

CITY OF NEWPORT
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NEWPORT, OREGON 97365



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COAST GUARD CITY, USA

System Development Charge (SDC) Rates

(Rates effective July 1, 2024)

Water System Development Charge

Single Family, per Square Foot (SF)

0-1,700 \$0.75

1,701-2,900 \$0.61

2,900+ \$0.49

All other, per Equivalent Dwelling Unit (EDU): \$1,493

Wastewater System Development Charge

Single Family, per SF

0-1,700 \$1.32

1,701-2,900 \$1.06

2,900+ \$0.87

All other, per EDU: \$2,650.16

Stormwater System Development Charge

Single Family, per SF

0-1,700 \$1.00

1,701-2,900 \$0.60

2,900+ \$0.48

All other, per Impervious Surface Feet (ISA): \$0.55

Transportation System Development Charge

Single Family, per SF

0-1,700 \$1.51

1,701-2,900 \$1.43

2,900+ \$1.31

All other, per Average Daily Vehicle Trip (ADVT): \$397.06

Retail/Restaurant ADVT Trip Discount

(Applies to Bayfront, Nye Beach, City Center and Wilder Special Districts): 20%

Parks Development Charge

Single Family, per SF \$0.63

All Other, per Unit \$783.86

Notes:

1. Accessory Dwelling Units are charged at the small home rate.
2. The term "Single Family" includes detached and attached structures. Residential additions are assessed at the per SF rate for increases in useable floor area.
3. Administrative fee of 4.18% is included in the listed fees.
4. Resolution No. 3786 requires SDC rates be adjusted annually based upon the most recent Construction Cost Index available as of April 1st of each year.

Calculating Equivalent Dwelling Units

The meter conversion table to the right shall be used to calculate the number of equivalent dwelling units for multi-family, other residential, and non-residential development projects.

If the meter conversion table does not fit the application well then the number of equivalent dwelling units may be calculated using the chart below.

| Meter Size Characteristics | | |
|--------------------------------|-------------------------------|---------------------|
| | Maximum Continuous Flow (gpm) | Flow/SDC EDU Factor |
| Disc or Compound Meters | | |
| 3/4" | 15 | 1.00 |
| 1-inch | 25 | 1.67 |
| 1 1/2 inch | 50 | 3.33 |
| 2-inch | 80 | 5.33 |
| 3-inch | 160 | 10.67 |
| 4-inch | 250 | 16.67 |
| 6-inch | 500 | 33.33 |
| 8-inch | 800 | 53.33 |
| Turbine Meters | | |
| 4-inch | 315 | 21.00 |
| 6-inch | 700 | 46.67 |
| 8-inch | 1,200 | 80.00 |

| Enterprise | EDUs | Units |
|--|------|-----------------------------------|
| Apartments | N/A | See meter sizing assessment table |
| Apparel Store | 0.2 | Per 1,000 sqft. |
| Athletic Club | 0.3 | Per 1,000 sqft. |
| Auto Care | 0.1 | Per service bay |
| Auto Parts Sales | 0.2 | Per 1,000 sqft. |
| Auto Sales | 0.2 | Per 1,000 sqft. |
| Bank, Drive-in | 0.3 | Per 1,000 sqft. |
| Bank, Walk-in | 0.3 | Per 1,000 sqft. |
| Building Material and Lumber Store | 0.2 | Per 1,000 sqft. |
| Cab Company | 0.2 | Per 1,000 sqft. |
| Car Wash, Automated | N/A | See meter sizing assessment table |
| Car Wash, Self Service | 0.7 | Per stall |
| Cemetery | 0.2 | Per 1,000 sqft. |
| Church | 0.2 | Per 1,000 sqft. |
| Convenience Market (24 hrs.) | 0.2 | Per 1,000 sqft. |
| Convenience Market (15-16 hrs.) | 0.2 | Per 1,000 sqft. |
| Convenience Market w/ Gasoline Pumps | 0.2 | Per 1,000 sqft. |
| Day Care | 0.2 | Per student |
| Drinking Establishment | 0.7 | Per 1,000 sqft. |
| Furniture Store | 0.2 | Per 1,000 sqft. |
| Hardware/Paint | 0.2 | Per 1,000 sqft. |
| Health/Fitness Club | 0.3 | Per 1,000 sqft. |
| Hospital | 1 | See meter sizing assessment table |
| Industrial | 1 | See meter sizing assessment table |
| Library | 0.2 | Per 1,000 sqft. |
| Lodge/Fraternal | 0.3 | Per 1,000 sqft. |
| Manufacturing | 0.2 | Per 1,000 sqft. |
| Medical/Dental Office | 0.4 | Per 1,000 sqft. |
| Mini-Warehouse Storage and Warehouses | 0.1 | Per 1,000 sqft. |
| Mobile Home Park | 0.75 | Per dwelling unit |
| Motel/Hotel without kitchenette | 0.4 | Per room |
| Motel/Hotel with kitchenette | 0.6 | Per room |
| Nursery Garden Center | 0.2 | Per 1,000 sqft. |
| Nursing Home | 0.3 | Per bed |
| Office Building | 0.2 | Per 1,000 sqft. |
| Retail Establishment, Shopping Center, Grocery, Etc. | 0.2 | Per 1,000 sqft. |
| Post Office | 0.2 | Per 1,000 sqft. |
| Quick Lubrication Vehicle Stop | 0.1 | Per bay |
| Recreational Facility, Multipurpose | 0.3 | Per 1,000 sqft. |
| Restaurant, any type* | N/A | See meter sizing assessment table |
| Schools (K through 12) | 1 | Per 625 gross sqft. |
| Schools (post secondary) | 1 | Per 625 gross sqft. |
| Service Station | 0.1 | Per bay |
| Service Station w/Convenience Market | 0.1 | Per pump |
| Single Family Detached Housing | 1 | Per house |
| Fish Processing Facility | N/A | See meter sizing assessment table |
| Pools and Aquatic Facilities | N/A | See meter sizing assessment table |
| Brewery | N/A | See meter sizing assessment table |
| Movie Theater | 0.3 | Per 100 seats |
| Commercial/Coin-op Laundry | N/A | See meter sizing assessment table |

* Note, if in mixed-use building with shared water meter, restaurants will also be assessed 1 EDU per 500 SF.

Calculating Average Daily Vehicle Trips

For multi-family, other residential, and non-residential projects, the number of adjusted average daily vehicle trips per unit of development can be calculated using the tables below.

| City of Newport Transportation SDCs, FY 2017/18 | | | ADT | | | | | Trip Categories | | | Adjusted Trip Rates | | \$ | 316.71 |
|---|--------------------------------------|------------------|---------|---------|---------|-----------------|-------|-----------------|----------------------|--------------|---------------------|--|----|--------|
| ITE Code | Land Use | Unit | Average | Primary | Pass By | Diverter Linked | Total | Primary ADT | Transit/ Ped Factor* | Adjusted ADT | SDC per Unit | | | |
| 10 | Waterport/Marine Terminal | Acre | 11.93 | 100% | | | 100% | 11.93 | | 11.93 | \$3,778 | | | |
| 20 | General Aviation Airport | Avg. Flights/Day | 1.98 | 100% | | | 100% | 1.98 | | 1.98 | \$627 | | | |
| 30 | Intermodal Truck Terminal | Acre | 62.51 | 100% | | | 100% | 62.51 | | 62.51 | \$19,798 | | | |
| 110 | General Light Industrial | 1,000 SFGFA | 5.26 | 100% | | | 100% | 5.26 | | 5.26 | \$1,667 | | | |
| 120 | General Heavy Industrial | 1,000 SFGFA | 1.50 | 100% | | | 100% | 1.50 | | 1.50 | \$475 | | | |
| 130 | Industrial Park | 1,000 SFGFA | 5.34 | 100% | | | 100% | 5.34 | | 5.34 | \$1,691 | | | |
| 140 | Manufacturing | 1,000 SFGFA | 3.03 | 100% | | | 100% | 3.03 | | 3.03 | \$960 | | | |
| 150-51 | Warehouse* | 1,000 SFGFA | 2.96 | 100% | | | 100% | 2.96 | | 2.96 | \$937 | | | |
| 160 | Data Center | 1,000 SFGFA | 0.99 | 100% | | | 100% | 0.99 | | 0.99 | \$314 | | | |
| 170 | Utilities | 1,000 SFGFA | 0.20 | 100% | | | 100% | 0.20 | | 0.20 | \$63 | | | |
| 210 | Single-Family Housing (incl. duplex) | Dwelling unit | 9.45 | 100% | | | 100% | 9.45 | | 9.45 | \$2,992 | | | |
| 220 | Apartment | Dwelling unit | 6.50 | 100% | | | 100% | 6.50 | 25% | 4.88 | \$1,544 | | | |
| 230 | Residential Condominium/Townhouse | Dwelling unit | 5.65 | 100% | | | 100% | 5.65 | 25% | 4.24 | \$1,342 | | | |
| 240 | Mobile Home Park | ODU | 4.90 | 100% | | | 100% | 4.90 | | 4.90 | \$1,552 | | | |
| 252 | Senior Adult Housing | Dwelling unit | 3.44 | 100% | | | 100% | 3.44 | 25% | 2.58 | \$817 | | | |
| 254 | Assisted Living | Bed | 2.56 | 100% | | | 100% | 2.56 | 25% | 1.92 | \$609 | | | |
| 310 | Hotel | Room | 7.86 | 100% | | | 100% | 7.86 | | 7.86 | \$2,488 | | | |
| 320 | Motel | Room | 5.63 | 100% | | | 100% | 5.63 | | 5.63 | \$1,783 | | | |
| 411 | City Park | Acre | 6.13 | 100% | | | 100% | 6.13 | | 6.13 | \$1,942 | | | |
| 412 | County Park | Acre | 5.10 | 100% | | | 100% | 5.10 | | 5.10 | \$1,614 | | | |
| 413 | State Park | Acre | 0.71 | 100% | | | 100% | 0.71 | | 0.71 | \$224 | | | |
| 417 | Regional Park | Acre | 4.99 | 100% | | | 100% | 4.99 | | 4.99 | \$1,581 | | | |
| 430 | Golf Course | Acre | 5.27 | 100% | | | 100% | 5.27 | | 5.27 | \$1,670 | | | |
| 444 | Movie Theater with Matinee | Movie screen | 387.03 | 100% | | | 100% | 387.03 | | 387.03 | \$122,577 | | | |
| 480 | Amusement Park | Acre | 104.29 | 100% | | | 100% | 104.29 | | 104.29 | \$33,029 | | | |
| 481 | Zoo | Acre | 114.88 | 100% | | | 100% | 114.88 | | 114.88 | \$36,384 | | | |
| 491 | Health/Fitness Club | 1,000 SFGFA | 30.32 | 100% | | | 100% | 30.32 | | 30.32 | \$9,603 | | | |
| 492 | Racquet/Tennis Club | Acre | 16.19 | 100% | | | 100% | 16.19 | | 16.19 | \$5,128 | | | |
| 494 | Bowling Alley | Bowling Lane | 34.90 | 100% | | | 100% | 34.90 | | 34.90 | \$11,053 | | | |
| 495 | Recreational Community Center | 1,000 SFGFA | 27.40 | 100% | | | 100% | 27.40 | | 27.40 | \$8,678 | | | |
| 520 | Elementary School | 1,000 SFGFA | 12.07 | 59% | 41% | | 100% | 7.12 | | 7.12 | \$2,256 | | | |
| 522 | Middle School/Junior High School | 1,000 SFGFA | 10.78 | 59% | 41% | | 100% | 6.36 | | 6.36 | \$2,015 | | | |
| 530 | High School | 1,000 SFGFA | 10.09 | 59% | 41% | | 100% | 5.95 | | 5.95 | \$1,885 | | | |
| 540-50 | University/Community College | Students | 1.71 | 100% | | | 100% | 1.71 | | 1.71 | \$542 | | | |
| 560 | Church | 1,000 SFGFA | 13.22 | 100% | | | 100% | 13.22 | | 13.22 | \$4,187 | | | |
| 565 | Day Care Center | 1,000 SFGFA | 54.62 | 33% | 67% | | 100% | 18.02 | | 18.02 | \$5,709 | | | |
| 590 | Library | 1,000 SFGFA | 50.46 | 100% | | | 100% | 50.46 | | 50.46 | \$15,982 | | | |
| 610 | Hospital | 1,000 SFGFA | 12.17 | 100% | | | 100% | 12.17 | | 12.17 | \$3,854 | | | |

| City of Newport Transportation SDCs, FY 2017/18 | | | ADT | | | | | Trip Categories | | | Adjusted Trip Rates | | \$ | 316.71 |
|---|--|-------------|---------|---------|---------|-----------------|-------|-----------------|----------------------|--------------|---------------------|--|----|--------|
| ITE Code | Land Use | Unit | Average | Primary | Pass By | Diverter Linked | Total | Primary ADT | Transit/ Ped Factor* | Adjusted ADT | SDC per Unit | | | |
| 620 | Nursing Home | 1,000 SFGFA | 7.21 | 100% | | | 100% | 7.21 | | 7.21 | \$2,284 | | | |
| 710 | General Office Building* | 1,000 SFGFA | 8.38 | 80% | 20% | | 100% | 6.70 | | 6.70 | \$2,123 | | | |
| 715 | Single Tenant Office Building* | 1,000 SFGFA | 11.65 | 80% | 20% | | 100% | 9.32 | | 9.32 | \$2,952 | | | |
| 720 | Medical-Dental Office Building* | 1,000 SFGFA | 27.31 | 80% | 20% | | 100% | 21.85 | | 21.85 | \$6,919 | | | |
| 730 | Government Office Building* | 1,000 SFGFA | 68.93 | 80% | 20% | | 100% | 55.14 | | 55.14 | \$17,465 | | | |
| 731 | State Motor Vehicles Department* | 1,000 SFGFA | 120.90 | 80% | 20% | | 100% | 96.72 | | 96.72 | \$30,632 | | | |
| 732 | United States Post Office | 1,000 SFGFA | 88.35 | 100% | | | 100% | 88.35 | | 88.35 | \$27,981 | | | |
| 750 | Office Park | 1,000 SFGFA | 8.50 | 80% | 20% | | 100% | 6.80 | | 6.80 | \$2,154 | | | |
| 760 | Research and Development Center* | 1,000 SFGFA | 6.22 | 100% | | | 100% | 6.22 | | 6.22 | \$1,971 | | | |
| 770 | Business Park* | 1,000 SFGFA | 9.44 | 80% | 20% | | 100% | 7.55 | | 7.55 | \$2,391 | | | |
| 812 | Building Materials and Lumber Store* | 1,000 SFGFA | 43.13 | 72% | 28% | | 100% | 31.05 | | 31.05 | \$9,835 | | | |
| 813 | Free-Standing Discount Superstore | 1,000 SFGFA | 53.42 | 72% | 28% | | 100% | 38.46 | | 38.46 | \$12,181 | | | |
| 814 | Variety Store | 1,000 SFGFA | 64.03 | 48% | 17% | 35% | 100% | 30.57 | | 30.57 | \$9,683 | | | |
| 815 | Free-Standing Discount Store | 1,000 SFGFA | 59.09 | 48% | 17% | 35% | 100% | 28.22 | | 28.22 | \$8,936 | | | |
| 816 | Hardware/Paint Store | 1,000 SFGFA | 58.23 | 45% | 26% | 30% | 100% | 25.91 | | 25.91 | \$8,207 | | | |
| 817 | Nursery (Garden Center)* | 1,000 SFGFA | 82.86 | 72% | 28% | | 100% | 59.66 | | 59.66 | \$18,894 | | | |
| 818 | Nursery Wholesale | Acre | 19.50 | 100% | | | 100% | 19.50 | | 19.50 | \$6,176 | | | |
| 820 | Shopping Center | 1,000 SFGFA | 41.24 | 50% | 34% | 16% | 100% | 20.68 | | 20.68 | \$6,550 | | | |
| 826 | Specialty Retail Center* | 1,000 SFGFA | 40.58 | 46% | 22% | 32% | 100% | 18.72 | | 18.72 | \$5,928 | | | |
| 841 | Automobile Sales | 1,000 SFGFA | 29.27 | 100% | | | 100% | 29.27 | | 29.27 | \$9,269 | | | |
| 843 | Automobile Parts Sales | 1,000 SFGFA | 61.91 | 44% | 43% | 13% | 100% | 27.24 | | 27.24 | \$8,627 | | | |
| 848 | Tire Store | 1,000 SFGFA | 24.87 | 69% | 28% | 3% | 100% | 17.08 | | 17.08 | \$5,409 | | | |
| 850 | Supermarket | 1,000 SFGFA | 122.18 | 39% | 36% | 25% | 100% | 47.34 | | 47.34 | \$14,994 | | | |
| 851 | Convenience Market (Open 24 Hours) | 1,000 SFGFA | 758.79 | 33% | 61% | 6% | 100% | 246.81 | | 246.81 | \$78,166 | | | |
| 857 | Discount Club | 1,000 SFGFA | 42.35 | 100% | | | 100% | 42.35 | | 42.35 | \$13,411 | | | |
| 862 | Home Improvement Superstore | 1,000 SFGFA | 38.03 | 44% | 48% | 8% | 100% | 16.73 | | 16.73 | \$5,300 | | | |
| 880 | Pharmacy/Drugstore without Drive-Through | 1,000 SFGFA | 90.06 | 42% | 53% | 5% | 100% | 38.13 | | 38.13 | \$12,075 | | | |
| 881 | Pharmacy/Drugstore with Drive-Through | 1,000 SFGFA | 96.91 | 38% | 49% | 13% | 100% | 36.83 | | 36.83 | \$11,663 | | | |
| 890 | Furniture Store | 1,000 SFGFA | 4.98 | 37% | 53% | 10% | 100% | 1.83 | | 1.83 | \$579 | | | |
| 912 | Bank with Drive-Through | 1,000 SFGFA | 122.71 | 27% | 47% | 26% | 100% | 33.54 | | 33.54 | \$10,623 | | | |
| 925 | Drinking Place | 1,000 SFGFA | 125.70 | 60% | 40% | | 100% | 75.42 | | 75.42 | \$23,886 | | | |
| 931-2 | Sit-Down Restaurant** | 1,000 SFGFA | 88.04 | 43% | 44% | 14% | 100% | 37.42 | | 37.42 | \$11,850 | | | |
| 933 | Fast-Food Restaurant without Drive-Through | 1,000 SFGFA | 40.14 | 43% | 44% | 14% | 100% | 17.06 | | 17.06 | \$5,402 | | | |
| 934 | Fast-Food Restaurant with Drive-Through | 1,000 SFGFA | 535.05 | 41% | 50% | 9% | 100% | 219.07 | | 219.07 | \$69,383 | | | |
| 936 | Coffee/Donut Shop without Drive-Through | 100 SFGFA | 598.00 | 56% | 44% | 0% | 100% | 334.88 | | 334.88 | \$10,606 | | | |
| 937 | Coffee/Donut Shop with Drive-Through* | 100 SFGFA | 818.58 | 41% | 50% | 9% | 100% | 335.16 | | 335.16 | \$10,615 | | | |
| 944 | Gasoline/Service Station | VFP | 168.56 | 35% | 42% | 23% | 100% | 59.00 | | 59.00 | \$18,685 | | | |
| 945 | Gasoline Station with Convenience Market | VFP | 162.78 | 13% | 56% | 31% | 100% | 20.80 | | 20.80 | \$6,587 | | | |
| 946 | Gasoline/Service Station with Car Wash | VFP | 152.84 | 24% | 49% | 27% | 100% | 36.51 | | 36.51 | \$11,564 | | | |

Source: ITE Trip Generation Handbook, 9th Edition; and local assumptions, compiled by FCS GROUP. * Denotes local assumptions by City staff. ** denotes trips for ITE code 931 quality restaurant.

Abbreviations

| | |
|-------|------------------------------------|
| ADT | average daily vehicle trips |
| ODU | occupied dwelling unit |
| SFGFA | square feet of gross floor area |
| SFGLA | square feet of gross leasable area |
| VFP | vehicle fueling position |

