



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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DATE: April 26, 2005 at 6:30 p.m.

TO: Board of Supervisors

FROM: Jane Riley, PRMD

SUBJECT: Supplemental Memorandum: Zoning Code Amendments to Implement Housing Element Programs (ZOR04-0001)

Previous Board Actions:

At its public hearing on April 5, 2005, the Board heard staff reports and public testimony on the proposed package of Zoning Code Amendments to Implement Housing Element Programs. The Board closed the public hearing and requested that the following items be brought back for consideration:

Issue #1: Exemption Level for Mixed-Use and Attached Dwelling Units.

Discussion: The Board requested that staff explore setting higher exemptions levels for mixed-use units and attached homes that would be subject to the affordable housing program. These types of higher-density land uses consume less residential land area and fulfill other General Plan goals such as compact development and reduced traffic generation. However, while units within mixed-use projects and attached units are generally less expensive than single-family homes, their market prices are still beyond the reach of low and moderate income families.

Policy Options:

- 1) Set exemption level at 1,000 square feet, as originally recommended by staff and the Planning Commission
- 2) Set exemption level for mixed-use projects only at 1,200 or 1,250 square feet
- 3) Set exemption level for both mixed-use and attached units at 1,200 or 1,250 square feet
- 4) Leave the exemption level at 1,000 square feet, but lower the fees for units less than 1,500 square feet to incentivize smaller units of all types (see Chart on pg. 2)

Recommendation: While staff and the Planning Commission recommended policy option #1, option #4 would incentivize the development of attached rental housing units as well as mixed-use development projects while retaining the basic premise that all new development participate in the County's affordable housing program. Option #4 would reduce potential revenues somewhat, but would be easier to administer than setting different exemption levels for different units types.

Issue #2: Exemption level for Single-Family Homes

Discussion: The Board discussed the idea of owner-builder exemptions, but recognized the difficulty of implementing a program that relies on the builder’s representations about the ultimate use of the home. “Owner-builder” permits are common practice but do not always mean that the owner will occupy the finished home. The Board directed staff to provide options for increasing the exemption level for single-family homes in order to better accommodate families wishing to build smaller homes.

Policy Options:

- 1) Set exemption level at 1,000 square feet, as originally recommended by staff and the Planning Commission
- 2) Exempt single-family homes of up to 1,200 or 1,250 square feet
- 3) Exempt single-family homes of up to 1,500 square feet
- 4) Leave the exemption level at 1,000 square feet, but lower the fees for units under 1,500 square feet. Option 4a accomplishes this by reducing the incremental change on smaller homes and increasing it on larger homes. Option 4b simply reduces the Planning Commission’s recommended fee level by one-half for all units of 1500 square feet and less. Full look-up charts for both options 4a and 4b are provided as Attachment A.

Recommendation: Staff and the Planning Commission recommended policy option #1. If the Board wishes to decrease the burden on smaller family homes, staff would recommend policy option #4a. This option would leave the exemption level at 1,000 square feet, but would sharply discount fees on units of up to 1,500 square feet, as shown in the chart below. Fees would rise again gradually, once again reaching the levels recommended by the Planning Commission at just under 4,000 square feet. This option would be easier to administer than setting different exemption levels for different units types.

Home Size	Option 1 PC Recommendation	Option 2 Exempt up to 1200 SF	Option 3 Exempt up to 1500 SF	Option 4a Reduce fees on small units	Option 4b Half fees on small units
<1,000 sq. ft.	\$0	\$0	\$0	\$0	\$0
1,200 sq. ft.	\$4,511	\$0	\$0	\$1,955	\$2,256
1,500 sq. ft.	\$8,414	\$8,414	\$0	\$3,455	\$4,207
2,000 sq. ft.	\$14,919	\$14,919	\$14,919	\$10,995	\$14,919
2,320 sq. ft.	\$17,911	\$17,911	\$17,911	\$15,755	\$17,911
3,000 sq. ft.	\$27,929	\$27,929	\$27,929	\$25,955	\$27,929
4,000 sq. ft.	\$40,939	\$40,939	\$40,939	\$40,955	\$40,939

Issue #3: Exemption of Replacement Units and Large Additions.

Discussion: The Board expressed concern that the exemption for replacement units would encourage tear-downs of existing units without any contribution to the affordable housing program, and directed staff to explore ways to apply the affordable housing program requirements to larger

replacement residential units. Since the point at which a “major addition” becomes a “replacement” can be difficult to quantify, it is difficult to discuss options for replacement units without also discussing large additions.

Policy Options:

- 1) Exempt all replacement units and additions, as recommended by staff and the Planning Commission.
- 2) Consider all replacement units subject to the program requirements, but exempt additions. Staff is concerned that this option would encourage a “leave one wall standing” approach so that such projects could be considered “additions” in order to avoid affordable housing program requirements.
- 3) Apply the affordable housing requirements to any additional square footage for both replacement units and additions. This approach would provide an exemption for additions or replacements with less than 1,000 square feet of additional floor area.

Staff Recommendation: Staff and the Planning Commission recommended that all replacement units and additions be exempt from the fee. However, option #3 is recommended to address the issue of tear-downs and staff’s concern with differentiating between a “replacement” and an “addition.”

Issue #4: Incentives for Mixed-Use Projects.

Discussion: The Board requested that staff explore allowing an increase in the residential-to-commercial floor area ratio in mixed use projects, without the need for affordability restrictions.

The Planning Commission and staff had originally recommended a 50% limit for residential uses within mixed-use projects for a number of reasons: 1) to avoid the loss of retail/commercial space; 2) to implement the “equal ratio” recommendation of the General Plan 2020 Citizens Advisory Committee for mixed-use projects; 3) to implement Housing Element Policy HE-3c, which provides for additional residential floor area in exchange for affordability restrictions; and 4) to maintain compatibility of scale in unincorporated communities by allowing primarily 2-story construction, with 3 stories if a density bonus is requested or if the project is within a Planned Community (PC) zone district.

A major consideration in increasing the percentage of residential floor area for mixed use projects is the possible reduction of the land supply for commercial and office uses. It is important to preserve land for retail and office uses to provide business opportunities and jobs, and because these uses generally follow residential development. The growth pressures for residential development should not be underestimated as well as the key siting requirements for viability of commercial uses. A good way to balance the need to preserve the commercial and office land supply and increase residential opportunities is to require that mixed use projects be vertically mixed, with residential uses above the ground floor. The proposed code changes allow an equal mix of residential and non-residential uses (50% of the total project floor area may be residential) which could provide a full floor of residential above commercial ground floor space, and discourages detached or ground floor residential uses.

Density bonus law (Government Code Section 65915) requires that a density bonus be granted when certain affordability levels are met. SB 1818, effective January 1 of this year, reduced the percentage of affordable units required before a density bonus must be granted. Staff is concerned that the requirement to grant an increase in residential area for projects providing only

10% of their residential floor area as affordable, coupled with an allowable 70% residential floor area ratio, could result in projects with only 10% of floor area remains in a commercial land use. Under state law, these projects could not be denied unless there was a finding of one of more specific adverse environmental, health or safety impacts that could not be mitigated.

Staff recognizes that there are situations where increased residential floor area within a mixed-use project may be desirable. For this reason, staff and the Planning Commission recommended that the mixed-use ordinance to allow up to 80% residential floor area within a PC Zone District. Sites zoned PC would be able to propose a larger percentage of residential floor area up to a maximum of 80%. Slides showing several possible scenarios under the recommended residential-commercial floor area ratios will be presented at the meeting.

Policy Options:

- 1) Set allowable residential floor area ratios as recommended by staff and the Planning Commission: 50% without an affordability requirement; 70% with an affordability requirement; and up to 80% with the Planned Community (PC) Use Permit.
- 2) Set allowable residential floor area at 70% in mixed-use projects without affordability requirements. Allow an increase up to 80% in the PC District.
- 3) Do not establish a maximum residential floor area for mixed-use projects, so long as the ground floor street frontage remains in commercial use.

Staff Recommendation: Staff recommends policy option #1, as recommended by the Planning Commission.

Issue #5: Open Space Requirements in High Density Residential Developments

Discussion: The Board asked staff to re-visit the open space requirements in the R3 High-Density Residential Zoning District. Specifically, the Board asked staff to respond to the changes recommended by the April 2 letter from architect Kathy Austin. The proposed R3 standards require 200 square feet of open space per unit, and allow up to 50% of that requirement to be met through the provision of private yards, patios, and balconies, with the remaining requirement to be met through common open space. Ms. Austin's letter expressed concern that the required provision of common open space would, in the case of attached ownership units such as townhomes and condominiums, require that a homeowner's association (HOA) be formed. Her letter recommended that wording be added to allow 100% of the open space requirement to be met through the provision of private open space, thus eliminating the need for an HOA.

The R3 standards are for the County's highest-density residential zoning district, and are intended to provide development standards for multi-family apartment projects. Eliminating the common open space requirement for multi-family projects, whether rental or ownership, may adversely affect the livability of these units.

Policy Options:

- 1) Adopt the R3 standards as recommended by the Planning Commission and staff.
- 2) Revise the proposed R3 standards to clarify that the common open space requirements are applicable to rental projects only.

- 3) Apply the open space requirements only to projects involving 8 or more units on a single lot.

Recommendation: Although staff and the Planning Commission originally recommended policy option #1, option #2 also provides for common open space needs of rental projects while leaving the door open for ownership projects where feasible in this Zoning District.

Issue #6: Workforce Housing Requirements on Agricultural Uses.

Discussion: The Board asked for clarification of the types of agricultural land uses that the workforce housing program would apply to.

As recommended, the workforce housing program would apply to agricultural processing and agricultural service uses, as well as to tasting rooms and other marketing and visitor-serving uses related to agriculture. Storage of unprocessed agricultural products grown and raised on-site (“commodity barns”), agricultural cultivation uses, and animal keeping uses would be exempt. A chart listing the county’s allowable agricultural land uses and the suggested applicability of workforce housing program requirements to each is provided as Attachment B. It should also be noted that the proposed ordinance already includes an exemption for structures which clearly do not contribute to the demand for affordable housing, such as unmanned structures. For example, structures that qualify for the agricultural building permit exemption (“ag exempt” structures) would be exempt.

Policy Options:

- 1) Adopt the ordinance as originally recommended.
- 2) Incorporate specific agricultural land uses, as shown on Attachment B, into the matrix of workforce housing fee determinations and exemptions (provided with the April 5 staff report) to be adopted as part of the workforce housing fee resolution, including any revisions that may be deemed appropriate by the Board.

Recommendation: Option #2 would provide the greatest clarity on this issue.

Issue #7: Fee Deferrals for Affordable and Special Needs Housing Projects.

Discussion: The Board requested that staff clarify the types of projects that would qualify for fee deferrals. There was a concern that deferrals would be allowed for market-rate senior housing projects. The Board also wished to confirm that farmworker housing would be considered eligible for fee deferral.

As proposed, the fee deferral provisions would allow all affordable and special needs housing projects to request a fee deferral. Senior housing units are considered to be special needs housing, as are ADA accessible units. Farmworker housing, by definition, is also considered to be special needs housing. However, most farmworker housing, including bunkhouses, farm family dwellings, and ag employee units, are already exempt from payment of traffic and parks impact fees, and therefore would not benefit by a program to defer payment of those fees.

Policy Options:

- 1) Allow all affordable and special needs housing to request fee deferrals.

- 2) Allow senior housing to qualify for a fee deferral only if it includes at least 20% of its units as affordable to low, very-low and extremely-low income households.

Recommendation: While the Planning Commission and staff recommended policy option #1, option #2 would allow senior housing projects to defer fees only where the project meets minimum affordability requirements.

Issue #8: Pipeline Project Provisions and Effective Dates of Ordinances.

Discussion: The Board asked for evaluation of options for the “pipeline” provision and effective date for the new ordinances.

There are two categories of projects that need to be considered for pipeline provisions: building permit applications and planning permit applications. Since the fees are applied to construction of new units, the affordable housing program requirements would not apply to parcel maps or tentative maps. However, a developer may chose to designate lots for affordable housing at the map stage in order meet the affordable housing program requirements for the entire project.

Policy Options for pipeline provisions related to building permits include:

- 1) Exempt complete building permit applications filed prior to the effective date of the ordinances.
- 2) Exempt active building permit applications filed prior to the effective date of the ordinances.
- 3) Exempt all complete building permit applications submitted prior to some other specific date beyond the 60 days required by law.

Recommendation: Option 1, as originally recommended by staff and the Planning Commission: exempt complete building permit applications filed prior to the effective date of the ordinance. Parameters for what constitutes a “complete” building permit application have been established and a draft handout listing the minimum submittal requirements will be presented at the meeting.

Building permit application (i.e., “plan checks”) expire one year from the date of application if a permit is not issued. Expired applications may be renewed one time for an additional one year period by paying 25 percent of the plan check fee within six months of expiration. Staff believes that such renewals should also receive “pipeline” status if the original building permit application was filed prior to the effective date of the ordinance. Therefore, staff also recommends exempting the first plan check renewal on applications that were submitted prior to the effective date. This would give a homebuilder up to 5 years to obtain the permit and complete the project without being subject to the affordable housing program requirements (two years to obtain the building permit plus three years to complete construction after issuance of a building permit). Building permit renewals on all homes that have already reached the “closed-in” stage would also be exempt.

Policy Options for pipeline provisions related to planning permits are:

- 1) Exempt projects that have filed complete applications for all required planning entitlements such as Design Review or Use Permit approval prior to the notification date for the hearings on these Code Amendments. This approach is consistent with state law requirements for vesting maps. The hearing notice date on these code amendments was March 21, 2005.

2) Exempt projects that have filed complete applications for entitlements prior to the effective date of the ordinance. Because of the long lead times for planning project reviews, this approach could exempt many projects approved long after the ordinance is effective.

3) Exempt projects for which planning applications have been deemed complete prior to some other specific date. Because of the long lead times for planning project reviews, this approach would also exempt many projects that will not be approved until long after the ordinance is effective.

Recommendation: Option 1, as originally recommended by staff and the Planning Commission: exempt all pipeline projects for which the planning development permit application was deemed complete prior to the notification date.

Effective Date of Ordinances. Pursuant to State law, most ordinances do not become effective until 30 days following their passage. Fee ordinances do not become effective until at least 60 days following their passage. The Board may wish to delay the effective date of some or all of the Ordinances in order to reduce the impact on developers who have been working on projects but have not yet completed applications.

Policy Options for Effective Date of Ordinances:

1) Make the fee provisions contained within Article 89 effective 60 days after passage, with all other ordinances effective 30 days after passage, consistent with the minimums set forth in state law.

2) Delay the effective date of the fee provisions until September 1, 2005 (or some other specific date beyond the required 60 days), with the other ordinances effective 30 days following passage.

3) Delay the effective date of all ordinances.

4) Make the fee ordinances effective 60 days following passage, but structure the inclusionary fees to be phased in over time similar to the approach recommended for the Workforce Housing Program.

Recommendation: While staff and the Planning Commission recommended policy option #1, options #2 and #3 would allow the Board to reduce the impact on developers and owner-builders who have expended considerable effort toward permit filing, but did not plan on higher fees in their financing plans. These options would also help avoid a crush of permit applications arriving at the height of PRMD's busiest season. Option #4 would also reduce this burden and would help to reduce the possible problem of a last-minute "rush" to file applications.

List of Attachments:

A: Revised In-Lieu Fee Table with Reduced Increments for Smaller Homes (Options 4a and 4b)

B: Applicability of Workforce Housing Program Requirements to Agricultural Land Uses

REVISED AFFORDABLE HOUSING IN-LIEU FEE SCHEDULE

Policy Option 4a

Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee
<1,000	exempt						
>1,000	\$955	1,460	\$3,255	1,920	\$9,755	2,380	\$16,655
1,010	\$1,005	1,470	\$3,305	1,930	\$9,905	2,390	\$16,805
1,020	\$1,055	1,480	\$3,355	1,940	\$10,055	2,400	\$16,955
1,030	\$1,105	1,490	\$3,405	1,950	\$10,205	2,410	\$17,105
1,040	\$1,155	1,500	\$3,455	1,960	\$10,355	2,420	\$17,255
1,050	\$1,205	1,510	\$3,605	1,970	\$10,505	2,430	\$17,405
1,060	\$1,255	1,520	\$3,755	1,980	\$10,655	2,440	\$17,555
1,070	\$1,305	1,530	\$3,905	1,990	\$10,805	2,450	\$17,705
1,080	\$1,355	1,540	\$4,055	2,000	\$10,955	2,460	\$17,855
1,090	\$1,405	1,550	\$4,205	2,010	\$11,105	2,470	\$18,005
1,100	\$1,455	1,560	\$4,355	2,020	\$11,255	2,480	\$18,155
1,110	\$1,505	1,570	\$4,505	2,030	\$11,405	2,490	\$18,305
1,120	\$1,555	1,580	\$4,655	2,040	\$11,555	2,500	\$18,455
1,130	\$1,605	1,590	\$4,805	2,050	\$11,705	2,510	\$18,605
1,140	\$1,655	1,600	\$4,955	2,060	\$11,855	2,520	\$18,755
1,150	\$1,705	1,610	\$5,105	2,070	\$12,005	2,530	\$18,905
1,160	\$1,755	1,620	\$5,255	2,080	\$12,155	2,540	\$19,055
1,170	\$1,805	1,630	\$5,405	2,090	\$12,305	2,550	\$19,205
1,180	\$1,855	1,640	\$5,555	2,100	\$12,455	2,560	\$19,355
1,190	\$1,905	1,650	\$5,705	2,110	\$12,605	2,570	\$19,505
1,200	\$1,955	1,660	\$5,855	2,120	\$12,755	2,580	\$19,655
1,210	\$2,005	1,670	\$6,005	2,130	\$12,905	2,590	\$19,805
1,220	\$2,055	1,680	\$6,155	2,140	\$13,055	2,600	\$19,955
1,230	\$2,105	1,690	\$6,305	2,150	\$13,205	2,610	\$20,105
1,240	\$2,155	1,700	\$6,455	2,160	\$13,355	2,620	\$20,255
1,250	\$2,205	1,710	\$6,605	2,170	\$13,505	2,630	\$20,405
1,260	\$2,255	1,720	\$6,755	2,180	\$13,655	2,640	\$20,555
1,270	\$2,305	1,730	\$6,905	2,190	\$13,805	2,650	\$20,705
1,280	\$2,355	1,740	\$7,055	2,200	\$13,955	2,660	\$20,855
1,290	\$2,405	1,750	\$7,205	2,210	\$14,105	2,670	\$21,005
1,300	\$2,455	1,760	\$7,355	2,220	\$14,255	2,680	\$21,155
1,310	\$2,505	1,770	\$7,505	2,230	\$14,405	2,690	\$21,305
1,320	\$2,555	1,780	\$7,655	2,240	\$14,555	2,700	\$21,455
1,330	\$2,605	1,790	\$7,805	2,250	\$14,705	2,710	\$21,605
1,340	\$2,655	1,800	\$7,955	2,260	\$14,855	2,720	\$21,755
1,350	\$2,705	1,810	\$8,105	2,270	\$15,005	2,730	\$21,905
1,360	\$2,755	1,820	\$8,255	2,280	\$15,155	2,740	\$22,055
1,370	\$2,805	1,830	\$8,405	2,290	\$15,305	2,750	\$22,205
1,380	\$2,855	1,840	\$8,555	2,300	\$15,455	2,760	\$22,355
1,390	\$2,905	1,850	\$8,705	2,310	\$15,605	2,770	\$22,505
1,400	\$2,955	1,860	\$8,855	2,320	\$15,755	2,780	\$22,655
1,410	\$3,005	1,870	\$9,005	2,330	\$15,905	2,790	\$22,805
1,420	\$3,055	1,880	\$9,155	2,340	\$16,055	2,800	\$22,955
1,430	\$3,105	1,890	\$9,305	2,350	\$16,205	2,810	\$23,105
1,440	\$3,155	1,900	\$9,455	2,360	\$16,355	2,820	\$23,255
1,450	\$3,205	1,910	\$9,605	2,370	\$16,505	2,830	\$23,405

**REVISED AFFORDABLE HOUSING IN-LIEU FEE SCHEDULE
Policy Option 4a**

Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee
2,840	\$23,555	3,300	\$30,455	3,760	\$37,355	4,220	\$44,255
2,850	\$23,705	3,310	\$30,605	3,770	\$37,505	4,230	\$44,405
2,860	\$23,855	3,320	\$30,755	3,780	\$37,655	4,240	\$44,555
2,870	\$24,005	3,330	\$30,905	3,790	\$37,805	4,250	\$44,705
2,880	\$24,155	3,340	\$31,055	3,800	\$37,955	4,260	\$44,855
2,890	\$24,305	3,350	\$31,205	3,810	\$38,105	4,270	\$45,005
2,900	\$24,455	3,360	\$31,355	3,820	\$38,255	4,280	\$45,155
2,910	\$24,605	3,370	\$31,505	3,830	\$38,405	4,290	\$45,305
2,920	\$24,755	3,380	\$31,655	3,840	\$38,555	4,300	\$45,455
2,930	\$24,905	3,390	\$31,805	3,850	\$38,705	4,310	\$45,605
2,940	\$25,055	3,400	\$31,955	3,860	\$38,855	4,320	\$45,755
2,950	\$25,205	3,410	\$32,105	3,870	\$39,005	4,330	\$45,905
2,960	\$25,355	3,420	\$32,255	3,880	\$39,155	4,340	\$46,055
2,970	\$25,505	3,430	\$32,405	3,890	\$39,305	4,350	\$46,205
2,980	\$25,655	3,440	\$32,555	3,900	\$39,455	4,360	\$46,355
2,990	\$25,805	3,450	\$32,705	3,910	\$39,605	4,370	\$46,505
3,000	\$25,955	3,460	\$32,855	3,920	\$39,755	4,380	\$46,655
3,010	\$26,105	3,470	\$33,005	3,930	\$39,905	4,390	\$46,805
3,020	\$26,255	3,480	\$33,155	3,940	\$40,055	4,400	\$46,955
3,030	\$26,405	3,490	\$33,305	3,950	\$40,205	>4,400	\$10.50/sq. ft.
3,040	\$26,555	3,500	\$33,455	3,960	\$40,355		
3,050	\$26,705	3,510	\$33,605	3,970	\$40,505		\$ 150.00 Incremental change over 1500 sq. ft.
3,060	\$26,855	3,520	\$33,755	3,980	\$40,655		
3,070	\$27,005	3,530	\$33,905	3,990	\$40,805		
3,080	\$27,155	3,540	\$34,055	4,000	\$40,955		
3,090	\$27,305	3,550	\$34,205	4,010	\$41,105		
3,100	\$27,455	3,560	\$34,355	4,020	\$41,255		\$ 50.00 Incremental change up to 1500 sq. ft.
3,110	\$27,605	3,570	\$34,505	4,030	\$41,405		
3,120	\$27,755	3,580	\$34,655	4,040	\$41,555		
3,130	\$27,905	3,590	\$34,805	4,050	\$41,705		
3,140	\$28,055	3,600	\$34,955	4,060	\$41,855		
3,150	\$28,205	3,610	\$35,105	4,070	\$42,005		
3,160	\$28,355	3,620	\$35,255	4,080	\$42,155		
3,170	\$28,505	3,630	\$35,405	4,090	\$42,305		
3,180	\$28,655	3,640	\$35,555	4,100	\$42,455		
3,190	\$28,805	3,650	\$35,705	4,110	\$42,605		
3,200	\$28,955	3,660	\$35,855	4,120	\$42,755		
3,210	\$29,105	3,670	\$36,005	4,130	\$42,905		
3,220	\$29,255	3,680	\$36,155	4,140	\$43,055		
3,230	\$29,405	3,690	\$36,305	4,150	\$43,205		
3,240	\$29,555	3,700	\$36,455	4,160	\$43,355		
3,250	\$29,705	3,710	\$36,605	4,170	\$43,505		
3,260	\$29,855	3,720	\$36,755	4,180	\$43,655		
3,270	\$30,005	3,730	\$36,905	4,190	\$43,805		
3,280	\$30,155	3,740	\$37,055	4,200	\$43,955		
3,290	\$30,305	3,750	\$37,205	4,210	\$44,105		

**REVISED AFFORDABLE HOUSING IN-LIEU FEE SCHEDULE
POLICY OPTION 4b**

Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee
<1,000	exempt						
>1,000	\$955	1,460	\$3,947	1,920	\$13,878	2,380	\$19,863
1,010	\$1,020	1,470	\$4,012	1,930	\$14,008	2,390	\$19,993
1,020	\$1,085	1,480	\$4,077	1,940	\$14,138	2,400	\$20,123
1,030	\$1,150	1,490	\$4,142	1,950	\$14,269	2,410	\$20,253
1,040	\$1,215	1,500	\$4,207	1,960	\$14,399	2,420	\$20,383
1,050	\$1,280	1,510	\$8,544	1,970	\$14,529	2,430	\$20,513
1,060	\$1,345	1,520	\$8,674	1,980	\$14,659	2,440	\$20,643
1,070	\$1,410	1,530	\$8,804	1,990	\$14,789	2,450	\$20,774
1,080	\$1,475	1,540	\$8,934	2,000	\$14,919	2,460	\$20,904
1,090	\$1,540	1,550	\$9,065	2,010	\$15,049	2,470	\$21,034
1,100	\$1,605	1,560	\$9,195	2,020	\$15,179	2,480	\$21,164
1,110	\$1,670	1,570	\$9,325	2,030	\$15,309	2,490	\$21,294
1,120	\$1,735	1,580	\$9,455	2,040	\$15,439	2,500	\$21,424
1,130	\$1,800	1,590	\$9,585	2,050	\$15,570	2,510	\$21,554
1,140	\$1,865	1,600	\$9,715	2,060	\$15,700	2,520	\$21,684
1,150	\$1,930	1,610	\$9,845	2,070	\$15,830	2,530	\$21,814
1,160	\$1,995	1,620	\$9,975	2,080	\$15,960	2,540	\$21,944
1,170	\$2,060	1,630	\$10,105	2,090	\$16,090	2,550	\$22,075
1,180	\$2,125	1,640	\$10,235	2,100	\$16,220	2,560	\$22,205
1,190	\$2,190	1,650	\$10,366	2,110	\$16,350	2,570	\$22,335
1,200	\$2,256	1,660	\$10,496	2,120	\$16,480	2,580	\$22,465
1,210	\$2,321	1,670	\$10,626	2,130	\$16,610	2,590	\$22,595
1,220	\$2,386	1,680	\$10,756	2,140	\$16,740	2,600	\$22,725
1,230	\$2,451	1,690	\$10,886	2,150	\$16,871	2,610	\$22,855
1,240	\$2,516	1,700	\$11,016	2,160	\$17,001	2,620	\$22,985
1,250	\$2,581	1,710	\$11,146	2,170	\$17,131	2,630	\$23,115
1,260	\$2,646	1,720	\$11,276	2,180	\$17,261	2,640	\$23,245
1,270	\$2,711	1,730	\$11,406	2,190	\$17,391	2,650	\$23,376
1,280	\$2,776	1,740	\$11,536	2,200	\$17,521	2,660	\$23,506
1,290	\$2,841	1,750	\$11,667	2,210	\$17,651	2,670	\$23,636
1,300	\$2,906	1,760	\$11,797	2,220	\$17,781	2,680	\$23,766
1,310	\$2,971	1,770	\$11,927	2,230	\$17,911	2,690	\$23,896
1,320	\$3,036	1,780	\$12,057	2,240	\$18,041	2,700	\$24,026
1,330	\$3,101	1,790	\$12,187	2,250	\$18,172	2,710	\$24,156
1,340	\$3,166	1,800	\$12,317	2,260	\$18,302	2,720	\$24,286
1,350	\$3,231	1,810	\$12,447	2,270	\$18,432	2,730	\$24,416
1,360	\$3,296	1,820	\$12,577	2,280	\$18,562	2,740	\$24,546
1,370	\$3,361	1,830	\$12,707	2,290	\$18,692	2,750	\$24,676
1,380	\$3,426	1,840	\$12,837	2,300	\$18,822	2,760	\$24,807
1,390	\$3,491	1,850	\$12,968	2,310	\$18,952	2,770	\$24,937
1,400	\$3,557	1,860	\$13,098	2,320	\$19,082	2,780	\$25,067
1,410	\$3,622	1,870	\$13,228	2,330	\$19,212	2,790	\$25,197
1,420	\$3,687	1,880	\$13,358	2,340	\$19,342	2,800	\$25,327
1,430	\$3,752	1,890	\$13,488	2,350	\$19,473	2,810	\$25,457
1,440	\$3,817	1,900	\$13,618	2,360	\$19,603	2,820	\$25,587
1,450	\$3,882	1,910	\$13,748	2,370	\$19,733	2,830	\$25,717

**REVISED AFFORDABLE HOUSING IN-LIEU FEE SCHEDULE
POLICY OPTION 4b**

Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee	Unit Square Footage	Total Per Unit Fee
2,840	\$25,847	3,300	\$31,832	3,760	\$37,817	4,220	\$43,801
2,850	\$25,977	3,310	\$31,962	3,770	\$37,947	4,230	\$43,931
2,860	\$26,108	3,320	\$32,092	3,780	\$38,077	4,240	\$44,061
2,870	\$26,238	3,330	\$32,222	3,790	\$38,207	4,250	\$44,191
2,880	\$26,368	3,340	\$32,352	3,800	\$38,337	4,260	\$44,322
2,890	\$26,498	3,350	\$32,482	3,810	\$38,467	4,270	\$44,452
2,900	\$26,628	3,360	\$32,613	3,820	\$38,597	4,280	\$44,582
2,910	\$26,758	3,370	\$32,743	3,830	\$38,727	4,290	\$44,712
2,920	\$26,888	3,380	\$32,873	3,840	\$38,857	4,300	\$44,842
2,930	\$27,018	3,390	\$33,003	3,850	\$38,987	4,310	\$44,972
2,940	\$27,148	3,400	\$33,133	3,860	\$39,118	4,320	\$45,102
2,950	\$27,278	3,410	\$33,263	3,870	\$39,248	4,330	\$45,232
2,960	\$27,409	3,420	\$33,393	3,880	\$39,378	4,340	\$45,362
2,970	\$27,539	3,430	\$33,523	3,890	\$39,508	4,350	\$45,492
2,980	\$27,669	3,440	\$33,653	3,900	\$39,638	4,360	\$45,623
2,990	\$27,799	3,450	\$33,783	3,910	\$39,768	4,370	\$45,753
3,000	\$27,929	3,460	\$33,914	3,920	\$39,898	4,380	\$45,883
3,010	\$28,059	3,470	\$34,044	3,930	\$40,028	4,390	\$46,013
3,020	\$28,189	3,480	\$34,174	3,940	\$40,158	4,400	\$46,143
3,030	\$28,319	3,490	\$34,304	3,950	\$40,288	>4,400	\$10.50/sq. ft.
3,040	\$28,449	3,500	\$34,434	3,960	\$40,419		
3,050	\$28,579	3,510	\$34,564	3,970	\$40,549		
3,060	\$28,710	3,520	\$34,694	3,980	\$40,679		
3,070	\$28,840	3,530	\$34,824	3,990	\$40,809		
3,080	\$28,970	3,540	\$34,954	4,000	\$40,939		
3,090	\$29,100	3,550	\$35,084	4,010	\$41,069		
3,100	\$29,230	3,560	\$35,215	4,020	\$41,199		
3,110	\$29,360	3,570	\$35,345	4,030	\$41,329		
3,120	\$29,490	3,580	\$35,475	4,040	\$41,459		
3,130	\$29,620	3,590	\$35,605	4,050	\$41,589		
3,140	\$29,750	3,600	\$35,735	4,060	\$41,720		
3,150	\$29,880	3,610	\$35,865	4,070	\$41,850		
3,160	\$30,011	3,620	\$35,995	4,080	\$41,980		
3,170	\$30,141	3,630	\$36,125	4,090	\$42,110		
3,180	\$30,271	3,640	\$36,255	4,100	\$42,240		
3,190	\$30,401	3,650	\$36,385	4,110	\$42,370		
3,200	\$30,531	3,660	\$36,516	4,120	\$42,500		
3,210	\$30,661	3,670	\$36,646	4,130	\$42,630		
3,220	\$30,791	3,680	\$36,776	4,140	\$42,760		
3,230	\$30,921	3,690	\$36,906	4,150	\$42,890		
3,240	\$31,051	3,700	\$37,036	4,160	\$43,021		
3,250	\$31,181	3,710	\$37,166	4,170	\$43,151		
3,260	\$31,312	3,720	\$37,296	4,180	\$43,281		
3,270	\$31,442	3,730	\$37,426	4,190	\$43,411		
3,280	\$31,572	3,740	\$37,556	4,200	\$43,541		
3,290	\$31,702	3,750	\$37,686	4,210	\$43,671		

Applicability of Workforce Housing Program Requirements to Agricultural Land Uses

Allowable Agricultural Land Uses	Office	Retail	Ind	Exempt
Raising, feeding, maintaining and breeding of farm animals				X
4-H and FFA animal husbandry projects				X
Growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, including wholesale nurseries				X
Agricultural support services			X	
Incidental cleaning, grading, packing, polishing, sizing and similar preparation of crops				X
Temporary or seasonal sales and promotion of crops which are grown or animals which are raised on the site				X
Storage of unprocessed crops which are grown or animals which are raised on the site ("commodity barns")				X
Storage of processed agricultural products			X	
Boarding of horses				X
Livestock feed yards, animal sales yards			X	
Commercial mushroom farming				X
Commercial stables, riding academies, equestrian riding and driving clubs, and hunting clubs		X		
Commercial aquaculture				X
Preparation of agricultural products			X	
Processing of agricultural product of a type grown or produced primarily on site or in the local area			X	
Bottling or canning of agricultural products grown or processed on site			X	
Slaughterhouses, animal processing plants, rendering plants, fertilizer plants or yards			X	
Retail nurseries		X		
Tasting rooms, including associated visitor-serving uses		X		
Year-round sales and promotion of agricultural products grown or processed in the county		X		
Promotional or marketing accommodations for private guests		X		

Note: The first 2,000 sq. ft. of any non-residential structure is exempt