

Attachment A

Land Use Categories (City Fees)

Residential Land Use Categories: Single Family, Multiple Family, and Congregate Care

The single-family residential category includes detached single family homes; common wall residences where not more than two units are attached or, in a Planned Unit Development, common wall residences where not more than four units are attached; detached mobile, modular or similar prefabricated homes; and any similar residential development as determined by the Director of Community Development.

The multiple-family category includes apartment, condominium, time share, fractional subdivision or similar units, and attached units that are not included in the single-family category as described above; residential units integrated into a commercial building or live/work units; Secondary Dwelling Units (as regulated in CMC Chapter 14.72); Mobile Homes (located in a Mobile Home Park Planned Development District); and any similar residential development as determined by the Director of Community Development.

The Congregate Care (CC) category includes all such uses as defined by State and Local regulation. Typically, CC facilities provide both day and nighttime accommodations of residents which live on site and receive services and care, such as with child protective services or elderly assisted living. CC may provide services to residence requiring general supervision, nursing care, medical observation, or pharmaceutical assistance. Each bedroom or sleeping room within a facility or building having a common dining area shall be counted as a unit. When separate units are present, as defined by having separate individual living and cooking areas, individual rooms in a unit are collectively counted as part of that unit as a whole.

Commercial / Industrial Land Use Categories: Commercial and Industrial

The Commercial category includes uses permitted by the City in commercial zoning districts (with the exception of residential and motel/hotel use), and the following uses in any zone district: churches, concert halls, theatres and similar public gathering places.

The Industrial category includes uses permitted by the City in industrial zone districts. Because the City may allow more intense commercial use within an industrial zone (subject to compliance with applicable policies, regulations, e.g., parking, and building code requirements), application of the commercial rate may be appropriate for some projects despite being located in an industrial zone district.

Resort/Hotel Land Use Category

The Resort/Hotel category includes transient occupancy uses such as motels and hotels. Other residential uses, e.g., condominiums or timeshares, rented on a transient basis and subject to the City's Transient Occupancy Tax, are not included in this category. Conference rooms, restaurants and similar facilities shall be calculated at the commercial rate to the degree that such facilities are determined by the City to serve users other than on-site guests.