, such as a clubhouse or tennis court in an apartment complex, unless it can be clearly established by the Community Development Department that the land use serves as an individual attraction. However, structures that meet the definition of a "dwelling" are not exempted as auxiliary uses. Fees for fire protection and law enforcement are applicable for auxiliary uses unless it is found to place no demands on these services.
8. Existing Land Use. Existing land use is defined as "the most intense use of land within sixty (60) months prior to the time of commencement of land development activity". In the event a structure is removed from a parcel of property, a building permit for a new structure must be obtained prior to the expiration of sixty (60) months from the date of the removal of the previous structure or the land will be considered vacant for purposes of the impact fee calculations. For any existing building which has been vacant or unoccupied in excess of sixty (60) months, the term "Existing Land Use" shall mean the most recent use of the building. There is no limit on the length of time a structure may remain vacant and be exempt from impact fees. A change in use or modification to a vacant building will be subject to an impact fee based on the procedures for Change In Use.
9. Shopping Centers. Shopping Centers shall be assessed in the same manner as shell permits. All shopping centers shall be assessed at the general retail rate and are not subject to Change In Use each time a tenant changes in the

contiguous retail center. Each outparcel is assessed at the time of the building permit for its actual intended land use.

10. Exemptions. Effective July 2007, all construction, alteration or expansion of any structure within the designated Core Improvement Area is exempt from all City and County Impact Fees except water, wastewater, and fire service (water sprinkler) capacity fees. The Core Improvement Area includes the Downtown Community Redevelopment Area and the City's historic districts listed on the National Register of Historic Places.
11. Multi-Family Projects. There are two transportation impact fee rates for multi-family dwelling units. Duplexes, one-, two-, and three-story garden apartments are charged based upon traffic impacts of a typical apartment complex, usually with multiple separate buildings. Multi-family buildings which contain three or more stories, with an elevator, and usually with an interior entrance hall are charged a lower rate based upon lower traffic impacts. Residents of these high-rise, multi-story buildings usually have fewer cars and make fewer daily vehicle trips.

## **TRANSPORTATION (CITY) EXPANDED LIST OF LAND USES**

1. RESIDENTIAL
  - A. Single-family, Detached (per dwelling unit)
    1. Single-family detached
    2. Manufactured homes
    3. Mobile homes on five (5) acre or larger parcels
  - B. Multi-Family, 1–3 Stories – Garden Apartments (per dwelling unit)
    1. Two-family
    2. Three-family
    3. Four-family
    4. Townhouses
    5. Apartments
    6. Condominiums
  - C. Multi-Family, 3 or more Stories-High Rise (per dwelling unit)
    1. Apartments
    2. Condominiums

- D. Mobile Home (per dwelling)
  - 1. Mobile homes in mobile home parks
  - 2. Mobile homes in mobile home subdivisions
  - 3. Recreational vehicle sites in an RV Park
- E. ACLF
  - 1. Adult congregate living facility(per bed)
  - 2. Dormitories (per sleeping room)
  - 3. Fraternities and sororities (per sleeping room)
  - 4. Rooming houses (per sleeping room)
- F. Elderly\* – detached (per dwelling unit)
- G. Elderly\* – multifamily or attached (per dwelling unit)

\*"Elderly" land use shall be applied on units all of which are restricted to occupancy by the elderly. For impact fee calculation purposes, the elderly shall be all persons who are 62 years of age or older plus all persons in a household the head of which is 62 years of age or older plus persons in a household at least half of whose members are 62 years of age or older. Units are considered to be restricted to occupancy by the elderly if they are restricted by any long term, binding public or private covenant. Covenants shall be considered to be long term if they will be in effect for a period of at least 15 years from the date of initial building occupancy. Covenants shall be considered to be binding if they are judged by the City Attorney to incorporate all reasonable and feasible language to render them binding.

## II. LODGING

- A. Hotel/Motel (per room)
  - 1. Includes restaurant
  - 2. Resort hotel or motel
- B. Motel – no restaurant (per room)
  - 1. Resort hotel or motel

## III. INDUSTRIAL AND WAREHOUSE

- A. Manufacturing/industry (per 1,000 sq. ft.)
  - 1. Light industrial
  - 2. Manufacturing
  - 3. Mining
  - 4. Assembly plants
  - 5. Fabricating plants
  - 6. Food processing and packing plants
  - 7. Laundry and cleaning facilities not serving the general public
  - 8. Printing plants
  - 9. Industrial parks
  - 10. Heavy industrial
  - 11. Signs and advertising displays manufacturing

- B. Warehouse (per 1,000 sq. ft.)
  - 1. Storage warehouses
  - 2. Motor freight transportation centers
  - 3. Distribution centers
  
- C. Mini-Warehouse (per 1,000 sq. ft.)
  - 1. Mini-warehouses
  - 2. Airplane hangers

IV. OFFICE

- A. General office (per 1,000 sq. ft.)
  - 1. General office buildings
  - 2. Attorneys
  - 3. Accountants
  - 4. Corporate office
  - 5. Engineering
  - 6. Financial institutions, except banks, credit unions and savings and loans
  - 7. Office park
  - 8. Real estate
  - 9. Research Center
  
- B. Medical office (per 1,000 sq. ft.)
  - 1. Chiroprodists
  - 2. Chiropractors
  - 3. Dentists
  - 4. Oculists and lens grinders
  - 5. Optometrists
  - 6. Osteopathic physicians
  - 7. Outpatient clinics
  - 8. Physicians and surgeons
  - 9. Podiatrists
  - 10. Christian Science practitioners
  - 11. Dieticians
  - 12. Naturopaths
  - 13. Nurses, registered and practical
  - 14. Nutritionists
  - 15. Occupational therapists
  - 16. Physiotherapists
  - 17. Psychiatrists
  - 18. Psychoanalysts
  - 19. Psychologists
  - 20. Psychotherapists
  - 21. Visiting nurse association
  - 22. Veterinarian

IV. RETAIL

- A. General Retail (per 1,000 sq. ft.)
1. Neighborhood shopping center
  2. Community shopping center
  3. Regional shopping center
  4. Specialty retail center
  5. Freestanding retail
  6. Grocery store
  7. Drug store
  8. Department store
  9. Discount store
  10. Hardware/paint store
  11. Furniture store
  12. Clothing/apparel/fabric store
  13. Jewelry store
  14. Barber shop
  15. Beauty shop
  16. Shoe repair shop
  17. Dry cleaners
  18. New and used car sales and automotive parts
  19. Liquor stores
- B. Wholesale (per 1,000 sq. ft.)
1. Apparel
  2. Beer, wine and distilled alcoholic beverages
  3. Commercial machinery and equipment
  4. Construction machinery and equipment
  5. Construction materials
  6. Drugs and pharmaceuticals
  7. Electrical materials
  8. Farm products
  9. Farm and garden machinery and equipment
  10. Furniture and home furnishings
  11. Groceries
  12. Hardware, plumbing, air conditioning and heating
  13. Industrial machinery
  14. Jewelry
  15. Lumber
  16. Metals
  17. Motor vehicles and automotive parts
  18. Paints
  19. Petroleum bulk stations and petroleum products
  20. Transportation equipment

- C. Restaurant
  - 1. Restaurant: Quality (per 1,000 sq. ft.)
    - a) Sit-down restaurants
    - b) Bars and lounges
  - 2. Restaurant: High turnover (per 1,000 sq. ft.)
    - a) Sandwich shops
    - b) Cafeteria
    - c) Very high turnover restaurants
    - d) Truck stop
  - 3. Fast food without drive-thru (per 1,000 sq. ft.)
    - 1. Carry-out with no drive thru
  - 4. Fast food with drive-thru (per 1,000 sq. ft.)
    - a) Any high turnover restaurant with drive thru
  
- D. Supermarket (per 1,000 sq. ft.)
  
- E. Convenience Retail (per 1,000 sq. ft.)
  - 1. Convenience food stores
  - 2. Convenience motor vehicle fuel sales without motor vehicle service
  
- F. Services
  - 1. Gasoline/Service station (per fuel position)
    - a) Motor fuel sales and motor vehicle repair and service or motor vehicle repair and service exclusive of retail sales
  - 2. Auto repair/body shop (per 1,000 sq. ft.)
  - 3. Car wash (per 1,000 sq. ft.)
  - 4. Bank: walk-in (per 1,000 sq. ft.)
    - a) Bank
    - b) Savings and loan
    - c) Credit union
  - 5. Bank: drive-in (per 1,000 sq. ft.)
    - a) Bank
    - b) Savings and loan
    - c) Credit union
  - 6. Pharmacy: with drive-thru (per 1,000 sq. ft.)
  
- G. Movie theater: with matinee (per screen)

V. RECREATION

- A. Marina (per berth)
- B. Golf Course (per hole)
  - 1. Executive golf course
  - 2. Golf driving range
  - 3. Par 60 golf course
  - 4. Regulation golf course
- C. Arena (per employee)
- D. Racquet Club/fitness club (per 1,000 sq. ft.)
  - 1. Bowling alley
  - 2. Fitness center
  - 3. Game arcades
  - 4. Health spa
  - 5. Pool and billiard establishment
  - 6. Skating rinks, indoor
  - 7. Swimming pool, indoor
  - 8. Tennis, handball and racquetball facilities, indoor
  - 9. Water slides and wave pools, indoor

VI. INSTITUTIONS

- A. Medical
  - 1. Hospital (per 1,000 sq. ft.)
    - a) Hospital
  - 2. Nursing home (per bed)
    - a) Nursing home
    - b) Drug and alcohol rehab center
- B. Schools (per student)
  - 1. Elementary school
  - 2. Middle school and junior high school
  - 3. High school
  - 4. Junior college/community college
  - 5. College
  - 6. University
- C. Church (per 1,000 sq. ft.)
  - 1. Church
  - 2. Synagogue
  - 3. Other houses of worship
- D. Day care (per 1,000 sq. ft.)

**COUNTY TRANSPORTATION  
EXPANDED LIST OF LAND USES**

I. RESIDENTIAL

- A. Single-family, Detached (per dwelling unit)
  - 1. Conventional built homes
  - 2. Mobile homes on five (5) acre or larger parcels
  - 3. Elderly - detached
  
- B. Multi-Family (per dwelling unit)
  - 1. Two-family
  - 2. Three-family
  - 3. Four-family
  - 4. Townhouses
  - 5. Apartments
  - 6. Condominiums
  - 7. Elderly - attached
  
- C. Mobile Home (per dwelling unit)
  - 1. Mobile homes in mobile home parks
  - 2. Mobile homes in mobile home subdivisions
  - 3. Manufactured home
  
- D. ACLF
  - 1. Adult congregate living facility
  - 2. Dormitories (per sleeping room)
  - 3. Fraternities and sororities (per sleeping room)
  - 4. Rooming houses (per sleeping room)

II. LODGING

- A. Hotel (per room) – with restaurant
- B. Motel (per room) – without restaurant
- C. Summer camp (per bed)
- D. Campground/RV park (per site)

III. RECREATION

- A. Marina (per berth)
  - 1. Marina
  - 2. Horse stables

- B. Golf Course (per hole)
  - 1. Executive golf course
  - 2. Golf driving range
  - 3. Par 60 golf course
  - 4. Regulation golf course
  
- C. Health/Fitness Club (per 1,000 sq. ft.)
  - 1. Tennis, handball, racquetball courts - indoor
  - 2. Bowling alley
  - 3. Fitness center
  - 4. Game arcades
  - 5. Health spa
  - 6. Pool and billiard establishment
  - 7. Skating rinks - indoor
  - 8. Swimming pool - indoor
  - 9. Theaters - indoor
  - 10. Water slides and wave pools – indoor
  - 11. Museums

IV. MEDICAL & INSTITUTIONAL

- A. Hospital (per 1,000 sq. ft.)
  - 1. Hospital
  
- B. Nursing Home (per bed)
  - 1. Nursing home
  - 2. Retirement home
  - 3. Drug and alcohol rehab center
  
- C. School-Private (per student)
  - 1. Elementary school
  - 2. Middle school
  - 3. High school
  - 4. Junior/Community College
    - a) College
  - 5. University
  
- D. Church/Organized Fellowship (per 1,000 sq. ft.)
  - 1. Masonic Lodge
  - 2. VFW Post
  - 3. American legion Post
  - 4. Lions Club
  - 5. Kiwanis Club
  
- E. Day Care Center

V. OFFICE

A. General office (per 1,000 sq. ft.)

1. General office buildings
2. Attorneys
3. Accountants
4. Corporate office
5. Engineering
6. Financial institutions - except banks, credit unions and savings and loans
7. Office park
8. Real estate
9. Research center

B. Medical office (per 1,000 sq. ft.)

1. Chiropractors
2. Chiropractors
3. Dentists
4. Oculists and lens grinders
5. Optometrists
6. Osteopathic physicians
7. Outpatient clinics
8. Physicians and surgeons
9. Podiatrists
10. Christian Science practitioners
11. Dieticians
12. Naturopaths
13. Nurses - registered and practical
14. Nutritionists
15. Occupational therapists
16. Physiotherapists
17. Psychiatrists
18. Psychoanalysts
19. Psychologists
20. Psychotherapists
21. Visiting nurse association
22. Veterinarian

VI. RETAIL

A. General Retail

1. Neighborhood shopping center
2. Community shopping center
3. Regional shopping center
4. Specialty retail center
5. Freestanding retail
6. Drug store
7. Department store
8. Discount store
9. Hardware/paint store
10. Clothing/apparel/fabric store

11. Jewelry store
12. Barber/beauty shop
13. Shoe repair shop
14. Dry cleaners
15. New and used car sales and automotive parts
16. Liquor stores
17. Funeral homes
18. Motor vehicle repair shop
19. Carry out/delivery food service
20. Car wash
21. Wholesale
  - a) Apparel
  - b) Alcoholic beverages
  - c) Commercial machinery and equipment
  - d) Construction machinery and equipment
  - e) Construction materials
  - f) Drugs and pharmaceuticals
  - g) Electric materials
  - h) Farm products
  - i) Farm and garden machinery and equipment
  - j) Furniture and home furnishings
  - k) Groceries
  - l) Hardware, plumbing, air conditioning and heating
  - m) Industrial machinery
  - n) Jewelry
  - o) Lumber
  - p) Metals
  - q) Motor vehicles and automotive parts
  - r) Paints
  - s) Petroleum bulk stations and petroleum products
  - t) Transportation equipment

**B. Restaurant**

1. High-Turnover (Sit-down) Restaurant (per 1,000 sq. ft.)
  - a) Sit-down restaurants
  - b) Bars and lounges
  - c) Sandwich shops
  - d) Cafeteria
  - e) Very high turnover restaurants
  - f) Truck stops
2. Fast food with drive-thru (per 1,000 sq. ft.)
  - a) Fast food restaurant
  - b) Any high turnover restaurant with drive-thru

**C. Gasoline/Service station (per fuel position)**

1. Motor fuel sales and motor vehicle repair and service or motor vehicle repair and service exclusive of retail sales
2. Convenience stores with fuel pumps

**D. Supermarket (per 1,000 sq. ft.)**

- E. Convenience market (per 1,000 sq. ft.)
  - 1. Convenience food stores
  - 2. ~~Convenience motor vehicle fuel sales without motor vehicle service~~  
(see Gasoline/Service station category)
- F. Auto repair or Body shop (per 1,000 sq. ft.)
- G. Car wash (per stall)
- H. Bank/Savings (per 1,000 sq. ft.)
  - 1. Bank
  - 2. Savings and loan
  - 3. Credit union
- I. Pharmacy with drive-thru window (per 1,000 sq. ft.)
- J. Movie theater with matinee (per screen)
- K. Furniture Store (per 1,000 sq. ft.)

VII. INDUSTRY

- A. Manufacturing/Industrial (per 1,000 sq. ft.)
  - 1. Light industrial
  - 2. Manufacturing
  - 3. Mining
  - 4. Assembly plants
  - 5. Fabricating plants
  - 6. Food processing and packing plants
  - 7. Laundry and cleaning facilities not serving the general public
  - 8. Printing plants
  - 9. Industrial parks
  - 10. Heavy industrial
  - 11. Signs and advertising displays manufacturing
- B. Wholesale/Warehousing (per 1,000 sq. ft.)
  - 1. Storage warehouses
  - 2. Motor freight transportation centers
  - 3. Distribution centers
- C. Mini-Warehouse (per 1,000 sq. ft.)
  - 1. Mini-warehouses
  - 2. Airplane hangers

**PARKS AND RECREATION FACILITIES  
EXPANDED LIST OF LAND USES**

I. RESIDENTIAL (PER DWELLING UNIT)

A. Single-Family

1. Single-family detached
2. Manufactured homes
3. Mobile homes in which one or more permanent rooms defined as living space have been built

B. Multi-Family

1. Two-family (duplex)
2. Three-family
3. Four-family
4. Townhouses
5. Apartments
6. Condominiums
7. Dormitories (per sleeping room)
8. Fraternities and sororities (per sleeping room)
9. Rooming houses (per sleeping room)
10. Adult congregate living facility (per dwelling unit)\*
11. Retirement facilities where occupancy is restricted by covenants

\* Some ACLFs may have the Parks & Recreation Facilities fee waived, depending upon the type of facility and the mobility of the residents

C. Mobile Homes

1. Mobile homes in which no permanent rooms defined as living space have been added
2. Recreational vehicle sites in an RV Park, if made a permanent structure (hooked up to utilities)

**FIRE PROTECTION FACILITIES  
EXPANDED LIST OF LAND USES**

I. RESIDENTIAL

A. Single-Family (per dwelling unit)

1. Single-family detached
2. Manufactured homes
3. Mobile homes on five (5) acre or larger parcels
4. Elderly - detached

B. Multi-Family (per dwelling unit)

1. Two-family
2. Three-family
3. Four-family
4. Townhouses
5. Apartments
6. Condominiums
7. Retirement facilities where occupancy is restricted by covenants (Elderly – attached)

- C. Mobile Home (per dwelling unit)
  - 1. Mobile homes in mobile home parks
  - 2. Mobile homes in mobile home subdivisions
- D. Hotel/Motel (per room)
  - 1. Dormitories (per sleeping room)
  - 2. Fraternities and sororities (per sleeping room)
  - 3. Hotel
  - 4. Motel
  - 5. Resort hotel or motel
  - 6. Rooming houses (per sleeping room)
- E. Nursing Home/ALF (per bed)
  - 1. Nursing home
  - 2. Adult congregate living facility

II. INDUSTRIAL (PER 1,000 SQ. FT.)

- A. Industrial
  - 1. Light industrial
  - 2. Manufacturing
  - 3. Mining
  - 4. Assembly plants
  - 5. Fabricating plants
  - 6. Food processing and packing plants
  - 7. Laundry and cleaning facilities not serving the general public
  - 8. Printing plants
  - 9. Industrial parks
  - 10. Heavy industrial
  - 11. Signs and advertising displays manufacturing
- B. Warehouse
  - 1. Storage warehouses
  - 2. Motor freight transportation centers
  - 3. Distribution centers
- C. Wholesale
  - 1. Apparel
  - 2. Beer, wine and distilled alcoholic beverages
  - 3. Commercial machinery and equipment
  - 4. Construction machinery and equipment
  - 5. Construction materials
  - 6. Drugs and pharmaceuticals
  - 7. Electrical materials
  - 8. Farm products
  - 9. Farm and garden machinery and equipment
  - 10. Furniture and home furnishings
  - 11. Groceries
  - 12. Hardware, plumbing, air conditioning and heating

13. Industrial machinery
14. Jewelry
15. Lumber
16. Metals
17. Motor vehicles and automotive parts
18. Paints
19. Petroleum bulk stations and petroleum products
20. Transportation equipment

III. OFFICE (PER 1,000 SQ. FT.)

A. General

1. General office buildings
2. Attorneys
3. Accountants
4. Corporate offices
5. Engineering
6. Financial institutions, except banks, credit unions and savings and loans
7. Office park
8. Real estate
9. Research center

B. Medical

1. Chiropodists
2. Chiropractors
3. Dentists
4. Oculists and lens grinders
5. Optometrists
6. Osteopathic Physicians
7. Outpatient Clinics
8. Physicians and surgeons
9. Podiatrists
10. Christian Science practitioners
11. Dieticians
12. Naturopaths
13. Nurses, registered and practical
14. Nutritionists
15. Occupational therapists
16. Physiotherapists
17. Psychiatrists
18. Psychoanalysts
19. Psychologists
20. Psychotherapists
21. Visiting nurse association
22. Veterinarian

IV. RETAIL (PER 1,000 SQ. FT.)

1. Convenience food stores

2. Convenience motor vehicle fuel sales without motor vehicle service
3. Neighborhood shopping center
4. Community shopping center
5. Regional shopping center
6. Specialty retail center
7. Freestanding retail
8. Grocery store
9. Drug store
10. Department store
11. Discount store
12. Hardware/paint store
13. Furniture store
14. Clothing/apparel/fabric store
15. Jewelry store
16. Barber shop
17. Beauty shop
18. Shoe repair shop
19. Dry cleaners
20. New and used car sales and automotive parts
21. Liquor stores
22. Sit-down restaurants
23. Sandwich shops and snack bars
24. Cafeteria
25. Very high turnover restaurants
26. Fast food restaurants
27. Carryout restaurants
28. Motor fuel sales and motor vehicle repair and service
29. Bank
30. Savings and Loan
31. Credit Union
32. Funeral Home

V. INSTITUTIONAL (PER 1,000 SQ. FT.)

1. Elementary school (private)
2. Middle school and junior high school (private)
3. High school (private)
4. Junior college/community college (private)
5. College
6. Church, synagogue and other houses of worship
7. Civic center
8. Day nursery
9. Child care center
10. Pre-school facility

VI. RECREATIONAL (PER 1,000 SQ. FT.)

1. Amphitheater
2. Amusement Park
3. Drive-in theater
4. Go-cart and other recreation vehicle parks
5. Sports and recreation camps

6. Sports parks, including batting cages, trampolines and similar sports facilities, outdoor
7. Swimming pools
8. Tennis, handball and racquetball facilities, outdoor
9. Water slides and wave pools, outdoor
10. Executive golf course (buildings)
11. Golf driving range (buildings)
12. Par 60 golf course (buildings)
13. Regulation golf course (buildings)
14. Bowling alley
15. Fitness center
16. Game arcades
17. Health spa
18. Miniature golf establishment
19. Pool and billiard establishment
20. Skating rinks, indoor
21. Tennis, handball and racquetball facilities, indoor
22. Theaters, indoor
23. Water slides and wave pools, indoor
24. Recreational vehicle sites in an RV Park

VII. HOSPITAL (PER 1,000 SQ. FT.)

VIII. MINI-WAREHOUSE (PER 1,000 SQ. FT.)

1. Mini-warehouses
2. Airplane hangers

**LAW ENFORCEMENT FACILITIES  
EXPANDED LIST OF LAND USES**

I. RESIDENTIAL

A. Single-Family (per dwelling unit)

1. Single-family detached
2. Manufactured homes
3. Mobile homes on five (5) acre or larger parcels
4. Elderly - detached

B. Multi-Family (per dwelling unit)

1. Two-family
2. Three-family
3. Four-family
4. Townhouses
5. Apartments
6. Condominiums
7. Retirement facilities where occupancy is restricted by covenants  
(Elderly – attached)

- C. Mobile Home (per dwelling unit)
  - 1. Mobile homes in mobile home parks
  - 2. Mobile homes in mobile home subdivisions
- D. Hotel/Motel (per room)
  - 1. Dormitories (per sleeping room)
  - 2. Fraternities and sororities (per sleeping room)
  - 3. Hotel
  - 4. Motel
  - 5. Resort hotel or motel
  - 6. Rooming houses (per sleeping room)
- E. Nursing Home/ALF (per bed)
  - 1. Nursing home
  - 2. Adult congregate living facility

II. INDUSTRIAL (PER 1,000 SQ. FT.)

- A. Industrial
  - 1. Light industrial
  - 2. Manufacturing
  - 3. Mining
  - 4. Assembly plants
  - 5. Fabricating plants
  - 6. Food processing and packing plants
  - 7. Laundry and cleaning facilities not serving the general public
  - 8. Printing plants
  - 9. Industrial parks
  - 10. Heavy industrial
  - 11. Signs and advertising displays manufacturing
- B. Warehouse
  - 1. Storage warehouses
  - 2. Motor freight transportation centers
  - 3. Distribution centers
- C. Wholesale
  - 1. Apparel
  - 2. Beer, wine and distilled alcoholic beverages
  - 3. Commercial machinery and equipment
  - 4. Construction machinery and equipment
  - 5. Construction materials
  - 6. Drugs and pharmaceuticals
  - 7. Electrical materials
  - 8. Farm products
  - 9. Farm and garden machinery and equipment
  - 10. Furniture and home furnishings
  - 11. Groceries
  - 12. Hardware, plumbing, air conditioning and heating

13. Industrial machinery
14. Jewelry
15. Lumber
16. Metals
17. Motor vehicles and automotive parts
18. Paints
19. Petroleum bulk stations and petroleum products
20. Transportation equipment

III. OFFICE (PER 1,000 SQ. FT.)

A. General

1. General office buildings
2. Attorneys
3. Accountants
4. Corporate offices
5. Engineering
6. Financial institutions, except banks, credit unions and savings and loans
7. Office park
8. Real estate
9. Research center

B. Medical

1. Chiropodists
2. Chiropractors
3. Dentists
4. Oculists and lens grinders
5. Optometrists
6. Osteopathic physicians
7. Outpatient clinics
8. Physicians and surgeons
9. Podiatrists
10. Christian Science practitioners
11. Dieticians
12. Naturopaths
13. Nurses, registered and practical
14. Nutritionists
15. Occupational therapists
16. Physiotherapists
17. Psychiatrists
18. Psychoanalysts
19. Psychologists
20. Psychotherapists
21. Visiting nurse association
22. Veterinarian

IV. RETAIL (PER 1,000 SQ. FT.)

1. Convenience food stores
2. Convenience motor vehicle fuel sales without motor vehicle service

3. Neighborhood shopping center
4. Community shopping center
5. Regional shopping center
6. Specialty retail center
7. Freestanding retail
8. Grocery store
9. Drug store
10. Department store
11. Discount store
12. Hardware/paint store
13. Furniture store
14. Clothing/apparel/fabric store
15. Jewelry store
16. Barber shop
17. Beauty shop
18. Shoe repair shop
19. Dry cleaners
20. New and used car sales and automotive parts
21. Liquor stores
22. Sit-down restaurants
23. Sandwich shops and snack bars
24. Cafeteria
25. Very high turnover restaurants
26. Fast food restaurants
27. Carryout restaurants
28. Motor fuel sales and motor vehicle repair and service
29. Bank
30. Savings and Loan
31. Credit Union
32. Funeral Home

V. INSTITUTIONAL (PER 1,000 SQ. FT.)

1. Elementary school
2. Middle school and junior high school
3. High school
4. Junior college/community college
5. College
6. Church, synagogue and other houses of worship
7. Civic center
8. Day nursery
9. Child care center
10. Pre-school facility

VI. RECREATIONAL (PER 1,000 SQ. FT.)

1. Amphitheater
2. Amusement Park
3. Drive-in theater
4. Go-cart and other recreation vehicle parks
5. Sports and recreation camps

6. Sports parks, including batting cages, trampolines and similar sports facilities, outdoor
7. Swimming pools
8. Tennis, handball and racquetball facilities, outdoor
9. Water slides and wave pools, outdoor
10. Executive golf course (buildings)
11. Golf driving range (buildings)
12. Par 60 golf course (buildings)
13. Regulation golf course (buildings)
14. Bowling alley
15. Fitness center
16. Game arcades
17. Health spa
18. Miniature golf establishment
19. Pool and billiard establishment
20. Skating rinks, indoor
21. Tennis, handball and racquetball facilities, indoor
22. Theaters, indoor
23. Water slides and wave pools, indoor
24. Recreational vehicle sites in an RV Park

VII. HOSPITAL (PER 1,000 SQ. FT.)

VIII. MINI-WAREHOUSE (PER 1,000 SQ. FT.)

1. Mini-warehouses
2. Airplane hangers

**POLK COUNTY EMERGENCY MEDICAL SERVICES  
EXPANDED LIST OF LAND USES**

I. RESIDENTIAL

A. Single-Family – detached (per dwelling unit)

1. Conventional built house
2. Mobile homes on large parcels
3. Elderly - detached

B. Multi-Family dwelling unit

1. Two-family
2. Three-family
3. Four-family
4. Townhouses
5. Apartments
6. Condominiums
7. Elderly - attached

- C. Mobile Home
  - 1. Mobile homes in mobile home parks
  - 2. Mobile homes in mobile home subdivisions
  - 3. Recreational vehicle sites in an RV park
  - 4. Manufactured home
  
- II. LODGING/HOTEL/MOTEL (PER 1,000 SQ. FT.)
  - 1. Hotel
  - 2. Motel
  
- III. HOSPITAL (PER 1,000 SQ. FT.)
  - 1. Hospital
  
- IV. NURSING HOME/INSTITUTION (PER 1,000 SQ. FT.)
  - 1. Nursing home
  - 2. Retirement home
  - 3. Adult congregate living facility
  - 4. Drug and alcohol rehab center
  - 5. Day care center
  
- V. COMMERCIAL OFFICE (PER 1,000 SQ. FT.)
  - 1. General office buildings
  - 2. Attorneys
  - 3. Accountants
  - 4. Corporate offices
  - 5. Engineering
  - 6. Financial institutions - except banks, credit unions, and savings and loans
  - 7. Office parks
  - 8. Real estate
  - 9. Research centers
  - 10. Medical Office/Clinic
    - a) Chiropractors
    - b) Chiropractors
    - c) Dentists
    - d) Oculists and lens grinders
    - e) Optometrists
    - f) Osteopathic Physicians
    - g) Outpatient Clinics
    - h) Physicians and surgeons
    - i) Podiatrists
    - j) Christian Science practitioners
    - k) Dieticians
    - l) Naturopaths
    - m) Nurses - registered and practical
    - n) Nutritionists
    - o) Occupational therapists
    - p) Physiotherapists

- q) Psychiatrists
- r) Psychoanalysts
- s) Psychologists
- t) Psychotherapists
- u) Visiting nurse association
- v) Veterinarian

VI. RETAIL (PER 1,000 SQ. FT.)

A. General Retail

1. Neighborhood shopping centers
2. Community shopping centers
3. Regional shopping centers
4. Specialty retail centers
5. Freestanding retails
6. Drug stores
7. Department stores
8. Discount stores
9. Hardware, paint stores
10. Furniture stores
11. Clothing, apparel, fabric stores
12. Jewelry stores
13. Barber, beauty shops
14. Shoe repair shops
15. Dry cleaners
16. New/used car sales & automotive parts
17. Liquor stores
18. Funeral homes
19. Carry out/delivery food service
20. Automotive repair shop – car wash

B. Wholesale (Per 1,000 Sq. Ft.)

1. Apparel
2. Alcoholic beverages
3. Commercial machinery and equipment
4. Construction machinery and equipment
5. Construction materials
6. Drugs and pharmaceuticals
7. Electric materials
8. Farm products
9. Farm and garden machinery and equipment
10. Furniture and home furnishings
11. Groceries
12. Hardware, plumbing, air conditioning and heating
13. Industrial machinery
14. Jewelry
15. Lumber
16. Metals
17. Motor vehicles and automotive parts
18. Paints

19. Petroleum bulk stations and petroleum products
20. Transportation equipment

VII. RESTAURANT/LOUNGE/BAR (PER 1,000 SQ. FT.)

1. Sit-down restaurants
2. Bars & lounges
3. Sandwich shops
4. Cafeterias
5. Very high turnover restaurants
6. Carry-out with no drive-thru
7. Truck stop
8. Fast food restaurants
9. Any drive-thru restaurant

VIII. INDUSTRIAL/MANUFACTURING (PER 1,000 SQ. FT.)

A. Industrial

1. Light industrial
2. Manufacturing
3. Mining
4. Assembly plants
5. Fabricating plants
6. Food processing & packing plants
7. Laundry & cleaning facilities not serving the general public
8. Printing plants
9. Industrial parks
10. Heavy industrial
11. Signs & advertising displays manufacturing

B. Wholesale/Warehouse

1. Storage warehouse
2. Motor freight transportation centers
3. Distribution centers

C. Mini-Warehouses

1. Mini-warehouses
2. Airplane hangers

IX. LEISURE/OUTDOORS (PER 1,000 SQ. FT.)

1. Amphitheater
2. Amusement park
3. Drive-in theater
4. Go-cart & other recreational vehicle parks
5. Sports & recreation camps
6. Sports parks including batting cages, trampolines and similar sports facilities outdoors
7. Miniature golf establishments
8. Racquet clubs

9. Tennis, handball, racquetball facilities outdoor
10. Water slides & wave pools outdoor
11. Museums
12. Golf course (per acre)
13. Summer camp

X. CHURCH/ORGANIZED FELLOWSHIP (PER 1,000 SQ. FT.)

1. Masonic Lodge
2. VFW Post
3. American Legion Post
4. Lions Club
5. Kiwanis Club

XI. SCHOOLS/COLLEGES (PER 1,000 SQ. FT.)

1. Elementary schools
2. High schools
3. Jr. college
4. College
5. University
6. Dormitory

XII. GOVT/PUBLIC BUILDINGS

1. Post Office
2. Federal buildings

**POLK COUNTY CORRECTIONAL FACILITIES  
EXPANDED LIST OF LAND USES**

I. RESIDENTIAL

A. Single-Family – detached (per dwelling unit)

1. Conventional built house
2. Mobile homes on large parcels
3. Elderly - detached

B. Multi-Family dwelling unit

1. Two-family
2. Three-family
3. Four-family
4. Townhouses
5. Apartments
6. Condominiums
7. Elderly - attached

- C. Mobile Home
  - 1. Mobile homes in mobile home parks
  - 2. Mobile homes in mobile home subdivisions
  - 3. Recreational vehicle sites in an RV park
  - 4. Manufactured home
  
- II. LODGING/HOTEL/MOTEL (PER 1,000 SQ. FT.)
  - 1. Hotel
  - 2. Motel
  
- III. HOSPITAL (PER 1,000 SQ. FT.)
  - 1. Hospital
  
- IV. GROUP LIVING (PER 1,000 SQ. FT.)
  - 1. Nursing home
  - 2. Retirement home
  - 3. Adult congregate living facility
  - 4. Drug and alcohol rehab center
  - 5. Day care center
  
- V. OFFICE (PER 1,000 SQ. FT.)
  - 1. General office buildings
  - 2. Attorneys
  - 3. Accountants
  - 4. Corporate offices
  - 5. Engineering
  - 6. Financial institutions - except banks, credit unions, and savings and loans
  - 7. Office parks
  - 8. Real estate
  - 9. Research centers
  - 10. Medical Office/Clinic
    - a) Chiropractors
    - b) Chiropractors
    - c) Dentists
    - d) Oculists and lens grinders
    - e) Optometrists
    - f) Osteopathic Physicians
    - g) Outpatient Clinics
    - h) Physicians and surgeons
    - i) Podiatrists
    - j) Christian Science practitioners
    - k) Dieticians
    - l) Naturopaths
    - m) Nurses - registered and practical
    - n) Nutritionists
    - o) Occupational therapists
    - p) Physiotherapists

- q) Psychiatrists
- r) Psychoanalysts
- s) Psychologists
- t) Psychotherapists
- u) Visiting nurse association
- v) Veterinarian

VI. RETAIL (PER 1,000 SQ. FT.)

A. General Retail

1. Neighborhood shopping centers
2. Community shopping centers
3. Regional shopping centers
4. Specialty retail centers
5. Freestanding retails
6. Drug stores
7. Department stores
8. Discount stores
9. Hardware, paint stores
10. Furniture stores
11. Clothing, apparel, fabric stores
12. Jewelry stores
13. Barber, beauty shops
14. Shoe repair shops
15. Dry cleaners
16. New/used car sales & automotive parts
17. Liquor stores
18. Funeral homes
19. Carry out/delivery food service
20. Automotive repair shop – car wash

B. Wholesale (Per 1,000 Sq. Ft.)

1. Apparel
2. Alcoholic beverages
3. Commercial machinery and equipment
4. Construction machinery and equipment
5. Construction materials
6. Drugs and pharmaceuticals
7. Electric materials
8. Farm products
9. Farm and garden machinery and equipment
10. Furniture and home furnishings
11. Groceries
12. Hardware, plumbing, air conditioning and heating
13. Industrial machinery
14. Jewelry
15. Lumber
16. Metals
17. Motor vehicles and automotive parts
18. Paints

19. Petroleum bulk stations and petroleum products
20. Transportation equipment

VII. RESTAURANT/LOUNGE/BAR (PER 1,000 SQ. FT.)

1. Sit-down restaurants
2. Bars & lounges
3. Sandwich shops
4. Cafeterias
5. Very high turnover restaurants
6. Carry-out with no drive-thru
7. Truck stop
8. Fast food restaurants
9. Any drive-thru restaurant

VIII. INDUSTRIAL/MANUFACTURING (PER 1,000 SQ. FT.)

A. Industrial

12. Light industrial
13. Manufacturing
14. Mining
15. Assembly plants
16. Fabricating plants
17. Food processing & packing plants
18. Laundry & cleaning facilities not serving the general public
19. Printing plants
20. Industrial parks
21. Heavy industrial
22. Signs & advertising displays manufacturing

B. Wholesale/Warehouse

4. Storage warehouse
5. Motor freight transportation centers
6. Distribution centers

C. Mini-Warehouses

3. Mini-warehouses
4. Airplane hangers

IX. LEISURE/OUTDOORS (PER 1,000 SQ. FT.)

1. Amphitheater
2. Amusement park
3. Drive-in theater
4. Go-cart & other recreational vehicle parks
5. Sports & recreation camps
6. Sports parks including batting cages, trampolines and similar sports facilities outdoors
7. Miniature golf establishments
8. Racquet clubs

9. Tennis, handball, racquetball facilities outdoor
10. Water slides & wave pools outdoor
11. Museums
12. Golf course (per acre)
13. Summer camp

X. CHURCH/ORGANIZED FELLOWSHIP (PER 1,000 SQ. FT.)

1. Masonic Lodge
2. VFW Post
3. American Legion Post
4. Lions Club
5. Kiwanis Club

XI. SCHOOLS/COLLEGES (PER 1,000 SQ. FT.)

1. Elementary schools
2. High schools
3. Jr. college
4. College
5. University
6. Dormitory

XII. GOVT/PUBLIC BUILDINGS

1. Post Office
2. Federal buildings

**POLK COUNTY EDUCATIONAL FACILITIES  
EXPANDED LIST OF LAND USES**

I. RESIDENTIAL

A. Single-Family – detached (per dwelling unit)

1. Conventional built house
2. Mobile homes on large parcels
3. Elderly – detached

B. Multi-Family dwelling unit

1. Two-family
2. Three-family
3. Four-family
4. Townhouses
5. Apartments
6. Condominiums
7. Elderly - attached

- C. Mobile Home
1. Mobile homes in mobile home parks
  2. Mobile homes in mobile home subdivisions
  3. Recreational vehicle sites in an RV park
  4. Manufactured home