

# Development Fee Schedule

**Effective Date: January 1, 2020**

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 four (4) distinct departments for ease of use as follows. Each section describes the fee structure and services included with those fees.

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Planning and Zoning Fees	
Subdivision	
Pre-Application	\$330.00
Pre-Plat	1,320 + \$11 per lot
Pre-Plat Extension	\$330 + \$110 per hr. over 3 hrs.
Final Plat	\$880 + \$22 per lot
Final Plat Amendment	50% of Final Plat Fee
Lot Splits/Lot Combination	\$330
Minor Land Division	\$550
Development Agreement	0-40 acres - \$1,650; 41-80 acres - \$4,125; 81+ acres - \$8,250
Development Agreement Amendment	50% of Development Agreement Fee
Addressing	Single Lot - \$55 per lot; Subdivision \$550 + \$110 per hr. over 5 hrs.
Street Number Change	\$55
Street Name Change	\$500
Improvement Plan Amendment	\$165 per sheet
Land Use/Zoning	
General Plan Amendment Major (new)	\$3,850 min. + \$110 per hr. over 35 hrs.
General Plan Amendment Minor (amendment)	\$1,650 + \$110 per hr. over 15 hrs.
PADs/Major PAD Amendment	\$2,200 + \$33 per acre
Minor PAD Amendment	\$1,650
Minor/Major Development Review Permit: Residential	\$550 + 16.50 per acre
Minor/Major Development Review Permit: Non- Residential	\$660 + 44 per acre
Development Review Permit Amendment	50% of Development Review Permit Fee
Rezoning (conventional)	MFR + SFR \$660 + \$33 per acre; Rural Residential \$825; Other \$660 + \$44 per acre (no max fee)
Zoning Text Amendment	\$1,650
Conditional Use Permit	\$1,100
Temporary Use Permit	\$220
Seasonal Sales Permit	\$150



Sign	
Comprehensive Sign Plan	\$1,100
Sign Permit	\$220
Each Additional	\$55 each
Temporary Sign	\$55 (each event)
Individual Panel Sign	\$30 each
Additional Re-inspection	\$55 each
Miscellaneous	
Administrative Reviews/Zoning/Waiver Permit	\$110 per hr.
Mobile Vendor Permit	\$55
Annexations	\$550 + \$5.50 per acre \$2,000 max
Residential Variance	\$275 per request \$55 for additional
Non-Residential Variance	\$1,100 per request \$110 for additional
Recording Fee	\$275
Administrative Design Review	\$550 + \$110 per hr. over 5 hrs.
Fact Finding	\$110 per hr.
Expedited Review	Double Application Fee
Group Care Home	\$110
Zoning Verification Letter	\$110



<b>Engineering Fees</b>	
<b>Grading Permit</b>	
50 cubic yards or less	\$55
51 to 100 cubic yards	\$69.85
101 to 1,000 cubic yards	\$69.85 for the first 100 cubic yards, plus \$19.25 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$243.10 for the first 1,000 cubic yards, plus \$15.95 for each additional 1,000 cubic yards or fraction thereof.
10,000 to 100,000 cubic yards	\$386.65 for the first 10,000 yards, plus \$72.60 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$1,040.05 for the first 100,000 cubic yards, plus \$40.15 for each additional 10,000 cubic yards or fraction thereof.
Grading at Risk	1.5 x Application Fee
<b>Plan Review</b>	
1st Review	\$225 per sheet
2nd Review	Included
Additional Review	\$100 per hr.
Miscellaneous Reviews	\$100 per hr.
Expedited Review	Double Application Fee
Report Review	\$750 per report for min. 4 hour review + \$100 per hr.
Revisions to approved plans	\$100 per hr.; min. 2 hour review
For use of outside consultants for plan review	Actual Cost x 1.25
<b>Engineering Landscape Review</b>	
1st Review	\$225 per sheet
2nd Review	Included
Additional Review	\$100 per hr.
<b>Engineering Non-Subdivision Review</b>	
Grading /Drainage Plans	\$225 per sheet; \$100 per hr. after 2nd review
Utility Plans	\$225 per sheet; \$100 per hr. after 2nd review
<b>Inspection</b>	
Non-Utility	\$45 base + 4% construction cost
Utility Adjusted	\$450 + \$1.50 per sf (>300 sf) – no pavement cut \$600 + \$3.00 per sf (>300 sf) – pavement cut or concrete work
Reapplication	Base Fee
Working without a Permit	Double the Application Fee, Minimum of \$1,000
Inspections Outside Normal Business Hours	\$150 per hr.; 2 hr. minimum

Pavement Cuts	
Pavement age*: 0-2 years	
<5 sq. yds.	\$330/sq. yd. and mill and overlay <sup>2</sup>
5 – 100 sq. yds.	\$1,650 + \$18/sq. yd. over 5 sq. yds. and mill and overlay <sup>2</sup>
>100 sq. yds.	\$3,360 + \$14/sq. yd. over 100 sq. yds. and mill and overlay <sup>2</sup>
Pavement age*: 2-4 years	
<5 sq. yds.	\$230/sq. yd. <sup>1</sup>
5 – 100 sq. yds.	\$1,150 + \$13/sq. yd. over 5 sq. yds. <sup>1</sup>
>100 sq. yds.	\$2,385 + \$10/sq. yd. over 100 sq. yds. <sup>1</sup>
Pavement age*: 4-5 years	
<5 sq. yds.	\$130/sq. yd. <sup>1</sup>
5 – 100 sq. yds.	\$650 + \$8/sq. yd. over 5 sq. yds. <sup>1</sup>
>100 sq. yds.	\$1,410 + \$5/sq. yd. over 100 sq. yds. <sup>1</sup>
Pavement age*: >5 years	
	\$250 + \$4/sq. yd. <sup>1</sup>
* from the date of City's acceptance of street construction, reconstruction, renovation (major rehabilitation), or street maintenance	
<sup>1</sup> or mill and overlay	
<sup>2</sup> or full reconstruction	
Encroachment Permits/Licenses	
Encroachment permit application base fee	\$750
License application base fee for all Chapter 20 licenses, except cable	\$400
Annual Maintenance Permit	\$1,400
Telecom Per-Foot Fee (Annual)	\$2.03/LF <sup>3</sup>
<sup>3</sup> 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	500 + \$100 per hr.
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 \$100
Collocation of a small wireless facility on an existing City-owned pole (streetlight or traffic signal), batched application	Per site, sites 6-25 \$50



Collocation on a modified or replacement City-owned pole (streetlight or traffic signal)	\$750 per site
Collocation of a small wireless facility on an existing non-City-owned pole, single or batched application	Per site, sites 1-5 \$100
Collocation of a small wireless facility on an existing non-City-owned pole, batched application	Per site, sites 6-25 \$50
Collocation on a modified or replacement non-City-owned pole	\$750 per site
New City-owned pole (streetlight or traffic signal)	\$750 per site
New non-City-owned pole or wireless support structure; no monopoles	\$750 per site
New monopole, or new, modified or replacement City-owned or non-City-owned that does not exceed 50 feet in height	\$1,000 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	\$1,000 per site
<b>ROW Use Fees</b>	
Collocation on an existing, modified, replacement or new City-owned pole (streetlight or traffic signal)	Per site \$100 per year
Collocation on an existing, modified, replacement or new non-City-owned pole	Per site \$50 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 <sup>4</sup>
New or modified monopole	Varies: An annual amount equal to the direct and actual cost of managing the ROW <sup>4</sup>
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 <sup>4</sup>
Late payment fee	Per site 3% of ROW use fee
Blanket Permit – For Emergency Work in the ROW	\$1,440 per year citywide
Site License Renewal – other than monopole	\$750 per site
Site License Renewal – monopole	\$1,000 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

\$1,000 per site

<sup>4</sup>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.



<b>Building Safety Fees</b>	
<b>Plan Review</b>	
General Plan Review	65% of Permit Fee
Hourly Plan Review Fee (Changes/revisions to approved plans, deferred submittals, 3rd and subsequent review and other misc. reviews)	\$110 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.)	\$55
Temporary /Partial C of O	\$330
<b>Permits</b>	
Permit Issuance Fee	\$11
Residential Minor Electric and Plumbing Permits	\$55
Major Mechanical, Plumbing and Electrical Permits	Based on project valuation
Work Performed without Permit	Double the Permit Fee
<b>Demolition Permits</b>	
Residential	\$165
Commercial	\$330
<b>Permit Renewal Fees</b>	
Permit Extension	50% of permit fee
Permit Renewal Fees	50% of permit fee
<b>Inspection Fees</b>	
Initial Inspection Fee	Included with permit fee
First re-inspection to verify corrections	No additional charge, included with permit fee
Re-inspection fee	\$110
Inspection outside normal business hours	\$165 per hour 2 hour minimum
<b>Building Permit Fee Schedule</b>	
\$1.00 to \$500.00	\$55
\$501.00 to \$2,000.00	\$55 for the first \$500.00; plus \$3.36 for each additional \$100.00 or fraction thereof to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$105.33 for the first \$2,000.00; plus \$15.40 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$459.53 for the first \$25,000.00; plus \$11.11 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$737.28 for the first \$50,000.00; plus \$7.70 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00





\$100,001.00 to \$500,000.00	\$1,122.28 for the first \$100,000.00; plus \$6.16 for each additional \$1,000.00 or fraction thereof to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,586.28 for the first \$500,000.00; plus \$5.23 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,198.78 for the first \$1,000,000.00; plus \$4.02 for each additional \$1,000.00 or fraction thereof.



<b>Code Enforcement and Abatement</b>	
Code Enforcement Violation	
1st Violation	\$100
2nd Violation in Same Year	\$200
3+ Violation in Same Year	\$500

<b>Fire &amp; Safety</b>	
<b>Plan Review</b>	
Basic Plan Reviews for life safety reviews or modifications. Permit fees are based on the type of life safety review	10% of applicable permit fee
Required re-submittal beyond two: Hourly Fee	\$100/hr.
Re-inspections, required due to work not being ready or inspection failures: Hourly Fee	\$100/hr.
Expedited plan review (based on staff availability) Double the plan review fee.	\$200 per hour fee
Outsourced Plan Review fee: Actual Cost + 15% (hourly rate).	Actual cost from source plus 15%
<b>Plat Plan Review</b>	
Plan Review	\$100 per hr.
For Residential plats of less than 1,000 units:	\$200
For Residential plats of less than 1,001 to 1,999 units:	\$300
For Residential plats of 2000 units or more:	\$400
<b>Underground Fire Protection Systems</b>	
Underground Fire and Water Lines (new installation) 1 to 150 ft. of pipe:	\$150 Flat Fee
Each additional 150 ft. or less of pipe:	\$100 Flat Fee
Modifications to existing water line:	\$100
Flow Test	\$50
<b>Automatic Fire Sprinklers</b>	
<b>New Installation</b>	
1-1,000 Square feet or less	\$300
1,001 to 10,000 Square feet:	\$400
10,001 to 52,000 Square feet or fraction thereof:	\$500
Each additional 50,000 Sq. ft. or fraction thereof:	\$400
Each story above or below add:	\$200
<b>Tenant Improvement</b>	
1 to 20 heads:	\$100
21 to 100 heads:	\$200
101 to 500 heads:	\$250
<b>Existing Systems</b>	
Each Additional 100 heads:	\$100
Each story above or below	\$150
Residential fire sprinkler system in compliance with NFPA 13D:	\$100



<b>Fire Alarm System</b>	
<b>New Installation</b>	
1-1,000 Square feet:	\$250
1,001-10,000 Square feet:	\$350
10,001-50,000 Square feet:	\$550
Each additional 10,000 Square feet:	\$250
Each additional story above or below:	\$350
<b>Modifications of Existing System</b>	
1-5 devices:	\$100
6-10 devices:	\$150
Over up to 100 devices:	\$250
<b>False Fire Alarm Fees</b>	
False activation of an alarm within 12 month period	
1st - 2nd	N/A
3rd - 5th	\$50 per occurrence
<b>Automatic Extinguisher System</b>	
<b>Automatic Hood Extinguishing System</b>	
Single System (New Installation)	\$150
Multiple Systems-Each system installed at same time w/ single activation:	\$100
Modification of an existing system (each system):	\$100
<b>Halon, Dry Chemical, Carbon Dioxide or Clean Agent</b>	
1-5,000 Square feet:	\$350
Each additional 500 Square feet or fraction thereof:	\$200
<b>Fire Pumps</b>	
Single pumps: (new installation)	\$500
Multiple pumps (each additional):	\$300
Modifications of existing pump:	\$150
<b>Standpipes</b>	
Up to four risers:	\$250
Each additional riser:	\$100
Modifications of existing system (per riser)	\$100
<b>Inspections</b>	
<b>Business Inspections</b>	
Annual Fire Inspection: charges include one re-inspection	No charge
Second re-inspection (violations cleared)	\$50
Second re-inspection (violations NOT cleared)	\$75



Third re-inspection (violations NOT cleared)	\$150 and code enforcement citation
<b>Construction Inspections</b>	
Re-inspection	\$50
Stop Work Order	Citation from code enforcement
After hour's Inspection ( 2 hr. minimum)	\$150 (\$75 per hour)
Work commencing without permit	Double the application fee
Waiting time or no show	\$100 per hr.
<b>Inspections mandated by State or Federal Law</b>	
Hazardous work inspection:	\$100
Day Care-Commercial:	\$100
Day Care- Residential:	\$100
Adult Care Facility:	\$100
Mobile Food Units	\$50
<b>Storage Tanks</b>	
Aboveground Fuel Storage Tank	\$150
Aboveground Fuel Storage Tank Removal	\$100
<b>Hazardous Materials</b>	
New installation-prefilled portable cylinder storage cages for consumer exchange: Hourly fee	\$100
New Installation LP gas system: Hourly fee	\$200
New installation or modification-Spray room, dip tank or booth: Hourly fee	\$100
<b>Compressed Gases</b>	
New installation or modifications (+/- 400lbs. Systems): Hourly fee. Medical or CO2 gas.	\$100
Compressed Gasses LPG (new installation) above ground: Plan review included	\$200
Flammable or combustible liquids installation of single above ground tank inspection:	\$200
Hazardous Materials Inventory Assessment Fee HMIS or HMMP: Hourly Fee	\$100
Hazardous Materials Container, Tank or Process Hourly Fee:	\$100
<b>Miscellaneous</b>	
Consultation(review of project prior to formal submission): Hourly Fee	\$100
<b>Educational Facilities</b>	
Private	\$75
State Sponsored	Waived
<b>Access Gates</b>	
Fire apparatus-Manual	\$75



Fire apparatus-Automatic Access Gates	\$100
<b>Fireworks/Pyrotechnics</b>	
New Location	\$250
<b>Tents &amp; Canopies</b>	
Single Tent:	\$150
Each additional tent:	\$100
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.	\$200
<b>Fire Suppression, Special Events, EMS and Out of District Responses</b>	
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	\$100
Fire Protection Equipment Contractor's License	\$85



**Development Impact Fees**

Fee Schedule Effective February 2, 2020 Resolution 20-01							
Area	Land Use	Parks & Recreation	Libraries	Police	Fire	Streets	Total Fee
<b>NORTH MARICOPA</b>	<b>Residential Development Fees (per Housing Unit)</b>						
	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
	<b>Nonresidential Development Fees (per 1,000 Square Feet, unless otherwise noted)</b>						
	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	
<b>SOUTH MARICOPA</b>	<b>Residential Development Fees (per Housing Unit)</b>						
	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
	<b>Nonresidential Development Fees (per 1,000 Square Feet, unless otherwise noted)</b>						
	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	

## 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, 10<sup>th</sup> 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.