

ORDINANCE NO. 862

AN ORDINANCE RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND IN THE CITY OF CALLAWAY, FLORIDA; IMPOSING IMPACT FEES ON LAND DEVELOPMENT IN CITY OF CALLAWAY FOR PROVIDING ROAD IMPROVEMENTS NECESSITATED BY SUCH NEW DEVELOPMENT; STATING THE AUTHORITY FOR ADOPTION OF THE ORDINANCE; PROVIDING FINDINGS AND DECLARATIONS OF THE CITY COMMISSION; PROVIDING DEFINITIONS; PROVIDING FOR THE PAYMENT AND TIME OF PAYMENT OF IMPACT FEES; PROVIDING FOR IMPACT FEE BENEFIT AREAS; PROVIDING FOR IMPACT FEE TRUST FUNDS; PROVIDING FOR THE PLACEMENT OF REVENUE COLLECTED FROM IMPACT FEES INTO IMPACT FEE TRUST FUNDS ESTABLISHED FOR THAT PURPOSE; PROVIDING FOR THE USE OF IMPACT FEE RECEIPTS; PROVIDING FOR REFUND OF IMPACT FEES; PROVIDING FOR EXEMPTIONS AND CREDITS; PROVIDING FOR REVIEW OF IMPACT FEES AND THE FEE SCHEDULES; PROVIDING FOR THE AUTOMATIC ADJUSTMENT OF IMPACT FEES SCHEDULES; PROVIDING FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY CITY COMMISSION OF THE CITY OF CALLAWAY, FLORIDA:

Section 1: Legislative Findings

The City Commission of the City of Callaway finds, determines and declares that:

A. The City Commission of the City of Callaway has the authority to adopt this ordinance pursuant to Articles VII and VIII of the Constitution of the State of Florida and Chapters 163 and 166 of the Florida Statutes.

B. The City of Callaway must expand its roads in order to maintain current standards if new development is to be accommodated without decreasing current standards. This must be done in order to promote and protect the public health, safety and welfare;

C. The imposition of impact fees is one of the preferred methods of ensuring that development bears a proportionate share of the cost of capital facilities necessary to accommodate such development. This must be done in order to promote and protect the public health, safety and welfare;

D. Each of the types of land development described in Section Seven will create a need for the construction, equipping, or expansion of roads and related facilities.

E. The fees established by Section Seven are derived from, are based upon costs and revenues relevant to the City of Callaway, and do not exceed the costs of providing additional capital facilities necessitated by the new land developments for which the fees are levied.

F. The report entitled City of Callaway Transportation Impact Fee Study dated June 2008 (Exhibit A, attached and incorporated), sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional roads facilities in the City of Callaway.

Section 2: Short Title and Applicability.

A. This ordinance shall be known and may be cited as the "City of Callaway Impact Fee Ordinance."

B. This ordinance shall apply throughout the incorporated area of the City of Callaway.

Section 3: Intents and Purposes

A. This ordinance is intended to assist in the implementation of the City of Callaway Comprehensive Plan.

B. The purpose of this ordinance is to regulate the use and development of land so as to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide road improvements in the City of Callaway.

Section 4: Rules of Construction

A. The provisions of this ordinance shall be liberally construed so as to effectively carry out its purpose in the interest of the public health, safety and welfare.

B. For the purposes of administration and enforcement of this ordinance, unless otherwise stated in this ordinance, the following rules of construction shall apply to the text of this ordinance:

1. In case of any difference of meaning or implication between the text of this ordinance and any caption, illustration, summary table, or illustrative table, the text shall control. In the case of any conflict between the text of this ordinance and its Exhibit A, the text of this ordinance shall control.
2. The word "shall" is always mandatory and not discretionary; the word "may" is permissive.
3. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
4. The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".
5. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.
6. Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and", "or" or "either...or", the conjunction shall be interpreted as follows:
 - a. "And" indicates that all the connected terms, conditions, provisions or events shall apply.
 - b. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.
 - c. "Either...or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
7. The word "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.
8. Unless the context clearly indicates to the contrary, all development and land use terminology in this ordinance shall have the same meaning as it has in the City of Callaway Land Development Code.

Section 5: Definitions

- A. "Building permit" is the approval issued by the City of Callaway that authorizes the construction, placement, installation or expansion of a building, dwelling, mobile home, recreational vehicle or other structure on a site.
- B. "Capital Improvements" are the acquisition of land, improvements to land, the design and construction of new roads, the expansion of existing roads, transportation studies, the installation of traffic control devices, buildings, expansions of buildings, contents of buildings, vehicles, equipment, all with an expected use life of three years or more, that expand the capacity of the City of Callaway to serve the need of new development.
- C. "City Manager" means the City Manager or other official he/she may designate to carry out the administration of this ordinance.
- D. "Development Agreement" means a contractual agreement entered into between a developer of land and the City of Callaway.
- E. "Development Order" means a regulatory approval by the City of Callaway pertaining to the development of land.
- F. "Feepayer" is a person applying to the City of Callaway for the issuance of a building permit.
- G. "Floor Area" is the total area of all floors of a building as measured to the exterior walls and including halls, stairways, elevator shafts, attached garages, porches and balconies, decks or walkways even if not covered by a roof, and any open areas used for a non-residential purpose.
- H. A "Residential Dwelling Unit" is a structure that is designed to be occupied by humans and includes single family detached, single family attached, multi-family, duplex, townhouse, condominium, manufactured housing, mobile home, recreational vehicle and any other type of structure designed for long-term human occupancy.
- I. "Roads" is the system of arterial and collector roads within the City of Callaway. "Road," as used in this ordinance, shall have the same meaning as set forth in F.S. section 334.03.

- J. A mobile home or recreational vehicle "space" is the area of land within either a mobile home park or a recreational vehicle park this has been approved for the installation of a mobile home or a recreational vehicle.

Section 6: Imposition of Impact Fees

- A. Any person who, after the effective date of this Ordinance seeks to develop land within the City of Callaway, Florida, by applying for a building permit, is hereby required to pay impact fees in the manner and amount set forth in this ordinance.
- B. No new building permit for any activity requiring payment of an impact fee pursuant to Section Seven of this ordinance shall be issued unless and until the required impact fee has been paid.
- C. No renewal or extension of a building permit issued prior to the effective date of this Ordinance for any activity requiring payment of an impact fee pursuant to Section Seven of this ordinance shall be granted unless and until the impact fee hereby required has been paid.

Section 7: Computation of the Amount of Impact Fees

- A. At the option of the feepayer, the amount of impact fees due may be determined by the following fee schedules.

Exhibit B

1. **MIXED USE.** If a building permit is requested for mixed uses, then the fee shall be determined through using the above schedules by apportioning the floor area committed to uses specified on the schedules.
2. **INTERPRETATION.**
 - a. If the type of development activity that a building permit is applied for is not specified on the above fee schedules, the Planning Director shall use the fee applicable to the most nearly comparable type of land use on the above fee schedules.
 - b. If the requirement to pay an impact fee or the amount of such fee is unclear, the Planning Director shall interpret the impact fee schedule for a feepayer upon request by a feepayer.

The Planning Director shall be guided in the selection of a comparable type of land use or in the interpretation of the fee schedule by the Transportation Impact Fee Study and supporting documents for that report, the City of Callaway Comprehensive Plan, supporting documents of the City of Callaway Comprehensive Plan, and the City of Callaway Land Development Code .

3. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a building permit, the impact fee shall be based upon the net positive increase in the impact fee for the new use as compared to the previous use. The Planning Director shall be guided in this determination by the sources and agencies listed above.

B. If a feepayer opts not to have the impact fee determined according to paragraph (A) of this section, then the feepayer shall prepare and submit to the City Manager an independent fee calculation study for the land development activity for which a building permit is sought. The documentation submitted shall show the basis upon which the independent fee calculation was made. The City Manager shall consider the documentation submitted by the feepayer but is not required to accept such documentation as he/she shall reasonably deem to be inaccurate or not reliable and may, in the alternative, require the feepayer to submit additional or different documentation for consideration. If an acceptable independent fee calculation study is not presented, the feepayer shall pay impact fees based upon the schedules shown in paragraph (A) of this section. If an acceptable independent fee calculation study is presented, the City Manager may adjust the fee to that appropriate to the particular development. Determinations made by the City Manager pursuant to this paragraph may be appealed to the City Commission by filing a written request with the City Manager within ten (10) days of the City Manager's determination.

Section 8: Payment of Fee

A. The feepayer shall pay the impact fees required by this ordinance to the City Manager or his/her designee prior to the issuance of a building permit.

B. All funds collected shall be properly identified by type of impact fee and promptly transferred for deposit in the appropriate Impact Fee Trust Fund to be held in separate accounts as determined in Section Ten of this ordinance and used solely for the purposes specified in this ordinance.

Section 9: Impact Fee Benefit Areas

A. The entirety of the City of Callaway shall be a single benefit area for purposes of the expenditure of road impact fees.

Section 10: Impact Fee Trust Funds Established

A. The following Trust Funds are hereby established:

1. One (1) Road Impact Fee Trust Fund, which shall be the entirety of the incorporated area of the City of Callaway; and

B. Funds withdrawn from these accounts must be used in accordance with the provisions of Section Eleven of this ordinance.

Section 11: Use of Funds

A. Impact fee funds collected may only be expended on planning, designing, engineering, acquiring, equipping, and/or making capital improvements to facilities under the jurisdiction of the City of Callaway, Bay County, or the State of Florida, and shall not be used for maintenance or operations.

1. Road Impact Fee may only be used for road or transportation capital improvements.

B. In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities provided are of the type described in paragraph A above.

C. The Planning Director shall report annually to the City Commission and to the public the collection and expenditure of impact fees during the prior year.

D. At least once each fiscal period the Planning Director shall present to the City Commission a proposed capital improvement program, assigning funds, including any accrued interest, from the Impact Fee Trust Funds to specific Capital Improvement and related expenses. Monies, including any accrued interest, not assigned in any fiscal period shall be retained in the Impact Fee Trust Fund until the next fiscal period except as provided by the refund provisions of this ordinance.

E. Funds may be used to make refunds required under any Development Order or Development Agreement hereafter issued or entered into by the City of Callaway such refunds pertain to the subject matter of this ordinance.

F. Funds may be used to provide refunds as described in Section Eleven.

G. City of Callaway may retain from the impact fees collected its actual costs of collecting the impact fees and administering the provisions of this ordinance.

Section 12: Refund of Fees Paid

A. If a building permit expires without commencement of construction, then the feepayer shall be entitled to a refund, without interest, of the impact fee paid as a condition for its issuance except that the City shall retain its actual costs of collecting the impact fee and administering the provisions of this ordinance with regard to that impact fee and the refund of it. The feepayer must submit an application for such a refund to the City Clerk of the City of Callaway within 30 days of the expiration of the permit.

B. Any funds not expended or encumbered by the end of the calendar quarter immediately following six (6) years from the date the impact fee was paid shall, upon application of the then current landowner, be returned to such landowner together with the interest earned of the funds to be returned while held in an Impact Fee Trust Fund, provided that the landowner submits an application for a refund to the City Clerk of the City of Callaway within 180 days of the expiration of the six year period.

Section 13: Exemptions, Credits and Deferrals

A. EXEMPTIONS. Any claim of exemption must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived. The following shall be exempted from payment of the impact fee:

1. All construction within developments which have received a Development Order issued by the City of Callaway pursuant to Section 380.06 of the Florida Statutes.
2. All construction within developments which have a valid development agreement that totally exempts the development from the requirement to pay impact fees established by this Ordinance
3. All construction within developments where a valid development agreement partially exempts the development from the requirement to pay impact fees established by this Ordinance, with the exemption extended only to those partial exemptions.

4. Alterations or expansion of an existing residential building where no additional dwelling units are created, and where the use is not changed;
5. Alterations or expansion of an existing non-residential building where no additional floor area is created and where the use is not changed;
6. The construction or expansion of accessory buildings or structures;
7. The replacement of a building or structure with a new building or structure of the same size and use when an impact fee for such building or structure has previously been paid pursuant to this ordinance or where a building or structure legally existed on the site on or prior to the effective date of this Ordinance.
8. The replacement of a building or structure with a new building or structure of the same size and use when a building or structure legally existed on the site on or prior to the effective date of this Ordinance provided that replacement commences within five (5) years of the destruction or removal of the prior building or structure.
9. The installation of a replacement mobile home or recreational vehicle in a space or other such site when an impact fee for such mobile home or recreational vehicle site has previously been paid pursuant to this ordinance.
10. The installation of a replacement mobile home or recreational vehicle in a space or other such site when a mobile home or recreational vehicle legally existed on the site on or prior to the effective date of this Ordinance provided that replacement commences within five (5) years of the destruction or removal of the prior mobile home or recreational vehicle.

B. CREDITS. Feepayers may receive credit against impact fees otherwise due if they dedicate land and/or capital improvements. Credit for dedications of land or capital improvements against road impact fees will only be granted if those lands or improvements are to collector or arterial roads and are not for the purpose of access to the site. Land or capital improvements may be offered by the feepayer as total or partial payment of a required impact fee. The offer must be of land or improvements that are within the Capital Improvement Element of the City of Callaway Comprehensive Plan. If the City Manager accepts such an offer, whether the acceptance is before or after the effective date of this ordinance, the credit shall be determined and provided in the following manner:

1. Credit for the dedication of land shall be valued at:
 - a. 115% of the most recent assessed value by the Property Appraiser, or
 - b. By such other appropriate method as the City Commission may have accepted by ordinance for particular capital improvements, or
 - c. By fair market value established by private appraisers acceptable to the City Commission.
2. The City Manager shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit for the dedication of land and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the City Manager. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.
3. Credit for the dedication of land shall be provided when the property has been conveyed at no charge to, and accepted by, the City, Bay County or the State of Florida, whichever is appropriate, in a manner satisfactory to the City Commission.
4. Applicants for credit for construction of capital improvements shall submit acceptable engineering drawings and specifications, and construction cost estimates to the City Manager. The City Manager shall determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the City Manager determines that such estimates submitted by the applicant are either unreliable or inaccurate. The City Manager shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate and return such signed document to the City Manager before credit will be given. The failure of the applicant to sign, date, and return such document within 60 days shall nullify the credit.

5. Except as provided in subparagraphs B(3) and B(6) of this section, Credit against impact fees otherwise due will not be provided until:
 - a. The construction is completed and accepted by the City of Callaway, Bay County, or the State, whichever is applicable; and
 - b. A suitable maintenance and warranty bond is received and approved by the City Clerk of the City of Callaway, when applicable.
6. Credit may be provided before completion of specified improvements if adequate assurances are given by the applicant that the standards set out in Paragraph B of this Section will be met and if the feepayer posts security as provided below for the costs of such construction. Security in the form of a performance bond, irrevocable letter of credit or escrow agreement shall be posted with and approved by the City Clerk of the City of Callaway in an amount determined by the City Manager. If the construction project will not be constructed within one (1) year of the acceptance of the offer by the City Manager, the amount of the security shall be increased by ten per cent (10%) compounded, for each year of the life of the security. The security shall be reviewed and approved by the City Commission prior to acceptance of the security. If the construction project is not to be completed within 5 years of the date of the feepayer's offer, the City Commission must approve the construction project and its scheduled completion date prior to the acceptance of the offer by the City Manager.
7. Any claim for credit must be made no later than the time of application for a building permit. Any claim not so made shall be deemed waived.
8. No credit against road impact fees otherwise due will be provided for the provision of road improvements that are not owned by the City of Callaway, Bay County, or the State.
9. No credit will be given for dedications or donations made prior to five (5) years before the effective date of this Ordinance.
10. Determinations made by the City Manager pursuant to the provisions of this section may be appealed to the City Commission by filing a written request with the City Manager within ten (10) days of the City Manager's determination.
11. Impact fee credits shall not be transferable from one development to another without specific authorization from the City Commission, but is

no case can impact fee credits cross from one benefit district to another or from one type of facility to another..

Section 14: Review

The fees contained in Section Seven A shall be reviewed by the City Commission at least once each five years.

Section 15: Automatic Update of Fee Schedule

A. Road Impact Fee Update

1. Unless otherwise directed by the City Commission, the road impact fee schedules shown in Section Seven A above shall be adjusted by the City Manager on or before July 1st of each calendar year based on the methodology described in paragraph C of this section. The City Manager shall post notice of any pending increased on or before July 1st. Any adjustments to the impact fee schedules, made pursuant to this section, shall be effective the following first working day following October 1st.
2. The base for computing any adjustment is the April Highway and Street Construction Cost Index published by the United States Department of Commerce, Bureau of Labor Statistics, Series Identification # PCVBHWY. The percentage change in the impact fee shall be equal to the percentage change in the Highway and Street Construction Cost Index from the base year to the current year. For the purpose of this Section the base year index to be referenced shall be based on April of the last year when the impact fees were updated with cost or demographic data.
3. If the index is changed so that the base year is different, the index shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the Highway and Street Construction Cost Index is discontinued or revised, the Construction Cost Index published by McGraw-Hill or such other index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Highway and Street Construction Cost Index had not been discontinued or revised.

Section 16: Penalty Provision

A violation of this ordinance shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution the City of Callaway shall have the power to sue in civil court to enforce the provisions of this ordinance.

Section 17: Severability

If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 18: Effective Date

In accordance with F.S. 163.31801(3)(d), this Ordinance shall become effective on October 28, 2008, which is ninety (90) days after publication of the City's intent to adopt this Ordinance in The News Herald on July 25, 2008.

PASSED AND DULY ADOPTED THIS 28th DAY OF August, 2008.

CITY OF CALLAWAY, FLORIDA BY AND
THROUGH THE CITY COMMISSION OF THE
CITY OF CALLAWAY


Kenneth L. Meer, Mayor

ATTEST:


CITY CLERK

First Reading: 7-22-08
Second Reading: 8-28-08

Transportation Impact Fee Schedule

ITE CODE	LAND USE TYPE (UNIT)	INFRASTRUCTURE DEMAND (Lane feet)	COSTS	CREDIT	FEE
RESIDENTIAL:					
210	Single Family Detached Homes on Single Family Lots	4.12	\$2,933	\$0	\$2,933
220	Multi-Family Unit	2.90	\$2,060	\$0	\$2,060
230	Attached Residential	2.52	\$1,796	\$0	\$1,796
240	Mobile Home Park (Per Lot)	2.15	\$1,530	\$0	\$1,530
NON-RESIDENTIAL:					
110	Gen. Industrial per 1,000 FT ²	2.10	\$1,495	\$0	\$1,495
120	Gen. Heavy Industrial per 1,000 FT ²	0.45	\$322	\$0	\$322
130	Industrial Park per 1,000 FT ²	2.10	\$1,492	\$0	\$1,492
140	Manufacturing per 1,000 FT ²	1.15	\$819	\$0	\$819
150	Warehouse/Storage per 1,000 FT ²	1.87	\$1,329	\$0	\$1,329
151	Mini-Warehouse per 1,000 FT ²	0.32	\$230	\$0	\$230
254	Assisted Living per bed	0.33	\$234	\$0	\$234
310	Hotel Per Room	3.19	\$2,269	\$0	\$2,269
320	Motel Per Room	2.20	\$1,564	\$0	\$1,564
430	Golf Course per hole	8.37	\$5,956	\$0	\$5,956
437	Bowling Alley per 1,000 FT ²	7.76	\$5,521	\$0	\$5,521
443	Movie Theatre per 1,000 FT ²	9.14	\$6,504	\$0	\$6,504
492	Health and Fitness Club per 1,000 FT ²	8.95	\$6,369	\$0	\$6,369
520	Elementary School per 1,000 FT ²	1.27	\$903	\$0	\$903
522	Middle/Junior High per 1,000 FT ²	1.81	\$1,289	\$0	\$1,289
530	High School per 1,000 FT ²	1.69	\$1,205	\$0	\$1,205
560	Place of Worship per 1,000 FT ²	1.20	\$852	\$0	\$852
565	Day Care Center per 1,000 FT ²	4.09	\$2,907	\$0	\$2,907
590	Library per 1,000 FT ²	4.73	\$3,367	\$0	\$3,367
610	Hospitals per 1,000 FT ²	2.17	\$1,546	\$0	\$1,546
620	Nursing Homes per 1,000 FT ²	1.26	\$898	\$0	\$898
710	General Office per 1,000 FT ²	1.51	\$1,073	\$0	\$1,073
720	Medical Offices per 1,000 FT ²	2.96	\$2,109	\$0	\$2,109
750	Office Park per 1,000 FT ²	2.39	\$1,698	\$0	\$1,698
760	Research and Development Center per 1,000 FT ²	1.85	\$1,318	\$0	\$1,318
770	Business Park per 1,000 FT ²	3.25	\$2,314	\$0	\$2,314
812	Building Materials and Lumber per 1,000 FT ²	6.94	\$4,940	\$0	\$4,940
813	Discount Superstore per 1,000 FT ²	11.83	\$8,419	\$0	\$8,419
814	Specialty Retail per 1,000 FT ²	8.52	\$6,060	\$0	\$6,060
815	Free-Standing Discount Store per 1,000 FT ²	12.32	\$8,767	\$0	\$8,767
816	Hardware/Paint Store per 1,000 FT ²	3.94	\$2,805	\$0	\$2,805
817	Nursery/Garden Center per 1,000 FT ²	3.17	\$2,259	\$0	\$2,259
820	Shopping Center per 1,000 FT ²	6.91	\$4,917	\$0	\$4,917
841	Car Sales 1,000 FT ²	6.91	\$4,914	\$0	\$4,914
843	Automobile Parts Store per 1,000 FT ²	4.76	\$3,386	\$0	\$3,386
848	Tire Store per 1,000 FT ²	1.91	\$1,360	\$0	\$1,360
850	Supermarket per 1,000 FT ²	7.86	\$5,592	\$0	\$5,592
851	Convenience Store per 1,000 FT ²	7.64	\$5,439	\$0	\$5,439
853	Convenience Store with Gas Pumps (per fueling position)	5.62	\$3,999	\$0	\$3,999
861	Discount Club per 1,000 FT ²	11.21	\$7,978	\$0	\$7,978
862	Home Improvement Store per 1,000 FT ²	6.55	\$4,664	\$0	\$4,664
863	Electronic Superstore per 1,000 FT ²	9.91	\$7,049	\$0	\$7,049
880	Pharmacy without Drive-Through per 1,000 FT ²	6.22	\$4,425	\$0	\$4,425
881	Pharmacy with Drive-Thru per 1,000 FT ²	6.09	\$4,331	\$0	\$4,331
890	Furniture Store per 1,000 FT ²	0.78	\$553	\$0	\$553
911	Walk in Bank per 1,000 FT ²	10.54	\$7,499	\$0	\$7,499
912	Drive-in Bank per 1,000 FT ²	8.30	\$5,906	\$0	\$5,906
931	Quality Restaurant per 1,000 FT ²	6.21	\$4,419	\$0	\$4,419
932	High-Turnover Restaurant (Sit-Down) per 1,000 FT ²	7.02	\$4,998	\$0	\$4,998
933	Fast Food Restaurant (no-drive through) per 1,000 FT ²	12.36	\$8,794	\$0	\$8,794
934	Fast Food Restaurant (drive through) per 1,000 FT ²	8.56	\$6,094	\$0	\$6,094
936	Drinking Place per 1,000 FT ²	0.94	\$669	\$0	\$669
941	Quick Lube Shop per 1,000 FT ²	0.41	\$295	\$0	\$295
944	Service Station per Fueling Station	1.75	\$1,242	\$0	\$1,242