

RESOLUTION 21-38

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ADOPTING A REVISED FEE SCHEDULE FOR THE DEVELOPMENT SERVICES DEPARTMENT AND THE FIRE/MEDICAL DEPARTMENT EFFECTIVE OCTOBER 1, 2021.

WHEREAS, the Maricopa City Council previously authorized the imposition and collection of various fees for the Development Services Department and the Fire/Medical Department; and

WHEREAS, the Maricopa City Council has amended this fee schedule several times to authorize the imposition and collection of additional fees or an increase in fees for the services provided by the Development Services Department and the Fire/Medical Department; and

WHEREAS, after consultation with staff, the City Council has determined that amending the fee schedule for the Development Services Department and the Fire/Medical Department is necessary to pay for services provided by the departments to ensure substantial compliance with applicable City codes and ordinances, which protect the health, safety and general welfare of the public; and

WHEREAS, pursuant to A.R.S. §9-499.15, the City has provided written notice of the proposed charges on the home page of its website for at least sixty (60) days before the fees are considered by City Council.

NOW, THEREFORE, BE IT RESOLVED that the Maricopa City Council hereby authorizes the City to charge, in addition to other fees as may be specifically set forth by state law, Ordinance or Resolution, the fees as set forth in the amended fee schedules shown on Exhibit "A" hereto effective October 1, 2021.

A copy of the Fee Schedules established in Exhibit "A" shall be kept on file with the City Clerk and made available for public use and inspection.

The Maricopa City Council directs that all fees collected under this Resolution shall be deposited with the City's Finance Department. The Finance Department shall account for all fees deposited in accordance with the accounting policies and regulations adopted by the City.

PASSED AND ADOPTED by the Mayor and Council of the City of Maricopa, Arizona, this 17th day of August, 2021.

APPROVED:


Christian Price

Mayor

ATTEST:

Vanessa Bueras

Vanessa Bueras, MMC
City Clerk



APPROVED AS TO FORM:

D. M. Fitzgibbons

Denis Fitzgibbons
City Attorney



Development Fee Schedule

Effective Date: October 1, 2021

The City of Maricopa has adopted the following Development Fee Schedule to provide clearly described, value-added service to its residents and business partners. This new user fee schedule will assist in streamlining the City's processes and thereby provide a more cost-effective way of meeting the public's needs for services.

The Development Fee Schedule contains in-depth descriptions of what is included with fees collected and is broken down into six (6) distinct departments for ease of use as follows. Each section describes the fee structure and services included with those fees.

Please note that a convenience fee of 3.25% is charged on all credit/debit card payments.

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Planning and Zoning Fees	
Subdivision	
Pre-Application *	\$334
Pre-Plat	\$1,334 + \$12 per lot
Pre-Plat Extension	\$334 + \$112 per hr. over 3 hrs.
Final Plat	\$889 + \$23 per lot
Final Plat Amendment	51% of Final Plat Fee
Lot Splits/Lot Combination	\$334
Minor Land Division	\$556
Development Agreement	0-40 acres - \$1,667 41-80 acres - \$4,167 81+ acres - \$8,333
Development Agreement Amendment	51% of Development Agreement Fee
Addressing	\$56 + \$5 each address
Street Name Change	\$556 + \$5 each address
Improvement Plan Amendment	\$167 per sheet
*Pre-Application fee of \$334 will be applied as a credit if and when a formal Planning and Zoning application is submitted.	
Land Use/Zoning	
General Plan Amendment Major (new)	\$3,889 min. + \$112 per hr. over 35 hrs.
General Plan Amendment Minor (amendment)	\$1,667 + \$112 per hr. over 15 hrs.
PADs/Major PAD Amendment	\$2,222+ \$34 per acre
Minor PAD Amendment	\$1,667
Minor/Major Development Review Permit: Residential	\$556 + \$17 per acre
Minor/Major Development Review Permit: Non- Residential	\$667 + \$45 per acre
Development Review Permit Amendment	51% of Development Review Permit Fee
Rezoning (conventional)	MFR + SFR \$667 + \$34 per acre; Rural Residential \$834; Other \$667 + \$45 per acre (no max fee)
Zoning Text Amendment	\$1,667
Conditional Use Permit	\$1,111
Temporary Use Permit	\$223
Seasonal Sales Permit	\$152



Sign	
Comprehensive Sign Plan	\$1,111
Sign Permit	\$223
Each Additional	\$56 each
Temporary Sign	\$56 (each event)
Individual Panel Sign	\$31 each
Additional Re-inspection	\$56 each
Miscellaneous	
Administrative Reviews/Zoning/Waiver Permit	\$112 per hr.
Mobile Vendor Permit	\$56
Annexations	\$556 + \$6 per acre \$2,000 max
Residential Variance	\$278 per request \$56 for additional
Non-Residential Variance	\$1,111 per request \$112 for additional
Recording Fee	\$278
Administrative Design Review	\$556 + \$112 per hr. over 5 hrs.
Fact Finding	\$112
Expedited Review	Double Application Fee
Group Care Home	\$112
Zoning Verification Letter	\$112
Work Begun Without City Authorization	Up to double current fee/rate



Engineering Fees	
Grading Permit	
50 cubic yards or less	\$56
51 to 100 cubic yards	\$71
101 to 1,000 cubic yards	\$71 for the first 100 cubic yards, plus \$20 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$246 for the first 1,000 cubic yards, plus \$17 for each additional 1,000 cubic yards or fraction thereof.
10,000 to 100,000 cubic yards	\$391 for the first 10,000 yards, plus \$74 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$1,051 for the first 100,000 cubic yards, plus \$41 for each additional 10,000 cubic yards or fraction thereof.
Grading at Risk	1.5 x Application Fee
Plan Review	
1st Review	\$228 per sheet
2nd Review	Included
Additional Review	\$101 per hr.
Miscellaneous Reviews	\$101 per hr.
Expedited Review	Double Application Fee
Report Review	\$758 per report for min. 4 hour review + \$101 per hr.
Revisions to approved plans	\$101 per hr.; min. 2 hour review
For use of outside consultants for plan review	Actual Cost x 1.25
Engineering Landscape Review	
1st Review	\$228 per sheet
2nd Review	Included
Additional Review	\$101 per hr.
Engineering Non-Subdivision Review	
Grading /Drainage Plans	\$228 per sheet; \$101 per hr. after 2nd review
Utility Plans	\$228 per sheet; \$101 per hr. after 2nd review
Inspection	
Non-Utility	\$46 base + 5% construction cost
Utility Adjusted	\$455 + \$2 per sf (>300 sf) – no pavement cut \$ 606 + \$4 per sf (>300 sf) – pavement cut or concrete work
Reapplication	Base Fee
Working without a Permit	Double the Application Fee, Minimum of \$1,010



Inspections Outside Normal Business Hours	\$152 per hr.; 2 hr. minimum
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Pavement Cuts

Pavement age*: 0-2 years	
<5 sq. yds.	\$334 /sq. yd. and mill and overlay ²
5 – 100 sq. yds.	\$1,667 + \$19 /sq. yd. over 5 sq. yds. and mill and overlay ²
>100 sq. yds.	\$3,394 + \$15 /sq. yd. over 100 sq. yds. and mill and overlay ²
Pavement age*: 2-4 years	
<5 sq. yds.	\$233 /sq. yd. ¹
5 – 100 sq. yds.	\$1,162 + \$14 /sq. yd. over 5 sq. yds. ¹
>100 sq. yds.	\$2,409 + \$11 /sq. yd. over 100 sq. yds. ¹
Pavement age*: 4-5 years	
<5 sq. yds.	\$132 /sq. yd. ¹
5 – 100 sq. yds.	\$657 + \$9 /sq. yd. over 5 sq. yds. ¹
>100 sq. yds.	\$1,425 + \$6 /sq. yd. over 100 sq. yds. ¹
Pavement age*: >5 years	
	\$253 + \$5 /sq. yd. ¹
* from the date of City's acceptance of street construction, reconstruction, renovation (major rehabilitation), or street maintenance	
¹ or mill and overlay	
² or full reconstruction	

Encroachment Permits/Licenses

Encroachment permit application base fee	\$758
License application base fee for all Chapter 20 licenses, except cable	\$404
Annual Maintenance Permit	\$1,414
Telecom Per-Foot Fee (Annual)	\$3/LF ³

³ Per foot fee will be adjusted annually in accordance with the percentage change in the CPI. Per foot fee is applied to fiber optic and other communication facilities excluded from the definition of "telecommunication"

Engineering Disposition of Right of Way or Easement

ROW or Easement abandonment application fee	\$505 + \$101 per hr.
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Small Wireless Facilities Application	
Collocation of a small wireless facility on an existing City-owned pole (streetlight or traffic signal), single or batched application	Per site, sites 1-5 \$101
Collocation of a small wireless facility on an existing City-owned pole (streetlight or traffic signal), batched application	Per site, sites 6-25 \$51
Collocation on a modified or replacement City-owned pole (streetlight or traffic signal)	\$758 per site
Collocation of a small wireless facility on an existing non-City-owned pole, single or batched application	Per site, sites 1-5 \$101
Collocation of a small wireless facility on an existing non-City-owned pole, batched application	Per site, sites 6-25 \$51
Collocation on a modified or replacement non-City-owned pole	\$758 per site
New City-owned pole (streetlight or traffic signal)	\$758 per site
New non-City-owned pole or wireless support structure; no monopoles	\$758 per site
New monopole, or new, modified or replacement City-owned or non-City-owned that does not exceed 50 feet in height	\$1,010 per site
New monopole, or new, modified or replacement City-owned or non-City-owned that exceeds 50 feet in height	Equal to Development Services Department's fee(s) for new cell towers
Collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS 9-591.19	\$1,010 per site



ROW Use Fees	
Collocation on an existing, modified, replacement or new City-owned pole (streetlight or traffic signal)	Per site \$101 per year
Collocation on an existing, modified, replacement or new non-City-owned pole	Per site \$51.00 per year
New, modified or replacement City-owned or non-City-owned pole that exceeds 50 feet in height	Varies: An annual amount equal to the direct and actual cost of managing the ROW ⁴
New or modified monopole	Varies: An annual amount equal to the direct and actual cost of managing the ROW ⁴
Collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS 9-591.19	Varies: An annual amount equal to the direct and actual cost of managing the ROW ⁴
Late payment fee	Per site 4% of ROW use fee
Blanket Permit – For Emergency Work in the ROW	\$1,455 per year citywide
Site License Renewal – other than monopole	\$758 per site
Site License Renewal – monopole	\$1,010 per site
Site License Renewal – collocation of wireless facilities that do not fit the statutory definition of small wireless facilities in ARS 9-591.19	\$1,010 per site
⁴ The fee is that amount that is the direct and actual City cost of managing the rights-of-way on a per site, per year basis in an amount not to exceed \$2,500.	
Note: Unless otherwise noted, for this section only, these fees apply only to Small Wireless Facilities as defined in A.R.S. § 9-591. This list of fees is designed to comply with A.R.S. § 9-591 – 9-599, and the City will charge users with additional generally applicable fees for work in the City’s rights-of-way, including, but not limited to fees for building and traffic control permits.	



Building Safety Fees	
Plan Review	
General Plan Review	66% of Permit Fee
Hourly Plan Review Fee (Changes/revisions to approved plans, deferred submittals, 3rd and subsequent review and other misc. reviews)	\$112 per hr. 1/2 hour minimum
For use of outside consultants for plan review	Actual cost x 1.25
Plot Plan Review (residential standard plans, residential swimming pools, manufactured housing and factory-built buildings.)	\$56
Temporary /Partial C of O	\$334
Permits	
Residential Permit Issuance Fee	\$50
Commercial Permit Issuance Fee	5% of total project valuation, with a cap of \$2,500
Residential Minor Mechanical, Electric, and Plumbing Permits	\$56
Major Mechanical, Plumbing and Electrical Permits	Based on project valuation
Work Performed without Permit	Double the Permit Fee
Demolition Permits	
Residential	\$167
Commercial	\$334
Permit Renewal Fees	
Permit Extension	51% of permit fee
Permit Renewal Fees	51% of permit fee
Inspection Fees	
Initial Inspection Fee	Included with permit fee
First re-inspection to verify corrections	No additional charge, included with permit fee
Re-inspection fee	\$112
Inspection outside normal business hours	\$167 per hour, 2-hour minimum



Building Permit Fee Schedule	
\$1.00 to \$500.00	\$56
\$501.00 to \$2,000.00	\$56 for the first \$500; plus \$4 for each additional \$100 or fraction thereof to and including \$2,000
\$2,001.00 to \$25,000.00	\$107 for the first \$2,000; plus \$16 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001.00 to \$50,000.00	\$465 for the first \$25,000; plus \$12 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001.00 to \$100,000.00	\$745 for the first \$50,000; plus \$8 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001.00 to \$500,000.00	\$1,134 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof to and including \$500,000
\$500,001.00 to \$1,000,000.00	\$3,623 for the first \$500,000; plus \$6 for each additional \$1,000 or fraction thereof to and including \$1,000,000
\$1,000,001.00 and up	\$6,261 for the first \$1,000,000; plus \$5 for each additional \$1,000 or fraction thereof.

Code Enforcement and Abatement	
Code Enforcement Violation	
1st Violation	\$101
2nd Violation in Same Year	\$202
3+ Violation in Same Year	\$505



Fire & Safety	
Plan Review	
Basic Plan Reviews for life safety reviews or modifications. Permit fees are based on the type of life safety review	11% of applicable permit fee
Required re-submittal beyond two: Hourly Fee	\$101 per hr.
Re-inspections, required due to work not being ready or inspection failures: Hourly Fee	\$101 per hr.
Expedited plan review (based on staff availability) Double the plan review fee.	\$202 per hour fee
Outsourced Plan Review fee: Actual Cost + 15% 16% (hourly rate).	Actual cost from source plus 16%
Plat Plan Review	
Plan Review Base Fee	\$101 per hr.
For Residential plats of less than 1,000 units:	\$202
For Residential plats of 1,001 to 1,999 units:	\$303
For Residential plats of 2000 units or more:	\$404
Underground Fire Main Systems	
Underground Fire Main Installation	\$370 new systems 0-750 feet \$140 for each additional 750 feet or fraction of
Modifications to existing water line:	\$101
Fire Flow Test	\$95
Temporary Water Systems with Hydrants	\$370 new system & 500 feet of above ground piping 50% of original approved plan
Temporary Water Systems with Hydrants Revision	
Automatic Fire Sprinklers	
New Installation	
Commercial Fire Sprinkler System Installation 1 - 400 Sprinkler Heads	\$333
Each additional 1-400 heads or fraction thereof	\$333
Commercial Fire Sprinkler System Installation High pile storage-rack systems/in-rack storage	\$342



Tenant Improvement	
Commercial Fire Sprinkler System Modification, T.I.	
1 - 400 Sprinkler Heads	\$166
Each additional 1-400 heads or fraction thereof	\$166
Residential	
Residential Fire Sprinklers Installation	
0-5000 Square feet	\$350
5001-10,000 Square feet	\$495
10,001 square feet and above	\$530
Residential Fire Sprinklers Modification	
1-20 heads	\$170
Over 21 heads	\$350

Fire Alarm System	
New Installation	
Base Fire Alarm System or Fire Protection Monitoring System- Installation	\$215 per submittal and up to 10 initiating devices (includes FACP, annunciator panels, Power supply, boosters, dialers and monitoring equipment)
Fire Alarm System Notification Devices Fire Alarm Initiating Devices	\$5 per device (over 10 devices)
Modifications of Existing System	
1-5 devices:	\$101
6-10 devices:	\$152
Over 10 up to 100 devices:	\$253
False Fire Alarm Fees	
False activation of an alarm within 12-month period	
1st - 2nd	N/A
3rd - 5th	\$51 per occurrence



Automatic Extinguisher System	
Automatic Hood Extinguishing System	
Commercial Cooking Suppression (install)	\$370
Commercial Cooking Suppression (additional)	\$215
Commercial Cooking Suppression (modification)	\$170
Halon, Dry Chemical, Carbon Dioxide or Clean Agent	
1-5,000 Square Feet:	\$354
Each additional 5000 Square feet or fraction thereof:	\$202
Special Hazard System Modification	\$205
Fire Pumps	
Commercial Pumps and related equipment	\$500
Commercial Pumps (additional)	\$300
Standpipes	
Up to four risers:	\$253
Each additional riser:	\$101
Modifications of existing system (per riser)	\$101
Inspections	
Business Inspections	
Annual Fire Inspection: charges include one re-inspection	No charge
Second re-inspection (violations cleared)	\$51
Second re-inspection (violations NOT cleared)	\$76
Third re-inspection (violations NOT cleared)	\$152 and code enforcement citation
Construction Inspections	
Re-inspection	\$51
Stop Work Order	Citation from code enforcement
After hour's Inspection (2 hr. minimum)	\$152 (\$76 per hour)
Work commencing without permit	Double the application fee
Waiting time or no show	\$101 per hr.
Inspections mandated by State or Federal Law	
Hazardous work inspection:	\$101
Day Care-Commercial:	\$101
Day Care- Residential:	\$101
Adult Care Facility:	\$101
Mobile Food Units	\$51



Hazardous Materials	
Aboveground Fuel Storage Tank	\$152
Aboveground Fuel Storage Tank Removal	\$101
New installation- spray room, dip tank or booth	\$101 per hr.
New installation	\$100
Flammable- combustible installation up 1,000 gallons tank	\$200
Flammable- combustible installation 1,000 to 5,000 gallons	\$500
Hazardous Materials Inventory Assessment Fee	\$100 per hr.
Operational Permit for Hazmat or High Pile Storage	\$500 per yr.
Compressed Gases	
Compressed Gas System Installation	\$455
System Modification not exceeding 50% of system	\$260
Carbon Dioxide (CO2) Beverage System	\$195
Firefighting Air System Installation	\$760
Firefighting Air System Modification Not Exceeding 50% of system	\$490
Liquified Petroleum Gases (LPG) System Installation	\$280
Liquified Petroleum Gases (LPG) System Installation Review	\$200
Liquified Petroleum System Modification	\$190
LPG Consumer Exchange Review	\$200
LPG Consumer Exchange Review Additional Site	\$100
Flammable or combustible liquids installation of single above ground tank inspection:	\$202
Hazardous Materials Inventory Assessment Review Fee HMIS or HMMP:	\$101 per hr.
Hazardous Materials Container, Tank or Process Review Fee:	\$101 per hr.



Miscellaneous	
Consultation (review of project prior to formal submission)	\$101 per hr.
Educational Facilities	
Private	\$76
State Sponsored	Waived
Access Gates	
Fire apparatus-Manual	\$76
Fire apparatus-Automatic Access Gates	\$101
Fireworks/Pyrotechnics	
New Location	\$253
Tents & Canopies	
Single Tent:	\$152
Each additional tent:	\$101
Amusement Events, Trade Shows, Vehicle Displays. (for events >1,000 aggregate) Includes site plan and emergency action plan review. Site inspection at hourly rate. All other permits and fees apply.	\$202
Fire Suppression, Special Events, EMS and Out of District Responses	
For additional resources, standby personnel and apparatus refer to operations fee schedule	Refer to AZ State Cooperative Agreement most current rates
Tire Storage-Used Tire Facilities	\$101
Fire Protection Equipment Contractor's License	\$86

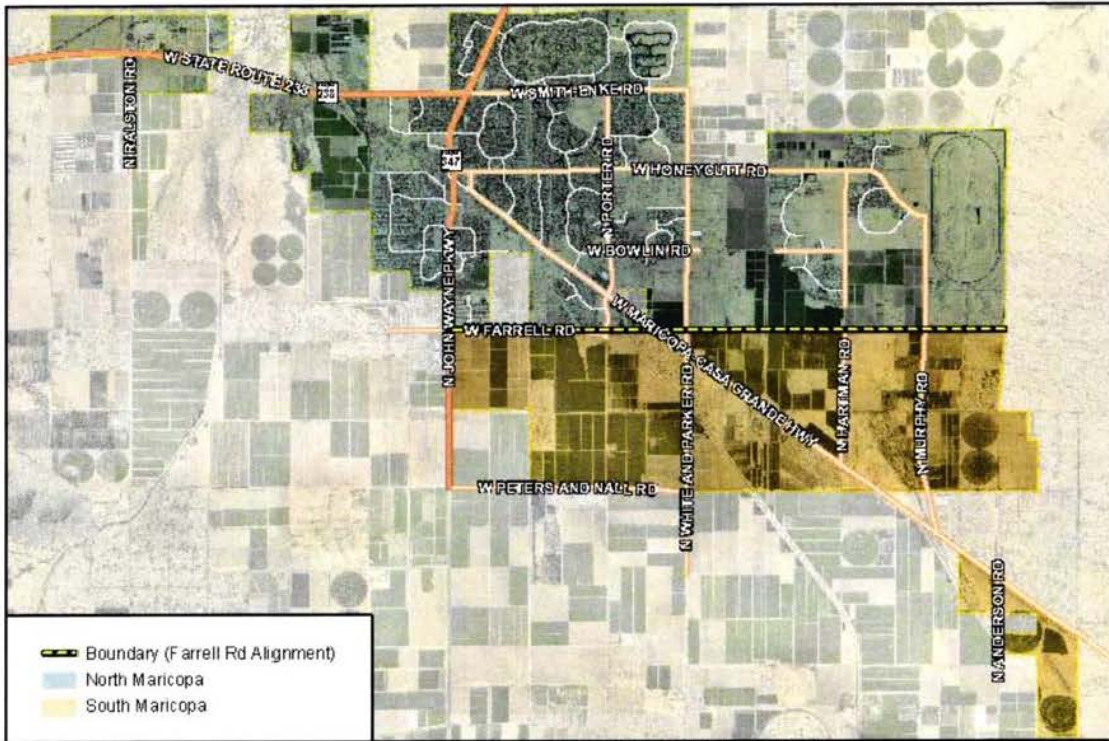


Development Impact Fees

Development fees are one-time payments used to construct system improvements needed to accommodate new development. The fee represents future development's proportionate share of infrastructure costs. Development fees may be used for infrastructure improvements or debt service for growth related infrastructure. In contrast to general taxes, development fees may not be used for operations, maintenance, replacement, or correcting existing deficiencies.

Fee Schedule Effective February 2, 2020 Resolution 20-01							
Area	Land Use	Parks & Recreation	Libraries	Police	Fire	Streets	Total Fee
NORTH MARICOPA	Residential Development Fees (per Housing Unit)						
	Single Family Unit	\$ 1,207.00	\$ 131.00	\$ 496.00	\$ 674.00	\$ 2,965.00	\$ 5,473.00
	Multi-Family Unit	\$ 814.00	\$ 88.00	\$ 334.00	\$ 454.00	\$ 2,299.00	\$ 3,989.00
	Nonresidential Development Fees (per 1,000 Square Feet, unless otherwise noted)						
	Light Industrial	\$ 89.00	\$ 9.00	\$ 242.00	\$ 316.00	\$ 761.00	\$ 1,417.00
	Industrial Park	\$ 63.00	\$ 6.00	\$ 164.00	\$ 214.00	\$ 517.00	\$ 964.00
	Manufacturing	\$ 87.00	\$ 9.00	\$ 191.00	\$ 250.00	\$ 603.00	\$ 1,140.00
	Warehousing	\$ 18.00	\$ 2.00	\$ 84.00	\$ 110.00	\$ 267.00	\$ 481.00
	Assisted Living	\$ 54.00	\$ 5.00	\$ 134.00	\$ 176.00	\$ 424.00	\$ 793.00
	Hotel (per room)	\$ 32.00	\$ 3.00	\$ 408.00	\$ 532.00	\$ 868.00	\$ 1,843.00
	Motel (per room)	\$ 7.00	n/a	\$ 163.00	\$ 213.00	\$ 348.00	\$ 731.00
	School	\$ 51.00	\$ 5.00	\$ 628.00	\$ 821.00	\$ 1,976.00	\$ 3,481.00
	Community College	\$ 76.00	\$ 8.00	\$ 652.00	\$ 852.00	\$ 2,049.00	\$ 3,637.00
	Church	\$ 36.00	\$ 4.00	\$ 124.00	\$ 162.00	\$ 392.00	\$ 718.00
	Day Care	\$ 122.00	\$ 13.00	\$ 1,534.00	\$ 2,003.00	\$ 4,820.00	\$ 8,492.00
	Hospital	\$ 156.00	\$ 16.00	\$ 345.00	\$ 451.00	\$ 1,085.00	\$ 2,053.00
	General Office	\$ 163.00	\$ 17.00	\$ 475.00	\$ 620.00	\$ 1,494.00	\$ 2,769.00
	Research & Dev Center	\$ 188.00	\$ 20.00	\$ 549.00	\$ 717.00	\$ 1,727.00	\$ 3,201.00
Business Park	\$ 169.00	\$ 18.00	\$ 607.00	\$ 793.00	\$ 1,908.00	\$ 3,495.00	
Commercial / Retail	\$ 129.00	\$ 14.00	\$ 1,216.00	\$ 1,588.00	\$ 3,920.00	\$ 6,867.00	
SOUTH MARICOPA	Residential Development Fees (per Housing Unit)						
	Single Family Unit	\$ 1,207.00	\$ 131.00	\$ 496.00	\$ 1,444.00	\$ 2,965.00	\$ 6,243.00
	Multi-Family Unit	\$ 814.00	\$ 88.00	\$ 334.00	\$ 973.00	\$ 2,299.00	\$ 4,508.00
	Nonresidential Development Fees (per 1,000 Square Feet, unless otherwise noted)						
	Light Industrial	\$ 89.00	\$ 9.00	\$ 242.00	\$ 693.00	\$ 761.00	\$ 1,794.00
	Industrial Park	\$ 63.00	\$ 6.00	\$ 164.00	\$ 471.00	\$ 517.00	\$ 1,221.00
	Manufacturing	\$ 87.00	\$ 9.00	\$ 191.00	\$ 549.00	\$ 603.00	\$ 1,439.00
	Warehousing	\$ 18.00	\$ 2.00	\$ 84.00	\$ 243.00	\$ 267.00	\$ 614.00
	Assisted Living	\$ 54.00	\$ 5.00	\$ 134.00	\$ 386.00	\$ 424.00	\$ 1,003.00
	Hotel (per room)	\$ 32.00	\$ 3.00	\$ 408.00	\$ 1,169.00	\$ 868.00	\$ 2,480.00
	Motel (per room)	\$ 7.00	n/a	\$ 163.00	\$ 468.00	\$ 348.00	\$ 986.00
	School	\$ 51.00	\$ 5.00	\$ 628.00	\$ 1,801.00	\$ 1,976.00	\$ 4,461.00
	Community College	\$ 76.00	\$ 8.00	\$ 652.00	\$ 1,869.00	\$ 2,049.00	\$ 4,654.00
	Church	\$ 36.00	\$ 4.00	\$ 124.00	\$ 357.00	\$ 392.00	\$ 913.00
	Day Care	\$ 122.00	\$ 13.00	\$ 1,534.00	\$ 4,395.00	\$ 4,820.00	\$ 10,884.00
	Hospital	\$ 156.00	\$ 16.00	\$ 345.00	\$ 989.00	\$ 1,085.00	\$ 2,591.00
	General Office	\$ 163.00	\$ 17.00	\$ 475.00	\$ 1,362.00	\$ 1,494.00	\$ 3,511.00
	Research & Dev Center	\$ 188.00	\$ 20.00	\$ 549.00	\$ 1,574.00	\$ 1,727.00	\$ 4,058.00
Business Park	\$ 169.00	\$ 18.00	\$ 607.00	\$ 1,739.00	\$ 1,908.00	\$ 4,441.00	
Commercial / Retail	\$ 129.00	\$ 14.00	\$ 1,216.00	\$ 3,484.00	\$ 3,920.00	\$ 8,763.00	

Development Impact Fee Areas



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a title survey.

03/20/20
 11" x 3.5"

H:\Project\Economic and Community Development\2020\Development Impact Fee\Map.aprx

0 0.5 1.00
 Feet = 1:250 Scale

LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

The residential development categories are based on definitions from the U.S. Census Bureau. Maricopa will collect development fees from all new residential units. One-time development fees are assessed per residential unit.

Single-Family Units:

1. **Single-family detached** is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. **Single-family attached (townhouse)** is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. **Mobile home** includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multi-Family Units:

1. **2+ units (duplexes and apartments)** are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. **Boat, RV, Van, Etc.** includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

The nonresidential development categories are based on definitions from Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities. Maricopa will collect development fees from all new nonresidential development. One-time development fees are assessed per 1,000 square feet of floor area, or per room for Hotel and Motel.

Assisted Living: An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its services typically include dining, housekeeping, social and physical activities, medication administration, and transportation. Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—, which is limited in nature—is not required.

Business Park: A business park consists of a group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses; the rear side of the building is usually served by a garage door. Tenants may be start-up companies or small mature companies that require a variety of space. The space may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. The average mix is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing.

Church: A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary; it may also house meeting rooms, classrooms, and, occasionally, dining, catering, or party facilities.

Commercial / Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Commercial / Retail* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Community College: This land use includes two-year junior, community, and technical colleges.

Day Care: A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas and playgrounds. Some centers also provide after-school care for school-age children.

General Office: A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.

Hospital: A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients. However, the term "hospital" does not refer to medical clinics (facilities that provide diagnoses and outpatient care only) or nursing homes (facilities devoted to the care of persons unable to care for themselves).

Hotel: A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops.

Industrial Park: An industrial park contains a number of industrial or related facilities. It is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities—some with a large number of small businesses and others with one or two dominant industries.

Light Industrial: A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment.

Manufacturing: A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions.

Motel: A motel is a place of lodging that provides sleeping accommodations and often a restaurant. Motels generally offer free on-site parking and provide little or no meeting space and few (if any) supporting facilities. Exterior corridors accessing rooms—immediately adjacent to a parking lot—commonly characterize motels.

Research & Dev Center: A research and development center is a facility or group of facilities devoted almost exclusively to research and development activities. The range of specific types of businesses contained in this land use category varies significantly. Research and development centers may contain offices and light fabrication areas.

School: A school includes elementary schools, middle school/junior high schools, high schools, private schools, and charter schools.

Warehousing: A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.