



RESOLUTION NO. 3487

A Resolution of the City Council Adopting a Fee Schedule for Water, Sewer, Transportation, and Supplemental Sewer System Development Charges

Findings

- A. Bend Municipal Code (BMC) Chapter 12.10 and ORS 223.297-223.314 allow the City to establish System Development Charges (SDC). Per ORS 223.304, SDCs must be based on a methodology that is adopted by resolution or ordinance. On May 1, 2024, the City Council adopted new SDC methodologies under Resolution 3376 (Water SDC methodology), Resolution 3375 (Transportation SDC Methodology), and Resolution 3374 (Sewer SDC Methodology).
- B. On May 1, 2024, the City adopted Resolution 3377 setting SDC rates consistent with those methodologies, along with land use category definitions and an urban area rate map and a phase-in for transportation SDCs for certain uses to mitigate the impacts of the increased SDC rates. The second year of the rate phase-in of the transportation SDC, rate adjustments for inflation, and updates to category definitions were adopted under Resolution 3447, effective July 1, 2025.
- C. On August 20, 2025, the City adopted a methodology for a supplemental sewer SDC for the Southeast Area of Bend under Resolution 3451 and amended Resolution 3447 to add a supplemental sewer SDC rate for the Southeast Area to reimburse the City for sewer infrastructure to support future development in the Southeast Area.
- D. The trip rates forming the basis for the transportation SDC for individual development types are based on surveys and data, including from the Institute for Transportation Engineers ("ITE"), as set forth in the Transportation SDC Methodology. The 11th Edition of the ITE Manual was used in the methodology and the existing fee schedules. The 12th edition of this manual was released in August 2025. As contemplated in the Transportation SDC Methodology, the City now recognizes the trip rates in the 12th edition ITE manual. In the 12th edition update, trip rates have been reduced for some land uses and increased for other land uses. With the rates adopted by this Resolution, the City is electing only to update trip rates that were reduced in the 12th edition. The City Council may enact all 12th edition trip rates by future resolution, subject to any required notice.



- E. The fees adopted by this Resolution implement the third year of a phase-in for transportation SDC adopted in 2024, with adjustments to account for 12th edition trip rates for certain uses with reduced trip rates.
- F. This Resolution makes minor modifications and clarifications to land use category definitions, used to charge SDCs to specific developments. No changes are being made to the urban area rate map or the Southeast Area SDC map.
- G. The rates set by this Resolution have been adjusted for inflation using information published by the Engineering News Record (ENR) Construction Cost Index 20-city average, as contemplated by the respective methodologies supporting each SDC.

Resolution

Based on these findings, the City Council of the City of Bend resolves as follows:

1. The System Development Charges for the City of Bend are adopted as follows:
 - Exhibit A: Fee Schedule
 - Exhibit A-1: Southeast Area Supplemental SDC Fee Schedule
 - Exhibit B: Land Use Category Definitions
 - Exhibit C: Urban Rate Area Map
 - Exhibit C-1: Southeast Area Supplemental SDC Map
2. The exhibits previously adopted by Council under Resolutions 3447 and 3451 are superseded by this Resolution. Exhibits D, D-1, and E, with changes shown, are attached for reference only.
3. This Resolution takes effect on July 1, 2026.
4. If any provision, section, phrase or word of this resolution or the documents adopted hereby, or application thereof to any person or circumstance, is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.

Adopted by the Bend City Council

June 17, 2026

Yes: Kebler, Méndez, Perkins, Platt, Riley

No: Franzosa

Melanie Kebler, Mayor



Attest:

Approved as to form:

Handwritten signature of Ashley Bontje in blue ink.

Ashley Bontje, City Recorder

Handwritten signature of Ian Leitheiser in blue ink.

Ian Leitheiser, City Attorney

SDC Schedule - Exhibit A

Units	Water\$/Unit	Sewer\$/Unit	Transportation \$/Unit & Phase-in rates where applicable; Phase-in schedule adopted 7-1-24, Res. No. 3378		Total
			Year 3	Year 4	
			Starting 7/1/26	Starting 7/1/27	
Categories					<i>Based on fees starting July 1, 2026</i>
Additional irrigation SDCs apply for irrigation-only meters (all uses) or when irrigated area >1/4 acre (for all nonresidential uses).					
Eligible development types in the Urban Rate Area get 30% reduction in applicable transportation SDC. See criteria in Urban Rate definition in Exhibit B. See Urban Rate Area map in Exhibit C.					
Phase-in rates provided for planning purposes only; Inflation adjustment may still apply, subject to Council approval each year.					
Residential Categories					
Single Unit & Middle Housing					
<i>Average</i>		\$7,522	\$6,170	\$9,800	\$23,492
Tier 1 (<600 SQ FT)	Dwelling Unit	\$2,698	\$3,417	\$5,815	\$11,930
Tier 2 (601-1200 SQ FT)	Dwelling Unit	\$4,559	\$5,463	\$6,999	\$17,021
Tier 3 (1201-1600 SQ FT)	Dwelling Unit	\$6,008	\$5,949	\$8,722	\$20,680
Tier 4 (1601-2200 SQ FT)	Dwelling Unit	\$6,775	\$6,157	\$10,230	\$23,162
Tier 5 (2201-3000 SQ FT)	Dwelling Unit	\$8,986	\$6,508	\$11,199	\$26,693
Tier 6 (>3001 SQ FT)	Dwelling Unit	\$14,438	\$7,120	\$11,522	\$33,080
Multi Unit Housing					
Housing >4 units	Dwelling Unit	\$2,061	\$4,923	\$5,492	\$12,476
Manufactured Dwelling Park, per pad	Dwelling Unit/Pad	\$3,715	\$5,333	\$4,953	\$14,001
Micro-Units/Single Occupancy	Dwelling Unit	\$1,260	\$3,005	\$3,354	\$7,619
Dormitories	Room	\$1,260	\$3,005	na	\$4,265
Attached Sr. Housing (55+ restricted, no care)	Dwelling Unit	\$1,677	\$3,295	\$2,692	\$7,665
Other Housing					
Continuing Care Facility	Units	\$1,883	\$3,703	\$2,046	\$7,632
Accessory Dwelling Unit	Dwelling Unit	na	na	\$1,112	\$1,112
Nonresidential Categories					
Standard Categories					
Industrial ^{a d}	1,000 SQ FT	\$1,199	\$2,160	\$6,030	Continue from Yr 3 \$9,389
Warehouse/ Storage/ Dist. Center ^d	1,000 SQ FT	\$828	\$1,172	\$1,615	Continue from Yr 3 \$3,615
Movie Theater	1,000 SQ FT	\$2,474	\$3,424	\$52,873	Continue from Yr 3 \$58,771
Indoor Fitness & Recreation	1,000 SQ FT	\$5,298	\$7,282	\$28,106	Continue from Yr 3 \$40,686
Church/Religious Organization	1,000 SQ FT	\$1,518	\$1,913	\$4,631	Continue from Yr 3 \$8,062
Hospital	1,000 SQ FT	\$4,385	\$7,714	\$9,260	Continue from Yr 3 \$21,359
Medical - Dental - Vet Office ^b	1,000 SQ FT	\$3,398	\$4,751	\$26,574	\$38,120 \$34,723
General Office	1,000 SQ FT	\$2,241	\$2,839	\$12,707	Continue from Yr 3 \$17,787
Stand-Alone Retail/Services with >50% Floor Area Warehouse/Storage ^c	1,000 SQ FT	\$839	\$1,203	\$15,095	Continue from Yr 3 \$17,137
Stand-Alone Retail/Services - Water and Sewer	1,000 SQ FT	\$1,741	\$2,500		Add to Retail/Services (Tiered) Transportation Rate
Integrated Retail/Services - Water and Sewer	1,000 SQ FT	\$2,654	\$3,980		Add to Retail/Services (Tiered) Transportation Rate
Retail/Services & Integrated Development Over 150K SQ FT (Tier 2) - Transportation	1,000 SQ FT			\$15,095	Continue from Yr 3 Add to Stand-Alone or Integrated Retail-Services Water and Sewer Rate
Retail/Services & Integrated Development Less than 150K SQ FT (Tier 1) - Transportation	1,000 SQ FT			\$24,014	Continue from Yr 3
Super store (with or w/out membership & discount) ^d	1,000 SQ FT	\$1,911	\$2,777	\$31,442	Continue from Yr 3 \$36,130
Vehicle Sales ^d	1,000 SQ FT	\$1,480	\$2,345	\$40,381	Continue from Yr 3 \$44,206
Supermarket ^d	1,000 SQ FT	\$2,749	\$5,214	\$45,434	Continue from Yr 3 \$53,397
Convenience Store	1,000 SQ FT	\$1,944	\$3,395	\$83,218	Continue from Yr 3 \$88,557
Furniture Store	1,000 SQ FT	\$839	\$1,203	\$2,632	Continue from Yr 3 \$4,674
Bank/Financial Institution	1,000 SQ FT	\$1,922	\$2,745	\$58,780	Continue from Yr 3 \$63,447
Restaurant (Table Service)	1,000 SQ FT	\$8,261	\$13,607	\$25,198	Continue from Yr 3 \$47,066
Quick Service Restaurant ^d	1,000 SQ FT	\$8,261	\$13,607	\$92,980	Continue from Yr 3 \$114,848

Categories	Units	Water\$/Unit	Sewer\$/Unit	Transportation \$/Unit & Phase-in rates where applicable; Phase-in schedule adopted 7-1-24, Res. No. 3378		Total Based on fees starting July 1, 2026
				Year 3	Year 4	
				Starting 7/1/26	Starting 7/1/27	
Nonresidential Categories (Continued)						
Special Unit Categories						
Public Park, Private/Public Golf Course, Common Area ^d	Acre	na	na	\$1,185	Continue from Yr 3	Add to other applicable fees
Community Space	1,000 SQ FT	\$1,518	\$1,917			\$3,435
Golf Course Club House	1,000 SQ FT	\$2,124	\$3,478			\$5,602
Restroom	Each	\$5,393	\$7,714		See Park rate, if applicable	\$13,107
Outdoor Pool	1,000 SQ FT Surface Area	\$3,175	\$4,289			\$7,464
Childcare (presently exempted in methodologies)	Child	\$63	\$154	\$8,507	Continue from Yr 3	\$8,724
School K-12	Student	\$117	\$278	\$1,615	Continue from Yr 3	\$2,010
College/University	Student	\$190	\$463	\$1,400	Continue from Yr 3	\$2,053
Gas Sales/Service Station ^d	Fuel or Service Position or Site	\$5,054	\$13,884	\$17,975	Continue from Yr 3	\$36,913
Manual Car Wash ^d	Bay	\$3,366	\$9,256	\$50,504	Continue from Yr 3	\$63,126
Automated Car Wash ^d	Bay	\$41,568	\$114,163	\$50,504	Continue from Yr 3	\$206,235
Hotel/Motel/RV Park ^d	Room or Space	\$1,710	\$2,808	\$5,062	Continue from Yr 3	\$9,580
RV Dump Station (for Park)	Unserviced Space	na	\$1,543	na		\$1,543
RV Dump Station (for Public)	Each	na	\$15,428	na		\$15,428

na = not applicable

NOTE: See accompanying category definitions in Exhibit B. See individual SDC methodology reports for additional clarifying information. Individual SDC Reports have different footnotes due to variations by system.

^a"Wet" industries required to prepare individual water and sewer analysis.

^bMedical-Dental-Vet offices w/in hospital campus pay Hospital transportation rate. Transportation rate for Medical-Dental-Vet offices in the Medical Overlay District is reduced by 38% (based on ITE 720 w/in or near hospital campus rate).

^cIf stored products require water for growing, cleaning, etc., Stand-Alone Retail/Services rates for water and sewer apply.

^dIndividual category rate applies even if part of an Integrated Retail/Services development. For Quick Service Restaurants, only those with a drive-thru will be charged individual category rates, even if included in an integrated development.

Irrigation SDC Schedule (Stand-Alone or when irrigated area >1/4 acre)

Meter Size (Inches)	Units	Water \$/Unit
1	Meter	\$18,385
1.5	Meter	\$41,134
2	Meter	\$67,831
3 and Larger	GPD water use	\$10.62

"Wet" Industrial User SDC Schedule

	Units	Water \$/Unit	Sewer \$/Unit
Industrial/Manufacturing	GPD water use	\$10.62	\$30.85

Transportation SDC - Cost Per Trip

\$10,768

Supplemental SDC Schedule - Table A-1

Categories	Unit of Measure	SEAP Sewer \$/Unit Starting 7/1/2026
Residential Categories		
Note: 1 EDU = 200 gpd x \$17.4092		\$ 3,482
Single Unit & Middle Housing		
Tier 1 <600 SQ FT	Dwelling Unit	\$ 1,932
Tier 2 (601-1200 SQ FT)	Dwelling Unit	\$ 3,081
Tier 3 (1201-1600 SQ FT)	Dwelling Unit	\$ 3,360
Tier 4 (1601-2200 SQ FT)	Dwelling Unit	\$ 3,482
Tier 5 (2201-3000 SQ FT)	Dwelling Unit	\$ 3,673
Tier 6 (>3001 SQ FT)	Dwelling Unit	\$ 4,021
Multi Unit Housing		
Housing >4 units	Dwelling Unit	\$ 2,785
Manufactured Dwelling Park, per pad	Dwelling Unit/Pad	\$ 3,012
Micro-Units/Single Occupancy	Dwelling Unit	\$ 1,689
Dormitories	Room	\$ 1,689
Attached Sr. Housing (55+ restricted, no care)	Dwelling Unit	\$ 1,863
Other Housing		
Continuing Care Facility	Units	\$ 2,089
Accessory Dwelling Unit	Dwelling Unit	na
Nonresidential Categories		
Standard Categories		
Industrial ^{a b}	1,000 SQ FT	\$ 1,219
Warehouse/ Storage/ Dist. Center ^b	1,000 SQ FT	\$ 662
Movie Theater	1,000 SQ FT	\$ 1,932
Indoor Fitness & Recreation	1,000 SQ FT	\$ 4,108
Church/Religious Organization	1,000 SQ FT	\$ 1,079
Hospital	1,000 SQ FT	\$ 4,352
Medical - Dental - Vet Office	1,000 SQ FT	\$ 2,681
General Office	1,000 SQ FT	\$ 1,602
Stand-Alone Retail/Services with >50% Floor Area	1,000 SQ FT	\$ 679
Warehouse/Storage ^c	1,000 SQ FT	\$ 679
Stand-Alone Retail/Services	1,000 SQ FT	\$ 1,410
Integrated Retail/Services ^d	1,000 SQ FT	\$ 2,246
Super store (with or w/out membership & discount) ^b	1,000 SQ FT	\$ 1,567
Vehicle Sales ^b	1,000 SQ FT	\$ 1,323
Supermarket ^b	1,000 SQ FT	\$ 2,942
Convenience Store	1,000 SQ FT	\$ 1,915
Furniture Store	1,000 SQ FT	\$ 679
Bank/Financial Institution	1,000 SQ FT	\$ 1,549
Restaurant (Table Service)	1,000 SQ FT	\$ 7,678
Quick Service Restaurant ^b	1,000 SQ FT	\$ 7,678

Special Unit Categories

Public Park, Private/Public Golf Course, Common Area ^b		na unless other uses present	
Community Space	1,000 SQ FT	\$	1,079
Golf Course Club House	1,000 SQ FT	\$	1,967
Restroom	Each	\$	4,352
Outdoor Pool	1,000 SQ FT Surface Area	\$	2,420
Childcare (presently exempted in methodologies)	Child	\$	87
School K-12	Student	\$	157
College/University	Student	\$	261
Gas Sales/Service Station ^b	Fuel or Service Position or Site	\$	7,835
Manual Car Wash ^b	Bay	\$	5,222
Automated Car Wash ^b	Bay	\$	64,414
Hotel/Motel/RV Park ^b	Room or Space	\$	1,584
RV Dump Station (for Park)	Unserviced Space	\$	870
RV Dump Station (for Public)	Each	\$	8,705
Wet Industrial ^a	GPD water use	\$	17.05

na = not applicable

NOTE: See category definitions in 2024 Methodology and adopted fee resolution; controlling definitions are found in the City's adopted Citywide SDC fee resolution.

^a"Wet" industries required to prepare individual sewer analysis. See Citywide adopted SDC Fee resolution for definitions.

^bIndividual category rate applies even if part of an Integrated Retail/Services development. Only Quick Service Restaurants with a drive-thru will be charged individual category rates, even if included in an integrated development.

^cIf stored products require water for growing, cleaning, etc., Stand-Alone Retail/Services rate applies.

^dIntegrated development is defined as a development that is planned or developed as a unit with features such as shared parking or access. See full definition in category descriptions in adopted

SDC Category Definitions and Examples – Exhibit B

Table B-1. SDC Category Definitions and Examples

Category^a	Definition/Example Development Types^a
<i>Residential Categories</i>	
Single Unit & Middle Housing	Single unit housing with up to 4 units on one lot or parcel. Includes middle housing (duplexes, triplexes, quadplexes, cottage developments up to 4 units on one lot or parcel, and townhouses) and up to three manufactured homes on a single lot. Units can be attached or detached. Applies to residential units in a mixed-use development with up to 4 units. This category includes housing restricted to ages 55+ with up to 4 units on one lot or parcel.
Multi-Unit Housing	Includes multi-unit housing that is part of a mixed-use development.
Housing >4 units	Five or more dwellings on an individual lot or parcel (e.g., multi-plexes, apartments, condominiums, etc.). Units can be attached or detached.
Manufactured Dwelling Park	Manufactured dwelling park as defined in Bend Development Code (four or more pads for manufactured dwellings located on a lot, tract, or parcel of land under the same ownership). Manufactured dwelling means a residential trailer, mobile home, or manufactured home; see BDC definition.
Micro-Units/Single Occupancy	Generally, consists of one room used for living and sleeping purposes and includes permanent provisions for sanitation but does not include a kitchen. See BDC definitions.
Dormitories	On-campus housing for students.
Sr. Housing	Five or more dwellings on an individual lot or parcel that are age-restricted (55+) without on-site care facilities. May be attached or detached housing.
Other Housing	
Continuing Care Facility	Nursing home, residential care facility, adult family housing, hospice care, assisted living, rest home, convalescent home, sobering center with overnight beds, congregate or continuing care facility.
Accessory Dwelling Unit	A small dwelling unit on a lot or parcel with a single-unit dwelling unit as a primary use.

Category ^a	Definition/Example Development Types ^a
Nonresidential Category	
Standard Categories	
Industrial	May include a mix of manufacturing, service, office, research, lab, and warehouse functions. May also include specialty trade contractors and machine and auto repair that are part of industrial buildings. Many produce goods by assembling other products, such as assembly of computers or other electronics. May be used for research and development projects that are a combination office and lab, where lab is the predominant (>50%) square footage of the combined development area. For purpose of water and sewer SDCs, excludes 'Wet' Industries that use water in the production process (see separate SDC category and definition).
"Wet" Industrial	Users in this category use water during the production process for either creating their products or cooling equipment. Industrial water may also be used for fabricating, processing, washing, diluting, cooling, or transporting a product. Water is also used by industries producing chemicals, food, and beverage products. Breweries, distilleries, and data centers are examples of these types of customers. Water and sewer use and applicable SDC shall be determined through a water and sewer analysis, as defined in the City Code.
Warehouse / Storage / Dist. Center	Warehouse, storage, and high cube fulfillment centers. Self or mini storage. Stand-Alone Retail/Services water and sewer rates apply if stored products require water for growing, cleaning, etc.
Movie Theater	Audience seating, with one or more screens, and a lobby and refreshment stand.
Indoor Fitness & Recreation	Public or privately owned fitness or recreation facilities that may include indoor/outdoor pools, saunas, gyms, classes, courts or specialized passive or active recreation facilities. Features space for exercise, sports, and recreation, as well as a broader range of services such as eating/drinking, preschools/day care and meeting rooms. Facilities with no other water usage besides restrooms (with no showers) will be charged the Stand-Alone or Integrated Retail/Services rate.
Church, Religious Organization	Worship facilities may include assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining facilities.
Hospital	Buildings on a shared campus with medical, surgical diagnosis, treatment, imaging, labs, and other services, and provide overnight beds for persons under the care of doctors and nurses.
Medical - Dental - Vet Office	A facility that provides diagnoses and outpatient care on a routine basis but does not provide prolonged in-house medical/surgical care. May be operated by either a single private physician/dentist/practitioner or a group. Includes vet offices as well as chiropractic and other treatment modalities, mental health professionals, etc. May be connected to other uses (except hospitals) or stand-alone. If located within a hospital campus, the Hospital Rate for transportation applies. If located in the Medical Overlay District, as defined in BDC Chapter 2.7 Article IV, Medical Overlay District SDC is reduced by 38% based on ITE 720 w/in or near a hospital campus for transportation.
Medical Dental Office w/in Hospital Campus	Hospital transportation rate for Medical-Dental office located within a hospital campus.

Category ^a	Definition/Example Development Types ^a
Medical Overlay District	The Medical Overlay District as defined in BDC Chapter 2.7 Article IV. Transportation SDCs in this District charged based on ITE 720 w/in or near hospital campus rate.
General Office	An administrative office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building or buildings may be limited to one tenant, either the owner or lessee, or contain a mixture of tenants including professional services, insurance companies, investment brokers, and company headquarters. May include onsite daycare or food service facilities provided for tenants. Also includes libraries and research & development projects that may be a combination of office and research lab facilities, when the lab is secondary use (i.e., <50% of building square feet).
Stand-Alone Retail/Services with >50% Floor Area Warehouse/Storage	Stand-Alone retail uses with floor area greater than 50% for warehouse/storage. If stored products require water for growing, cleaning, etc., Stand-Alone Retail/Services rates for water and sewer apply.
Stand-Alone Retail/Services	Includes general merchandise and services categories not otherwise listed in the SDC schedule.
Integrated Retail/Services	An integrated retail/services development is typically a shopping center that is planned or developed as a unit with features such as shared parking or access. Includes single developments with multiple storefronts or office spaces, strip malls, mixed use buildings with residential and commercial spaces, etc. These developments typically include retail stores, food and beverage, entertainment facilities, service providers, and common areas. Water and sewer are assessed at the Integrated Retail/Services rate. Transportation is assessed at the Retail/Services rate and is based on the total square footage of all buildings in the development. The following uses will be charged transportation, water, and sewer based on their individual category rates even if included in an integrated development: Hotels, Parks, Super Stores, Supermarkets, Quick-Service Restaurants w/drive-thru, Car Washes, Gas Sales/Service Stations, Industrial, 'Wet' Industrial, Warehouse/Storage/Distribution Centers, and Vehicle Sales. For a building that has mixed commercial and residential uses, the integrated rate applies to commercial square footage and the applicable residential rate, based on number of units, applies to residential space.
Super Store (with or w/out membership & discount)	Store includes a variety of services or departments including a full-service grocery department; has centralized cashiers and may have garden center or pharmacy. May or may not be part of shopping center or require membership. Examples include Costco, Walmart, Fred Meyer, etc. Additional retail pads within the development will be charged at the Integrated Retail/Services rate. When a development includes a super store and a gas station and/or service station, the super store and gas station/service station will be charged as separate uses, with the latter charged the gas sales/service station rate.
Supermarket	A store that sells an assortment of food, beverage, household products and other related items. Some include limited banks, bakeries, dry cleaning, and floral services. This category also includes discount grocery stores, but not "super" stores. When a development includes a supermarket and a gas station and/or service station, the supermarket and gas station/service station will be charged as separate uses, with the latter charged the gas sales/service station rate.
Convenience Store	A small retail store that sells limited grocery, beverages, coffee, pre-made and some made to order foods, snacks, alcohol, over the counter drugs and toiletries. Some have limited seating.

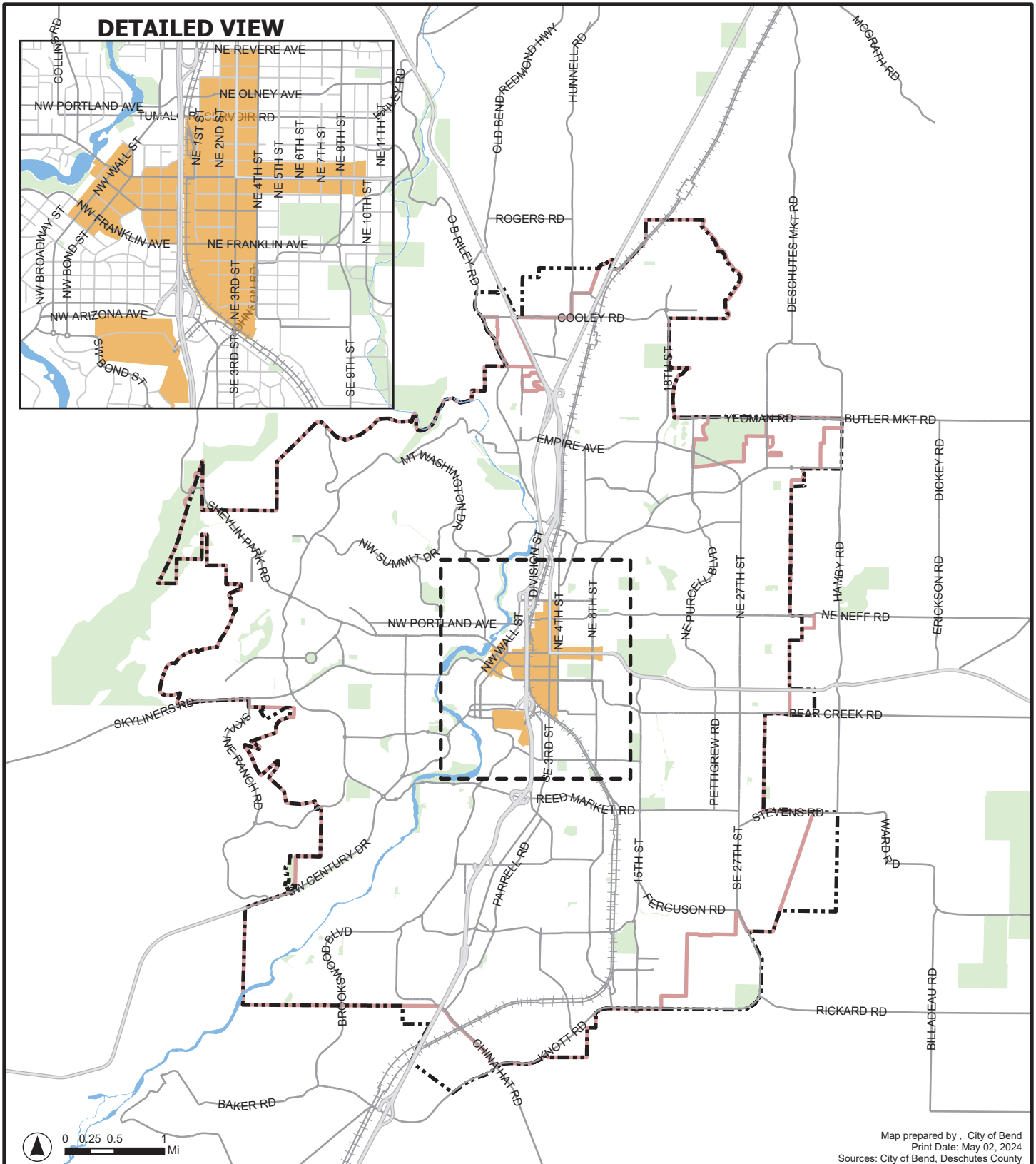
Category ^a	Definition/Example Development Types ^a
Furniture Store	A store that sells primarily pre-assembled furniture and carpeting. Some have large showrooms and most of the goods must be ordered for delivery.
Vehicle Sales	New and used automobile and recreational vehicle dealerships may include auto services and parts sales, includes vehicles for sale or lease.
Bank/Financial Institution	A building, with or without a drive-up window, for the custody or exchange of money, and for facilitating the transmission of funds. Walk in and drive through.
Restaurant (Table Service)	An eating and/or drinking establishment (including brewery taproom or winetasting room) that prepares food or beverages on-site and offers accommodation for consuming the food or beverage on the premises. A customer commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Usually serves breakfast, lunch, and/or dinner; generally, does not have a drive-up window. Fees apply to restaurants that are not incidental to hotels. This category does not apply to a bottle shop that primarily sells closed bottles and is not connected to a brewery or winery unless service includes a kitchen and table service for prepared food.
Quick (Counter) Service Restaurant	Quick food service and a limited menu of items. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. Food is generally served in disposable wrappings or containers and may be consumed inside or outside the restaurant building or food truck. Restaurants in this category may or may not have a drive-up window. This category applies to food truck lots with or without taprooms. Fees apply to restaurants/food trucks that have drive-thru lanes or are not incidental to hotels.
Special Categories	
Public Parks, Private/Public Golf Course, Common Areas	Developed parks owned and operated by public agencies, public and private golf courses. Common area examples include restrooms, picnic table areas and other gathering spaces. Sites may include a variety of recreation amenities, including boating or outdoor swimming facilities, splash pads, sport fields, playgrounds, and picnic facilities. A developed park includes at least one built amenity that provides a park experience beyond open space. Land preserved for natural areas, trails and trailheads are not considered developed parks for SDC purposes and will be excluded from acreage measurements used as the basis for transportation SDCs; irrigation rate may apply to developed or natural areas if irrigated. When a park includes a recreation center, the park and recreation center will be charged as separate uses, with the latter charged the Indoor Fitness & Recreation rate. Water and sewer SDCs for parks will be charged according to the irrigation and park facility categories (e.g., Stand-Alone Restroom and Outdoor Pool).
Community space	Structures for gathering with a Homeowner's Association or access limited to neighborhood residents. Applies to water and sewer SDCs only.
Golf Course Club House	Golf course pro shop or club house. Applies to water and sewer SDCs only.
Restroom (Stand-Alone)	Stand-alone public restroom facilities. Applies to water and sewer SDCs only. Separate water SDC does not apply if served by a meter used for irrigation and restroom is incidental to irrigation use.

Category ^a	Definition/Example Development Types ^a
Outdoor Pool (Public)	Outdoor public pools that are not part of a recreation or fitness center. Applies to water and sewer SDCs only.
Separate Irrigation Space >1/4 acre	Irrigation uses that exceed ¼ acre and that are served by a meter that serves both the irrigation use and other (e.g., indoor) water uses. When other water uses serve buildings that are more than an incidental use (e.g., school or office buildings), the irrigation portion of the SDC will be determined based on the meter size that would be required if the irrigation space were served by a stand-alone meter. Applies to water SDCs only.
Stand-Alone Irrigation	A water meter installed with irrigation as the primary use. May also serve a restroom or other incidental use if irrigation is the principal use. Applies to water SDCs only.
Childcare	Daycare and childcare facilities. Childcare facilities that are incidental to other categories (e.g., Indoor Fitness and Recreation, General Office, etc.) or are within Integrated Retail/Services developments will be charged those other category rates.
Schools K-12	Includes public and private primary and secondary schools (e.g., elementary, junior high, middle school and high school) instructional classrooms, offices, cafeterias, and gymnasiums. For water SDCs, a separate irrigation SDC based on meter size applies for outdoor sports fields and irrigation uses greater than ¼ acre or served by a stand-alone meter.
College/University	Facilities of higher education include two-year, technical, four-year, and graduate-level institutions. Category includes instructional classrooms, offices, cafeterias, and gymnasiums. For water SDCs, a separate irrigation SDC based on meter size applies for outdoor sports fields and irrigation uses greater than ¼ acre or served by a stand-alone meter.
Gas Sales/Service Station	A facility used for the sale of gasoline or service station where the primary business is the fueling of motor vehicles. May include areas for servicing or repairing vehicles. May include minimart and/or carwash. Minimarts without fueling/service positions fall under the Convenience Store rate. Other auto service or repair falls under Integrated and Stand-Alone Retail/Services or Industrial, if part of an industrial building. Water and sewer SDCs assessed per site; transportation SDCs are assessed per fueling/service positions (per ITE definitions). Car washes on the site will be assessed additional water and sewer SDCs based on the type of car wash (see SDC schedule).
Car Wash	Manual operations where the driver parks and washes the vehicle in a stall, or an automated facility for the same purpose will be charged the same for transportation SDCs. Refer to SDC schedule for water and sewer rates for manual vs. automated car washes.
Hotel/Motel/RV Park	Includes hotel/motel and other overnight facilities primarily intended for transient stays. May include on-site restaurants (or food truck pads), drinking place/bar, meeting and banquet rooms or convention facilities as well as swimming pools and fitness. For water and sewer SDCs, applies to RV park spaces with individual water and sewer service connections. If individual spaces do not have sewer hookups, then use RV dump station rate for sewer portion.

Category ^a	Definition/Example Development Types ^a
RV Dump Station (For Park)	Facilities for disposal of black water and gray water from RV holding tanks at RV parks and campgrounds not served by individual services at each space. Applies to sewer SDCs only. Will be assessed based on number of spaces without individual connections.
Sewage Dump Station (Open to Public)	Facilities for disposal of black water and gray water from RV holding tanks at gas stations or other sites. Applies to sewer SDCs only.
Urban Rate	30% reduction in applicable transportation SDC for uses in areas identified on the Urban Rate Area map adopted by City Council in the Fee Resolution. To qualify, the development must be in one of these areas, at least three stories high, the first floor of developments with frontage on arterial, collector, or for developments in the Bend Central District, main streets as identified in BDC Chapter 2.7, must be “commercial ready” as defined in BDC Section 2.7.3245.A. 1., 2., and 3. Rate is not available for development that includes any auto-dependent or auto-oriented uses (as defined in the BDC) or for single-unit or middle housing residential uses. Multi-unit residential does qualify if the other criteria are met.

^a Where there is a conflict between definitions, definitions in Bend Development Code control.

Urban Rate Area Map - Exhibit C



Map prepared by , City of Bend
 Print Date: May 02, 2024
 Sources: City of Bend, Deschutes County

URBAN RATE AREA

MAY 2024

- Urban Rate Area*
- Parks
- Railroad
- Urban Growth Boundary
- Major Roads
- River
- City Limits
- Major Streets



CITY OF BEND

*Urban Area boundaries include Bend Development Code (Chapter 2.2) Central Business District (CBD) and 2016 Comprehensive Plan Opportunity Areas 1 (Bend Central District), 2 (East Downtown), 3 (Inner Hwy 20/Greenwood), and 5 (KorPine plus certain adjacent land).

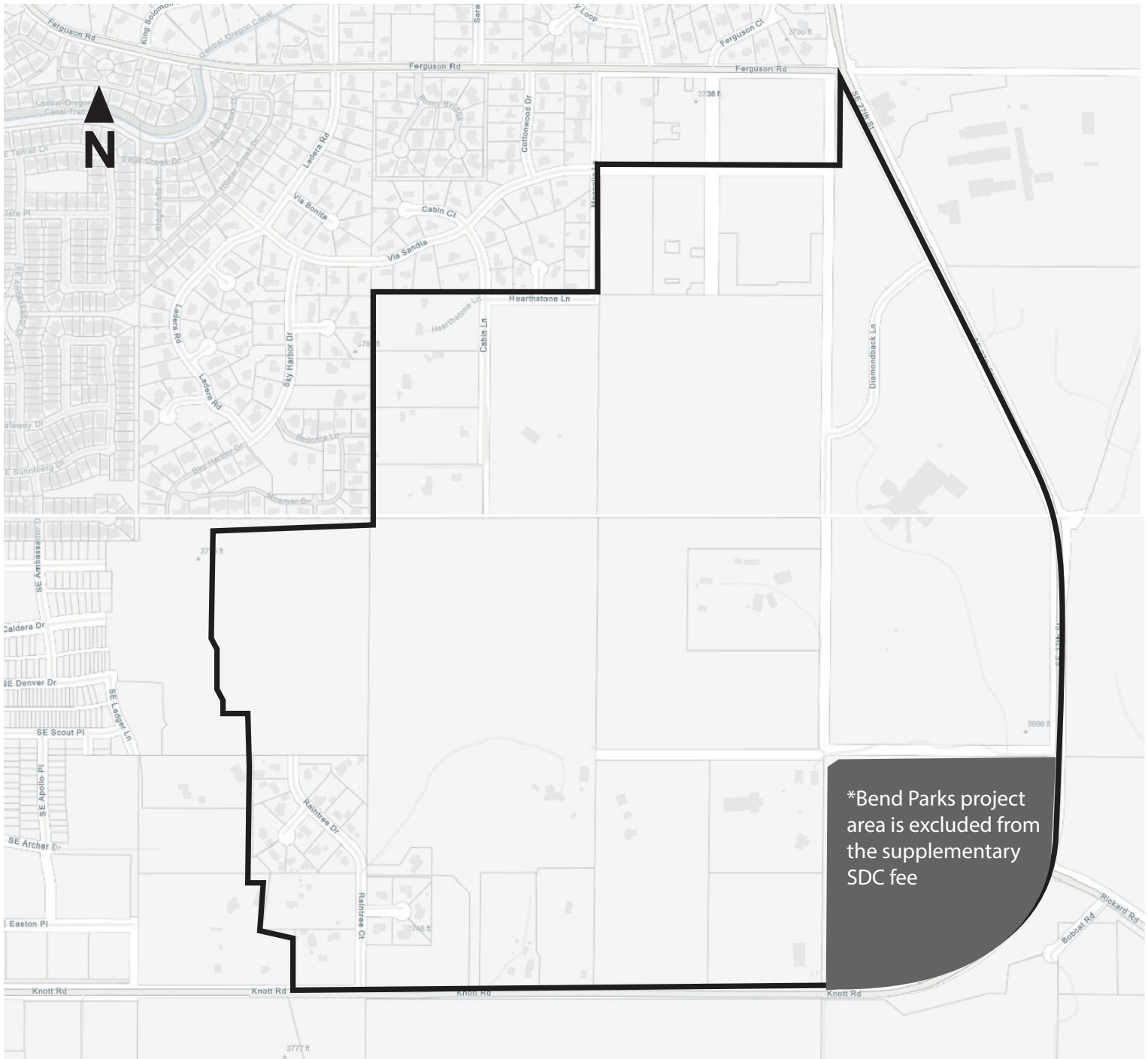
This map is for reference purposes only. Care was taken in the creation of this map, but it is provided "AS IS." Please contact the City of Bend to verify map information or to report any errors.

SE AREA SUPPLEMENTAL SDC MAP

— Supplemental SDC Boundary

■ Bend Parks project area*

CONCEPTUAL ONLY - MAP NOT TO SCALE



SDC Schedule - Exhibit D

Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit & Phase-in rates where applicable; Phase-in schedule adopted 7-1-24, Res. No. 3377			Total					
			Year 2	Year 3	Year 4						
			Starting 7/1/25	Starting 7/1/26	Starting 7/1/27						
Categories						<i>Based on fees starting July 1, 2026</i>					
Additional irrigation SDCs apply for irrigation-only meters (all uses) or when irrigated area >1/4 acre (for all nonresidential uses).											
Eligible development types in the Urban Rate Area get 30% reduction in applicable transportation SDC. See criteria in Urban Rate definition in Exhibit B. See Urban Rate Area map in Exhibit C.											
Phase-in rates provided for planning purposes only; Inflation adjustment may still apply, subject to Council approval each year.											
Residential Categories											
Single Unit & Middle Housing											
Average		\$7,346	\$7,522	\$6,025	\$6,170	\$9,643	\$9,800		\$23,492		
Tier 1 (<600 SQ FT)	Dwelling Unit	\$2,635	\$2,698	\$3,337	\$3,417	\$5,918	\$5,815		\$11,930		
Tier 2 (601-1200 SQ FT)	Dwelling Unit	\$4,452	\$4,559	\$5,335	\$5,463	\$7,055	\$6,999		\$17,021		
Tier 3 (1201-1600 SQ FT)	Dwelling Unit	\$5,867	\$6,008	\$5,810	\$5,949	\$8,628	\$8,722		\$20,680		
Tier 4 (1601-2200 SQ FT)	Dwelling Unit	\$6,616	\$6,775	\$6,013	\$6,157	\$10,081	\$10,230		\$23,162		
Tier 5 (2201-3000 SQ FT)	Dwelling Unit	\$8,775	\$8,986	\$6,355	\$6,508	\$11,020	\$11,199		\$26,693		
Tier 6 (>3001 SQ FT)	Dwelling Unit	\$14,100	\$14,438	\$6,953	\$7,120	\$11,350	\$11,522		\$33,080		
Multi Unit Housing						<i>Phase-in only applies to nonresidential categories</i>					
Housing >4 units	Dwelling Unit	\$2,013	\$2,061	\$4,808	\$4,923		\$5,363	\$5,492	\$12,476		
Manufactured Dwelling Park, per pad	Dwelling Unit/Pad	\$3,628	\$3,715	\$5,208	\$5,333		\$6,098	\$4,953	\$14,001		
Micro-Units/Single Occupancy	Dwelling Unit	\$1,230	\$1,260	\$2,935	\$3,005		\$3,275	\$3,354	\$7,619		
Dormitories	Room	\$1,230	\$1,260	\$2,935	\$3,005		na	na	\$4,265		
Attached Sr. Housing (55+ restricted, no care)	Dwelling Unit	\$1,638	\$1,677	\$3,218	\$3,295	\$2,629	\$2,692	\$7,665			
Other Housing											
Continuing Care Facility	Units	\$1,839	\$1,883	\$3,616	\$3,703	\$1,998	\$2,046	\$7,632			
Accessory Dwelling Unit	Dwelling Unit	na	na	na	na	\$1,086	\$1,112	\$1,112			
Nonresidential Categories											
Standard Categories											
Industrial ^{a d}	1,000 SQ FT	\$1,171	\$1,199	\$2,109	\$2,160	\$7,308	\$6,030	Continue from Yr 3	\$9,389		
Warehouse/ Storage/ Dist. Center ^d	1,000 SQ FT	\$809	\$828	\$1,145	\$1,172	\$1,683	\$1,615	Continue from Yr 3	\$3,615		
Movie Theater	1,000 SQ FT	\$2,416	\$2,474	\$3,344	\$3,424	\$44,106	\$64,884	\$52,873	Continue from Yr 3	\$58,771	
Indoor Fitness & Recreation	1,000 SQ FT	\$5,174	\$5,298	\$7,111	\$7,282	\$19,581	\$31,285	\$28,106	Continue from Yr 3	\$40,686	
Church/Religious Organization	1,000 SQ FT	\$1,482	\$1,518	\$1,868	\$1,913	\$5,153	\$4,631	Continue from Yr 3	\$8,062		
Hospital	1,000 SQ FT	\$4,282	\$4,385	\$7,533	\$7,714	\$9,043	\$9,260	Continue from Yr 3	\$21,359		
Medical - Dental - Vet Office ^b	1,000 SQ FT	\$3,318	\$3,398	\$4,640	\$4,751	\$18,488	\$27,246	\$26,574	\$39,085	\$38,120	\$34,723
General Office	1,000 SQ FT	\$2,188	\$2,241	\$2,772	\$2,839	\$11,077	\$15,143	\$12,707	Continue from Yr 3	\$17,787	
Stand-Alone Retail/Services with >50% Floor Area Warehouse/Storage ^c	1,000 SQ FT	\$819	\$839	\$1,175	\$1,203	\$15,375	\$15,095	Continue from Yr 3	\$17,137		
Stand-Alone Retail/Services - Water and Sewer	1,000 SQ FT	\$1,700	\$1,741	\$2,441	\$2,500	See Retail/Services (Tiered) - Transportation (below)	See Retail/Services (Tiered) - Transportation (below)	See Retail/Services (Tiered) - Transportation (below)	Add to Retail/Services (Tiered) Transportation Rate		
Integrated Retail/Services - Water and Sewer	1,000 SQ FT	\$2,592	\$2,654	\$3,887	\$3,980	See Retail/Services (Tiered) - Transportation (below)	See Retail/Services (Tiered) - Transportation (below)	See Retail/Services (Tiered) - Transportation (below)	Add to Retail/Services (Tiered) Transportation Rate		

Categories	Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit & Phase-in rates where applicable; Phase-in schedule adopted 7-1-24, Res. No. 3377						Total Based on fees starting July 1, 2026
				Year 2		Year 3		Year 4		
				Starting 7/1/25		Starting 7/1/26		Starting 7/1/27		
Nonresidential Categories (Continued)										
Retail/Services & Integrated Development Over 150K SQ FT (Tier 2) - Transportation	1,000 SQ FT					\$15,375	\$15,095	Continue from Yr 3	Add to Stand-Alone or Integrated Retail-Services Water and Sewer Rate	
See Stand-Alone or Integrated Retail/ Services - Water and Sewer (above)										
Retail/Services & Integrated Development Less than 150K SQ FT (Tier 1) - Transportation	1,000 SQ FT					\$20,680	\$26,729	\$24,014	Continue from Yr 3	
Super store (with or w/out membership & discount) ^d	1,000 SQ FT	\$1,866	\$1,911	\$2,712	\$2,777	\$24,588	\$30,705	\$31,442	Continue from Yr 3	\$36,130
Vehicle Sales ^d	1,000 SQ FT	\$1,445	\$1,480	\$2,290	\$2,345	\$26,991	\$39,435	\$40,381	Continue from Yr 3	\$44,206
Supermarket ^d	1,000 SQ FT	\$2,685	\$2,749	\$5,092	\$5,214	\$45,177		\$45,434	Continue from Yr 3	\$53,397
Convenience Store	1,000 SQ FT	\$1,898	\$1,944	\$3,315	\$3,395	\$82,631		\$83,218	Continue from Yr 3	\$88,557
Furniture Store	1,000 SQ FT	\$819	\$839	\$1,175	\$1,203	\$1,997	\$2,570	\$2,632	Continue from Yr 3	\$4,674
Bank/Financial Institution	1,000 SQ FT	\$1,877	\$1,922	\$2,681	\$2,745	\$45,759	\$57,402	\$58,780	Continue from Yr 3	\$63,447
Restaurant (Table Service)	1,000 SQ FT	\$8,067	\$8,261	\$13,288	\$13,607	\$15,831	\$24,607	\$25,198	Continue from Yr 3	\$47,066
Quick Service Restaurant ^d	1,000 SQ FT	\$8,067	\$8,261	\$13,288	\$13,607	\$73,386	\$90,801	\$92,980	Continue from Yr 3	\$114,848
Special Unit Categories										
Public Park, Private/Public Golf Course, Common Area ^d	Acre	na	na	na	na	\$1,157	\$1,185	Continue from Yr 3	Add to other applicable fees	
Community Space	1,000 SQ FT	\$1,482	\$1,518	\$1,872	\$1,917				\$3,435	
Golf Course Club House	1,000 SQ FT	\$2,074	\$2,124	\$3,396	\$3,478				\$5,602	
Restroom	Each	\$5,267	\$5,393	\$7,533	\$7,714				\$13,107	
Outdoor Pool	1,000 SQ FT Surface Area	\$3,101	\$3,175	\$4,188	\$4,289				\$7,464	
Childcare (presently exempted in methodologies)	Child	\$62	\$63	\$150	\$154	\$8,308	\$8,507	Continue from Yr 3	\$8,724	
School K-12	Student	\$114	\$117	\$271	\$278	\$1,577	\$1,615	Continue from Yr 3	\$2,010	
College/University	Student	\$186	\$190	\$452	\$463	\$1,367	\$1,400	Continue from Yr 3	\$2,053	
Gas Sales/Service Station ^d	Fuel or Service Position or Site	\$4,936	\$5,054	\$13,559	\$13,884	\$17,554	\$17,975	Continue from Yr 3	\$36,913	
Manual Car Wash ^d	Bay	\$3,287	\$3,366	\$9,039	\$9,256	\$38,516	\$58,259	\$50,504	Continue from Yr 3	\$63,126
Automated Car Wash ^d	Bay	\$40,594	\$41,568	\$111,487	\$114,163	\$58,259		\$50,504	Continue from Yr 3	\$206,235
Hotel/Motel/RV Park ^d	Room or Space	\$1,670	\$1,710	\$2,742	\$2,808	\$6,204		\$5,062	Continue from Yr 3	\$9,580
RV Dump Station (for Park)	Unserviced Space	na	na	\$1,507	\$1,543		na		\$1,543	
RV Dump Station (for Public)	Each	na	na	\$15,066	\$15,428		na		\$15,428	

na = not applicable

NOTE: See accompanying category definitions in Exhibit B. See individual SDC methodology reports for additional clarifying information. Individual SDC Reports have different footnotes due to variations by system.

^a"Wet" industries required to prepare individual water and sewer analysis.

^bMedical-Dental-Vet offices w/in hospital campus pay Hospital transportation rate. Transportation rate for Medical-Dental-Vet offices in the Medical Overlay District is reduced by 24% 38% (based on ITE 720 w/in or near hospital campus rate).

^cIf stored products require water for growing, cleaning, etc., Stand-Alone Retail/Services rates for water and sewer apply.

^dIndividual category rate applies even if part of an Integrated Retail/Services development. For Quick Service Restaurants, only those with a drive-thru will be charged individual category rates, even if included in an integrated development.

Irrigation SDC Schedule (Stand-Alone or when irrigated area >1/4 acre)

Meter Size (Inches)	Units	Water \$/Unit	
1	Meter	\$17,954	\$18,385
1.5	Meter	\$40,170	\$41,134
2	Meter	\$66,241	\$67,831
3 and Larger	GPD water use	\$10.37	\$10.62

"Wet" Industrial User SDC Schedule

	Units	Water \$/Unit		Sewer \$/Unit	
Industrial/Manufacturing	GPD water use	\$10.37	\$10.62	\$30.13	\$30.85

Transportation SDC - Cost Per Trip

\$10,251	\$10,768
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Supplemental SDC Schedule - Table D-1

Categories	Unit of Measure	SEAP Sewer \$/Unit Starting 7/1/2026	
Residential Categories			
Note: 1 EDU = 200 gpd x \$17.0012 \$17.4092		\$ 3,400	\$ 3,482
Single Unit & Middle Housing			
Tier 1 <600 SQ FT	Dwelling Unit	\$ 1,887	\$ 1,932
Tier 2 (601-1200 SQ FT)	Dwelling Unit	\$ 3,009	\$ 3,081
Tier 3 (1201-1600 SQ FT)	Dwelling Unit	\$ 3,281	\$ 3,360
Tier 4 (1601-2200 SQ FT)	Dwelling Unit	\$ 3,400	\$ 3,482
Tier 5 (2201-3000 SQ FT)	Dwelling Unit	\$ 3,587	\$ 3,673
Tier 6 (>3001 SQ FT)	Dwelling Unit	\$ 3,927	\$ 4,021
Multi Unit Housing			
Housing >4 units	Dwelling Unit	\$ 2,720	\$ 2,785
Manufactured Dwelling Park, per pad	Dwelling Unit/Pad	\$ 2,941	\$ 3,012
Micro-Units/Single Occupancy	Dwelling Unit	\$ 1,649	\$ 1,689
Dormitories	Room	\$ 1,649	\$ 1,689
Attached Sr. Housing (55+ restricted, no care)	Dwelling Unit	\$ 1,819	\$ 1,863
Other Housing			
Continuing Care Facility	Units	\$ 2,040	\$ 2,089
Accessory Dwelling Unit	Dwelling Unit	na	na
Nonresidential Categories			
Standard Categories			
Industrial ^{a b}	1,000 SQ FT	\$ 1,190	\$ 1,219
Warehouse/ Storage/ Dist. Center ^b	1,000 SQ FT	\$ 646	\$ 662
Movie Theater	1,000 SQ FT	\$ 1,887	\$ 1,932
Indoor Fitness & Recreation	1,000 SQ FT	\$ 4,012	\$ 4,108
Church/Religious Organization	1,000 SQ FT	\$ 1,054	\$ 1,079
Hospital	1,000 SQ FT	\$ 4,250	\$ 4,352
Medical - Dental - Vet Office	1,000 SQ FT	\$ 2,618	\$ 2,681
General Office	1,000 SQ FT	\$ 1,564	\$ 1,602
Stand-Alone Retail/Services with >50% Floor Area	1,000 SQ FT	\$ 663	\$ 679
Warehouse/Storage ^c	1,000 SQ FT	\$ 663	\$ 679
Stand-Alone Retail/Services	1,000 SQ FT	\$ 1,377	\$ 1,410
Integrated Retail/Services ^d	1,000 SQ FT	\$ 2,193	\$ 2,246
Super store (with or w/out membership & discount) ^b	1,000 SQ FT	\$ 1,530	\$ 1,567
Vehicle Sales ^b	1,000 SQ FT	\$ 1,292	\$ 1,323
Supermarket ^b	1,000 SQ FT	\$ 2,873	\$ 2,942
Convenience Store	1,000 SQ FT	\$ 1,870	\$ 1,915
Furniture Store	1,000 SQ FT	\$ 663	\$ 679
Bank/Financial Institution	1,000 SQ FT	\$ 1,513	\$ 1,549
Restaurant (Table Service)	1,000 SQ FT	\$ 7,498	\$ 7,678
Quick Service Restaurant ^b	1,000 SQ FT	\$ 7,498	\$ 7,678

Special Unit Categories

Public Park, Private/Public Golf Course, Common Area ^b		na unless other uses	present	na unless other uses	present
Community Space	1,000 SQ FT	\$	1,054	\$	1,079
Golf Course Club House	1,000 SQ FT	\$	1,921	\$	1,967
Restroom	Each	\$	4,250	\$	4,352
Outdoor Pool	1,000 SQ FT Surface Area	\$	2,363	\$	2,420
Childcare (presently exempted in methodologies)	Child	\$	85	\$	87
School K-12	Student	\$	153	\$	157
College/University	Student	\$	255	\$	261
Gas Sales/Service Station ^b	Fuel or Service Position or Site	\$	7,651	\$	7,835
Manual Car Wash ^b	Bay	\$	5,100	\$	5,222
Automated Car Wash ^b	Bay	\$	62,904	\$	64,414
Hotel/Motel/RV Park ^b	Room or Space	\$	1,547	\$	1,584
RV Dump Station (for Park)	Unserviced Space	\$	850	\$	870
RV Dump Station (for Public)	Each	\$	8,501	\$	8,705
Wet Industrial ^a	GPD water use	\$	16.65	\$	17.05

na = not applicable

NOTE: See category definitions in 2024 Methodology and adopted fee resolution; controlling definitions are found in the City's adopted Citywide SDC fee resolution.

^a"Wet" industries required to prepare individual sewer analysis. See Citywide adopted SDC Fee resolution for definitions.

^bIndividual category rate applies even if part of an Integrated Retail/Services development. Only Quick Service Restaurants with a drive-thru will be charged individual category rates, even if included in an integrated development.

^cIf stored products require water for growing, cleaning, etc., Stand-Alone Retail/Services rate applies.

^dIntegrated development is defined as a development that is planned or developed as a unit with features such as shared parking or access. See full definition in category descriptions in adopted citywide SDC fee resolution.

SDC Category Definitions and Examples – Exhibit E

Table E-1. SDC Category Definitions and Examples

Category^a	Definition/Example Development Types^a
<i>Residential Categories</i>	
Single Unit & Middle Housing	Single unit housing with up to 4 units on one lot or parcel. Includes middle housing (duplexes, triplexes, quadplexes, cottage developments up to 4 units on one lot or parcel, and townhouses) and up to three manufactured homes on a single lot. Units can be attached or detached. Applies to residential units in a mixed-use development with up to 4 units. This category includes housing restricted to ages 55+ with up to 4 units on one lot or parcel.
Multi-Unit Housing	Includes multi-unit housing that is part of a mixed-use development.
Housing >4 units	Five or more dwellings on an individual lot or parcel (e.g., multi-plexes, apartments, condominiums, etc.). Units can be attached or detached.
Manufactured Dwelling Park	Manufactured dwelling park as defined in Bend Development Code (four or more pads for manufactured dwellings located on a lot, tract, or parcel of land under the same ownership). Manufactured dwelling means a residential trailer, mobile home, or manufactured home; see BDC definition.
Micro-Units/Single Occupancy	Generally, consists of one room used for living and sleeping purposes and includes permanent provisions for sanitation but does not include a kitchen. See BDC definitions.
Dormitories	On-campus housing for students.
Sr. Housing	Age-restricted (55+) attached housing without on-site care facilities. Five or more dwellings on an individual lot or parcel that are age-restricted (55+) without on-site care facilities. May be attached or detached housing.
Other Housing	
Continuing Care Facility	Nursing home, residential care facility, adult family housing, hospice care, assisted living, rest home, convalescent home, sobering center with overnight beds, congregate or continuing care facility.
Accessory Dwelling Unit	A small dwelling unit on a lot or parcel with a single-unit dwelling unit as a primary use.

Category ^a	Definition/Example Development Types ^a
Nonresidential Category	
Standard Categories	
Industrial	May include a mix of manufacturing, service, office, research, lab, and warehouse functions. May also include specialty trade contractors and machine and auto repair that are part of industrial buildings. Many produce goods by assembling other products, such as assembly of computers or other electronics. May be used for research and development projects that are a combination office and lab, where lab is the predominant (>50%) square footage of the combined development area. For purpose of water and sewer SDCs, excludes 'Wet' Industries that use water in the production process (see separate SDC category and definition).
"Wet" Industrial	Users in this category use water during the production process for either creating their products or cooling equipment. Industrial water may also be used for fabricating, processing, washing, diluting, cooling, or transporting a product. Water is also used by industries producing chemicals, food, and beverage products. Breweries, distilleries, and data centers are examples of these types of customers. Water and sewer use and applicable SDC shall be determined through a water and sewer analysis, as defined in the City Code.
Warehouse / Storage / Dist. Center	Warehouse, storage, and high cube fulfillment centers. Self or mini storage. Stand-Alone Retail/Services water and sewer rates apply if stored products require water for growing, cleaning, etc.
Movie Theater	Audience seating, with one or more screens, and a lobby and refreshment stand.
Indoor Fitness & Recreation	Public or privately owned fitness or recreation facilities that may include indoor/outdoor pools, saunas, gyms, classes, courts or specialized passive or active recreation facilities. Features space for exercise, sports, and recreation, as well as a broader range of services such as eating/drinking, preschools/day care and meeting rooms. Facilities with no other water usage besides restrooms (with no showers) will be charged the Stand-Alone or Integrated Retail/Services rate.
Church, Religious Organization	Worship facilities may include assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining facilities.
Hospital	Buildings on a shared campus with medical, surgical diagnosis, treatment, imaging, labs, and other services, and provide overnight beds for persons under the care of doctors and nurses.
Medical - Dental - Vet Office	A facility that provides diagnoses and outpatient care on a routine basis but does not provide prolonged in-house medical/surgical care. May be operated by either a single private physician/dentist/practitioner or a group. Includes vet offices as well as chiropractic and other treatment modalities, mental health professionals, etc. May be connected to other uses (except hospitals) or stand-alone. If located within a hospital campus, the Hospital Rate for transportation applies. If located in the Medical Overlay District, as defined in BDC Chapter 2.7 Article IV, Medical Overlay District SDC is reduced by 38% 24% based on ITE 720 w/in or near a hospital campus for transportation.

Category ^a	Definition/Example Development Types ^a
Medical Dental Office w/in Hospital Campus General Office	<p>Hospital transportation rate for Medical-Dental office located within a hospital campus. An administrative office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building or buildings may be limited to one tenant, either the owner or lessee, or contain a mixture of tenants including professional services, insurance companies, investment brokers, and company headquarters. May include onsite daycare or food service facilities provided for tenants. Also includes libraries and research & development projects that may be a combination of office and research lab facilities, when the lab is secondary use (i.e., <50% of building square feet).</p>
Medical Overlay District	<p>The Medical Overlay District as defined in BDC Chapter 2.7 Article IV. Transportation SDCs in this District charged based on ITE 720 w/in or near hospital campus rate.</p>
Medical Dental Office w/in Hospital Campus General Office	<p>An administrative office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building or buildings may be limited to one tenant, either the owner or lessee, or contain a mixture of tenants including professional services, insurance companies, investment brokers, and company headquarters. May include onsite daycare or food service facilities provided for tenants. Also includes libraries and research & development projects that may be a combination of office and research lab facilities, when the lab is secondary use (i.e., <50% of building square feet). Hospital transportation rate for Medical-Dental office located within a hospital campus.</p>
Stand-Alone Retail/Services with >50% Floor Area Warehouse/Storage	<p>Stand-Alone retail uses with floor area greater than 50% for warehouse/storage. If stored products require water for growing, cleaning, etc., Stand-Alone Retail/Services rates for water and sewer apply.</p>
Stand-Alone Retail/Services	<p>Includes general merchandise and services categories not otherwise listed in the SDC schedule.</p>
Integrated Retail/Services	<p>An integrated retail/services development is typically a shopping center that is planned or developed as a unit with features such as shared parking or access. Includes single developments with multiple storefronts or office spaces, strip malls, mixed use buildings with residential and commercial spaces, etc. These developments typically include retail stores, food and beverage, entertainment facilities, service providers, and common areas. Water and sewer are assessed at the Integrated Retail/Services rate. Transportation is assessed at the Retail/Services rate and is based on the total square footage of all buildings in the development. The following uses will be charged transportation, water, and sewer based on their individual category rates even if included in an integrated development: Hotels, Parks, Super Stores, Supermarkets, Quick-Service Restaurants w/drive-thru, Car Washes, Gas Sales/Service Stations, Industrial, 'Wet' Industrial, Warehouse/Storage/Distribution Centers, and Vehicle Sales. For a building that has mixed commercial and residential uses, the integrated rate applies to commercial square footage and the applicable residential rate, based on number of units, applies to residential space.</p>
Super Store (with or w/out membership & discount)	<p>Store includes a variety of services or departments including a full-service grocery department; has centralized cashiers and may have garden center or pharmacy. May or may not be part of shopping center or require membership. Examples include Costco, Walmart, Fred Meyer, etc. Additional retail pads within the development will be charged at the Integrated Retail/Services rate. When a development includes a super store and a gas station and/or service station, the super store and gas station/service station will be charged as separate uses, with the latter charged the gas sales/service station rate.</p>

Category ^a	Definition/Example Development Types ^a
Supermarket	A store that sells an assortment of food, beverage, household products and other related items. Some include limited banks, bakeries, dry cleaning, and floral services. This category also includes discount grocery stores, but not “super” stores. When a development includes a supermarket and a gas station and/or service station, the supermarket and gas station/service station will be charged as separate uses, with the latter charged the gas sales/service station rate.
Convenience Store	A small retail store that sells limited grocery, beverages, coffee, pre-made and some made to order foods, snacks, alcohol, over the counter drugs and toiletries. Some have limited seating.
Furniture Store	A store that sells primarily pre-assembled furniture and carpeting. Some have large showrooms and most of the goods must be ordered for delivery.
Vehicle Sales	New and used automobile and recreational vehicle dealerships may include auto services and parts sales, includes vehicles for sale or lease.
Bank/Financial Institution	A building, with or without a drive-up window, for the custody or exchange of money, and for facilitating the transmission of funds. Walk in and drive through.
Restaurant (Table Service)	An eating and/or drinking establishment (including brewery taproom or winetasting room) that prepares food or beverages on-site and offers accommodation for consuming the food or beverage on the premises. A customer commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Usually serves breakfast, lunch, and/or dinner; generally, does not have a drive-up window. Fees apply to restaurants that are not incidental to hotels. This category does not apply to a bottle shop that primarily sells closed bottles and is not connected to a brewery or winery unless service includes a kitchen and table service for prepared food.
Quick (Counter) Service Restaurant	Quick food service and a limited menu of items. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. Food is generally served in disposable wrappings or containers and may be consumed inside or outside the restaurant building or food truck. Restaurants in this category may or may not have a drive-up window. This category applies to food truck lots with or without taprooms. Fees apply to restaurants/food trucks that have drive-thru lanes or are not incidental to hotels.

Category ^a	Definition/Example Development Types ^a
Special Categories	
Public Parks, Private/Public Golf Course, Common Areas	Developed parks owned and operated by public agencies, public and private golf courses. Common area examples include restrooms, picnic table areas and other gathering spaces. Sites may include a variety of recreation amenities, including boating or outdoor swimming facilities, splash pads, sport fields, playgrounds, and picnic facilities. A developed park includes at least one built amenity that provides a park experience beyond open space. Land preserved for natural areas, trails and trailheads are not considered developed parks for SDC purposes and will be excluded from acreage measurements used as the basis for transportation SDCs; irrigation rate may apply to developed or natural areas if irrigated. When a park includes a recreation center, the park and recreation center will be charged as separate uses, with the latter charged the Indoor Fitness & Recreation rate. Water and sewer SDCs for parks will be charged according to the irrigation and park facility categories (e.g., Stand-Alone Restroom and Outdoor Pool).
Community space	Structures for gathering with a Homeowner's Association or access limited to neighborhood residents. Applies to water and sewer SDCs only.
Golf Course Club House	Golf course pro shop or club house. Applies to water and sewer SDCs only.
Restroom (Stand-Alone)	Stand-alone public restroom facilities. Applies to water and sewer SDCs only. Separate water SDC does not apply if served by a meter used for irrigation and restroom is incidental to irrigation use.
Outdoor Pool (Public)	Outdoor public pools that are not part of a recreation or fitness center. Applies to water and sewer SDCs only.
Separate Irrigation Space >1/4 acre	Irrigation uses that exceed ¼ acre and that are served by a meter that serves both the irrigation use and other (e.g., indoor) water uses. When other water uses serve buildings that are more than an incidental use (e.g., school or office buildings), the irrigation portion of the SDC will be determined based on the meter size that would be required if the irrigation space were served by a stand-alone meter. Applies to water SDCs only.
Stand-Alone Irrigation	A water meter installed with irrigation as the primary use. May also serve a restroom or other incidental use if irrigation is the principal use. Applies to water SDCs only.
Childcare	Daycare and childcare facilities. Childcare facilities that are incidental to other categories (e.g., Indoor Fitness and Recreation, General Office, etc.) or are within Integrated Retail/Services developments will be charged those other category rates.
Schools K-12	Includes public and private primary and secondary schools (e.g., elementary, junior high, middle school and high school) instructional classrooms, offices, cafeterias, and gymnasiums. For water SDCs, a separate irrigation SDC based on meter size applies for outdoor sports fields and irrigation uses greater than ¼ acre or served by a stand-alone meter.
College/University	Facilities of higher education include two-year, technical, four-year, and graduate-level institutions. Category includes instructional classrooms, offices, cafeterias, and gymnasiums. For water SDCs, a separate irrigation SDC based on meter size applies for outdoor sports fields and irrigation uses greater than ¼ acre or served by a stand-alone meter.

Category ^a	Definition/Example Development Types ^a
Gas Sales/Service Station	A facility used for the sale of gasoline or service station where the primary business is the fueling of motor vehicles. May include areas for servicing or repairing vehicles. May include minimart and/or carwash. Minimarts without fueling/service positions fall under the Convenience Store rate. Other auto service or repair falls under Integrated and Stand-Alone Retail/Services or Industrial, if part of an industrial building. Water and sewer SDCs assessed per site; transportation SDCs are assessed per fueling/service positions (per ITE definitions). Car washes on the site will be assessed additional water and sewer SDCs based on the type of car wash (see SDC schedule).
Car Wash	Manual operations where the driver parks and washes the vehicle in a stall, or an automated facility for the same purpose will be charged the same for transportation SDCs. Refer to SDC schedule for water and sewer rates for manual vs. automated car washes.
Hotel/Motel/RV Park	Includes hotel/motel and other overnight facilities primarily intended for transient stays. May include on-site restaurants (or food truck pads), drinking place/bar, meeting and banquet rooms or convention facilities as well as swimming pools and fitness. For water and sewer SDCs, applies to RV park spaces with individual water and sewer service connections. If individual spaces do not have sewer hookups, then use RV dump station rate for sewer portion.
RV Dump Station (For Park)	Facilities for disposal of black water and gray water from RV holding tanks at RV parks and campgrounds not served by individual services at each space. Applies to sewer SDCs only. Will be assessed based on number of spaces without individual connections.
Sewage Dump Station (Open to Public)	Facilities for disposal of black water and gray water from RV holding tanks at gas stations or other sites. Applies to sewer SDCs only.
Urban Rate	30% reduction in applicable transportation SDC for uses in areas identified on the Urban Rate Area map adopted by City Council in the Fee Resolution. To qualify, the development must be in one of these areas, at least three stories high, the first floor of developments with frontage on arterial, collector, or for developments in the Bend Central District, main streets as identified in BDC Chapter 2.7, must be “commercial ready” as defined in BDC Section 2.7.3245.A. 1., 2., and 3. Rate is not available for development that includes any auto-dependent or auto-oriented uses (as defined in the BDC) or for single-unit or middle housing residential uses. Multi-unit residential does qualify if the other criteria are met.

^a Where there is a conflict between definitions, definitions in Bend Development Code control.