

MARION COUNTY
2021 TRANSPORTATION SYSTEM DEVELOPMENT CHARGES

ITE Code	Land Use	Rural SDCs		Salem UGB SDCs		Silverton UGB SDCs		Woodburn UGB SDCs	
		SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit
Port and Terminal (Land Uses 000-099)									
22	General Aviation Airport	\$337.05	/T.S.F.G.F.A.						
30	Intermodal Truck Terminal	\$2,202.90	/T.S.F.G.F.A.	\$2,210.25	/TGSF				
α	Bus Depot			\$5,603.85	/acre				
*	Transit Station	\$67,250.40	/acre						
90	Park-and-Ride Lot with Bus or Light Rail Service	\$1,006.95	/Parking Space	\$112,084.35	/acre				
*	Light Rail Transit Station with Parking	\$561.75	/Parking Space	\$67,250.40	/acre				
Industrial (Land Uses 100-199)									
110	General Light Industrial	\$1,559.25	/T.S.F.G.F.A.	\$1,562.40	/TGSF	\$54.41	/1,000 sf GFA	\$1,056.00	/TSFGFA
*	General Heavy Industrial	\$336.00	/T.S.F.G.F.A.	\$337.05	/TGSF	\$1.68	/1,000 sf GFA	\$303.00	/TSFGFA
130	Industrial park	\$1,557.15	/T.S.F.G.F.A.	\$1,562.40	/TGSF	\$54.41	/1,000 sf GFA	\$1,409.00	/TSFGFA
140	Manufacturing	\$854.70	/T.S.F.G.F.A.	\$863.10	/TGSF	\$16.60	/1,000 sf GFA	\$778.00	/TSFGFA
150	Warehousing	\$1,109.85	/T.S.F.G.F.A.	\$1,094.10	/TGSF	\$26.67	/1,000 sf GFA	\$370.00	/TSFGFA
151	Mini-warehouse	\$235.20	/T.S.F.G.F.A.	\$245.70	/TGSF	\$3.20	/1,000 sf GFA	\$264.00	/TSFGFA
170	Utilities	\$979.65	/T.S.F.G.F.A.	\$212.10	/employee	\$1.12	/employee	\$107.00	/TSFGFA
Residential (Land Uses 200-299)									
210	Single Family Detached Housing	\$1,912.05	/dwelling unit	\$1,912.05	/dwelling unit	\$780.00	/unit	\$952.00	/dwelling unit
*	Apartment	\$1,325.10	/dwelling unit	\$1,255.80	/dwelling unit	\$550.00	/unit	\$645.00	/dwelling unit
*	Residential Condominium/Townhouse	\$1,170.75	/dwelling unit	\$1,137.15	/dwelling unit	\$466.00	/unit	\$584.00	/dwelling unit
240	Mobile Home Park	\$960.75	/dwelling unit	\$934.50	/dwelling unit	\$382.00	/space	\$480.00	/dwelling unit
260	Recreational Homes			\$633.15	/dwelling unit				
270	Residential Planned Unit Development	\$585.90	/dwelling unit						
α	Guest House	\$728.70	/dwelling unit						
α	Accessory Dwelling Unit (ADU)			\$1,325.10	/dwelling unit				
Lodging (Land Uses 300-399)									
310	Hotel	\$619.50	/room	\$900.90	/room	\$276.00	/room	\$806.00	/room
320	Motel	\$619.50	/room	\$749.70	/room	\$276.00	/room	\$806.00	/room
Recreational (Land Uses 400-499)									
411	Public Park	\$318.15	/acre	\$401.10	/acre				
α	City Developed			\$9,006.90	/acre				
*	County Park	\$455.70	/acre						
416	Campground/Recreational Vehicle Park	\$294.00	/camp site			\$276.00	/space		
*	Regional Park			\$900.90	/acre				
*	Neighborhood (Undeveloped)	\$900.90	/acre						
420	Marina	\$538.65	/berth	\$539.70	/berth	\$220.00	/berth	\$234.00	/berth
430	Golf Course	\$6,500.55	/hole	\$6,847.05	/hole	\$2,804.00	/hole	\$2,974.00	/hole
432	Golf Driving Range	\$2,274.30	/tee						
435	Multipurpose Recreational Facility	\$9,214.80	/facility						
437	Bowling Alley	\$3,397.80	/lane						
444	Movie Theater [Formerly Movie Theater with Matinee]	\$8,220.45	/screen	\$162.75	/seat	\$66.00	/seat		
*	Movie Theater without Matinee	\$20,210.40	/screen					\$140.00	/seat
473	Casino/Video Lottery Establishment	\$13,693.05	/T.S.F.G.F.A.						
480	Amusement Park	\$7,724.85	/acre	\$14,411.25	/acre				
490	Tennis Courts	\$3,164.70	/court	\$3,061.80	/court				
491	Racquet/Tennis Club	\$4,132.80	/court	\$1,749.30	/TGSF	\$717.00	/1,000 sf GFA	\$1,357.00	/TSFGFA
α	Racquetball			\$4,083.45	/TGSF				
495	Recreational Community Center	\$2,333.10	/T.S.F.G.F.A.						
Institutional (Land Uses 500-599)									
501	Military Base	\$355.95	/employee	\$355.95	/employee				
*	Preschool							\$519.00	/student
520	Elementary School	\$220.50	/student	\$235.20	/student	\$96.00	/student	\$122.00	/student
522	Middle School/Junior High School	\$312.90	/student	\$260.40	/student	\$106.00	/student		
530	High School	\$386.40	/student	\$299.25	/student	\$122.00	/student	\$154.00	/student
540	Junior/Community College	\$332.85	/student	\$287.70	/student				
550	University/College	\$513.45	/student	\$512.40	/student				
560	Church	\$1,966.65	/T.S.F.G.F.A.	\$2,014.95	/TGSF	\$825.00	/1,000 sf GFA	\$706.00	/TSFGFA
565	Day Care Center	\$207.90	/student	\$214.20	/student	\$87.00	/student	\$705.00	/student
590	Library	\$5,283.60	/T.S.F.G.F.A.	\$4,461.45	/TGSF	\$1,828.00	/1,000 sf GFA	\$3,448.00	/TSFGFA
Medical (Land Uses 600-699)									
610	Hospital	\$2,233.35	/bed	\$3,190.95	/TGSF	\$1,308.00	/1,000 sf GFA	\$1,272.00	/bed

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		Rural SDCs		Salem UGB SDCs		Silverton UGB SDCs		Woodburn UGB SDCs	
ITE Code	Land Use	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit
620	Nursing Home	\$495.60	/bed	\$493.50	/bed	\$203.00	/bed	\$197.00	/bed
630	Clinic	\$5,966.10	/T.S.F.G.F.A.	\$2,524.20	/TGFSF	\$1,033.00	/1,000 sf GFA		
Office (Land Uses 700-799)									
710	General Office Building	\$1,429.05	/T.S.F.G.F.A.						
	* General Office: Under 100,000 GSF			\$2,157.75	/TGFSF	\$833.00	/1,000 sf GFA	\$2,513.00	/TSFGFA
	* General Office: 100,000 - 199,999 GSF			\$1,824.90	/TGFSF	\$747.00	/1,000 sf GFA	\$2,126.00	/TSFGFA
	* General Office: 200,000 GSF and Over			\$1,541.40	/TGFSF	\$631.00	/1,000 sf GFA	\$1,796.00	/TSFGFA
714	Corporate Headquarters Building	\$1,001.70	/T.S.F.G.F.A.						
715	Single Tenant Office Building	\$1,501.50	/T.S.F.G.F.A.						
720	Medical-Dental Office building	\$3,825.15	/T.S.F.G.F.A.	\$3,624.60	/TGFSF	\$1,485.00	/1,000 sf GFA	\$5,179.00	/TSFGFA
730	Government Office Building	\$13,218.45	/T.S.F.G.F.A.	\$13,244.70	/TGFSF				
731	State Motor Vehicles Department	\$31,837.05	/T.S.F.G.F.A.	\$31,899.00	/TGFSF				
732	United States Post Office	\$20,746.95	/T.S.F.G.F.A.	\$16,740.15	/TGFSF				
	α Walk-In Only Post Office			\$17,293.50	/TGFSF				
	α Walk-In w/Mail Drop Lane			\$57,642.90	/TGFSF				
750	Office Park	\$1,528.80	/T.S.F.G.F.A.						
760	Research and Development Center	\$1,085.70	/T.S.F.G.F.A.	\$1,032.15	/TGFSF			\$1,167.00	/TSFGFA
770	Business Park	\$1,708.35	/T.S.F.G.F.A.	\$1,927.80	/TGFSF			\$2,178.00	/TSFGFA
Retail (Land Uses 800-899)									
812	Building Materials and Lumber Store	\$2,991.45	/T.S.F.G.F.A.	\$2,248.05	/TGFSF	\$690.00	/1,000 sf GFA	\$1,849.00	/TSFGFA
813	Free Standing Discount Super Store	\$2,251.20	/T.S.F.G.F.A.						
815	Free Standing Discount Store	\$2,715.30	/T.S.F.G.F.A.	\$4,384.80	/TGFSF	\$1,584.00	/1,000 sf GFA	\$2,370.00	/TSFGFA
816	Hardware/Paint Store	\$3,864.00	/T.S.F.G.F.A.	\$3,772.65	/TGFSF	\$1,159.00	/1,000 sf GFA	\$2,202.00	/TSFGFA
817	Nursery (Garden Center) [Formerly Nursery - Retail]	\$2,718.45	/T.S.F.G.L.A.	\$2,654.40	/TGFSF	\$815.00	/1,000 sf GFA	\$1,549.00	/TSFGFA
818	Nursery (Wholesale) [Formerly Retail Sales from Rural Greenhouse]	\$904.05	/T.S.F.G.F.A.						
820	Shopping Center [Formerly Shopping Center: Under 50,000 GSF]	\$2,058.00	/T.S.F.G.F.A.	\$2,474.85	/TGFSF	\$284.00	/1,000 sf GFA	\$4,564.00	/TSFGFA
	* Shopping Center: 50,000 - 99,999 GSF			\$2,573.55	/TGFSF	\$526.00	/1,000 sf GFA	\$3,327.00	/TSFGFA
	* Shopping Center: 100,000 - 199,999 GSF			\$2,933.70	/TGFSF	\$733.00	/1,000 sf GFA	\$3,365.00	/TSFGFA
	* Shopping Center: 200,000 - 299,999 GSF			\$3,043.95	/TGFSF	\$836.00	/1,000 sf GFA	\$2,697.00	/TSFGFA
	* Shopping Center: 300,000 - 399,999 GSF			\$2,770.95	/TGFSF	\$805.00	/1,000 sf GFA	\$2,481.00	/TSFGFA
	* Shopping Center: 400,000 - 499,999 GSF			\$2,556.75	/TGFSF	\$764.00	/1,000 sf GFA	\$2,302.00	/TSFGFA
	* Shopping Center: 500,000 - 599,999 GSF			\$2,577.75	/TGFSF	\$844.00	/1,000 sf GFA	\$2,386.00	/TSFGFA
	* Shopping Center: 1,000,000 - 1,200,000 GSF			\$2,140.95	/TGFSF			\$1,732.00	/TSFGFA
	Shopping Center: Over 1,200,000 GSF			\$2,047.50	/TGFSF			\$1,501.00	/TSFGFA
823	Factory Outlet Center	\$2,812.95	/T.S.F.G.F.A.						
	* Specialty Retail Center	\$3,063.90	/T.S.F.G.F.A.	\$2,542.05	/TGFSF	\$781.00	/1,000 sf GFA		
840	Automobile Sales (New)	\$3,461.85	/T.S.F.G.F.A.	\$4,314.45	/TGFSF	\$1,325.00	/1,000 sf GFA	\$2,898.00	/TSFGFA
848	Tire Store	\$2,295.30	/T.S.F.G.F.A.						
850	Supermarket	\$5,237.40	/T.S.F.G.F.A.	\$1,618.05	/TGFSF	\$213.00	/employee	\$4,885.00	/TSFGFA
851	Convenience Market [Formerly Convenience Market (Open 24 Hours)]	\$18,367.65	/T.S.F.G.F.A.	\$4,135.95	/TGFSF	\$593.00	/1,000 sf GFA	\$12,771.00	/TSFGFA
853	Convenience Market with Gasoline Pumps	\$13,504.05	/V.F.P.	\$2,738.40	/pump	\$264.00	/pump		
857	Discount Club	\$3,148.95	/T.S.F.G.F.A.						
860	Wholesale Market	\$507.15	/T.S.F.G.F.A.	\$660.45	/TGFSF	\$22.19	/1,000 sf GFA	\$510.00	/TSFGFA
862	Home Improvement Superstore	\$2,640.75	/T.S.F.G.F.A.						
863	Electronics Superstore	\$3,393.60	/T.S.F.G.F.A.						
864	Toy/Children's Superstore	\$3,760.05	/T.S.F.G.F.A.						
876	Apparel Store	\$2,023.35	/T.S.F.G.F.A.	\$2,300.55	/TGFSF	\$706.00	/1,000 sf GFA	\$201.00	/TSFGFA
880	Pharmacy/Drugstore without Drive-Through Window	\$4,317.60	/T.S.F.G.F.A.						
881	Pharmacy/Drugstore with Drive-Through Window	\$4,226.25	/T.S.F.G.F.A.						
890	Furniture Store	\$381.15	/T.S.F.G.F.A.	\$319.20	/TGFSF	\$98.00	/1,000 sf GFA	\$263.00	/TSFGFA
	* DVD/Video Store	\$15,121.05	/T.S.F.G.F.A.						
Services (Land Uses 900-999)									
911	Walk-in Bank	\$7,698.60	/T.S.F.G.F.A.	\$3,588.90	/TGFSF	\$1,102.00	/1,000 sf GFA	\$8,506.00	/TSFGFA
912	Drive-in Bank	\$13,048.35	/T.S.F.G.F.A.	\$6,767.25	/TGFSF	\$1,118.00	/1,000 sf GFA	\$16,044.00	/TSFGFA
925	Drinking Place/Bar	\$3,606.75	/T.S.F.G.F.A.						
931	Quality Restaurant	\$6,776.70	/T.S.F.G.F.A.						
932	High-Turnover (Sit Down) Restaurant	\$6,885.90	/T.S.F.G.F.A.	\$5,857.95	/TGFSF	\$1,799.00	/1,000 sf GFA	\$8,805.00	/TSFGFA
	* Fast Food Restaurant			\$7,221.90	/TGFSF				
933	Fast-Food Restaurant without Drive-Through Window	\$11,189.85	/T.S.F.G.F.A.					\$12,159.00	/TSFGFA
934	Fast-Food Restaurant with Drive-Through Window	\$7,753.20	/T.S.F.G.F.A.			\$1,509.00	/1,000 sf GFA		
941	Quick Lubrication Vehicle Shop	\$2,589.30	/Service Stall						
943	Automobile Parts and Service Center	\$3,701.25	/T.S.F.G.F.A.						
944	Gasoline/Service Station	\$4,780.65	/V.F.P.	\$1,537.20	/pump	\$144.00	/pump	\$4,110.00	/VFP

MARION COUNTY

2021 TRANSPORTATION SYSTEM DEVELOPMENT CHARGES

ITE Code	Land Use	Rural SDCs		Salem UGB SDCs		Silverton UGB SDCs		Woodburn UGB SDCs	
		SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit	SDC Rate (\$/Unit)	Unit
945	Gasoline/Service Station with Convenience Market	\$4,616.85	/V.F.P.						
*	Gasoline/Service Station with Convenience Market and Car Wash	\$4,334.40	/V.F.P.						
*	Video Arcade	\$27,235.95	/T.S.F.G.F.A.						
Agricultural and Other									
α	Hay Storage	\$10.50	/T.S.F.G.F.A.						
α	Greenhouse	\$234.15	/T.S.F.G.F.A.						
α	Horse Stall	\$66.15	/Stall						
α	Dog Kennel	\$117.60	/dog						
α	Hangar Light Maintenance	\$1,009.05	/T.S.F.G.F.A.						
α	Hangar Light Industry	\$1,559.25	/T.S.F.G.F.A.						
α	Car Museum	\$3,638.25	/Each						
α	Cell Tower	\$15.75	/Each						
α	Solar Array	\$979.65	Flat fee for 1,000 square feet or more, pro-rate for less than 1,000 square feet						

Note: ITE Codes have been updated to reflect those in the ITE Trip Generation Manual 10th Edition, September 2017 and may not match those found in past or future updates or City adopted SDCs using different editor

Legend	
General	
* = No associated ITE Code in Trip Generation 10th Edition, September 2017. Either has been discontinued or definition for Code has been modified that no longer fits the original Land Use	
α = Land Use not identified in ITE Trip Generation 10th Edition, September 2017. Rate has been generated independently by Marion County	
Rural SDC Units	
T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area	
T.S.F.G.L.A. = Thousand Square Feet Gross Lease-able Area	
V.F.P. = Vehicle Fueling Position	
Salem UGB SDC Units	
TGSF = Thousand Gross Square Feet	
Silverton UGB SDC Units	
GFA = Gross Floor Area	
Woodburn UGB SDC Units	
TSGFA = Thousand Square Feet Gross Floor Area	
VFP = Vehicle Fueling Position	

MARION COUNTY

2021 RURAL PARKS SYSTEM DEVELOPMENT CHARGES

Dwelling Unit Type	SDC Rate (\$/Unit)	Unit
Single Family	\$247.80	per each
Duplex (two dwelling units)	\$192.15	per each
Multi-Family	\$171.15	per each
Manufactured Housing	\$191.10	per each

Note: ADUs are evaluated as Multi-Family

MARION COUNTY

2021 STORMWATER SYSTEM DEVELOPMENT CHARGES - WOODBURN UGB

Type	SDC Rate (\$/Unit)	Unit
Impervious surface other than Single Family	\$0.11	per square foot of impervious surface