

TOWN OF CARY
FISCAL YEAR 2015 GENERAL CAPITAL IMPROVEMENTS BUDGET

A. TRANSPORTATION DEVELOPMENT FEES

The Town of Cary charges transportation development fees for properties developing within the Town or its extraterritorial jurisdiction (ETJ). Transportation development fees are levied at the time of permit issuance in order to help address the costs associated with the transportation infrastructure needs of new development. These fees vary based on residential, multi-family and commercial development type and size.

For more details related to the Town's transportation development fees, see section 7.11 of the Town of Cary's Land Development Ordinance at

[http://www.amlegal.com/nxt/gateway.dll/North%20Carolina/cary_nc/codeofordinancetownofcarynorthcarolina?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:cary_nc](http://www.amlegal.com/nxt/gateway.dll/North%20Carolina/cary_nc/codeofordinancetownofcarynorthcarolina?f=templates$fn=default.htm$3.0$vid=amlegal:cary_nc)

| Land Use Type | Unit | Central Zone | Base Zone |
|--------------------------------------|---------------|--------------|-----------|
| Single-Family Detached | Dwelling | \$782 | \$1,359 |
| Single-Family Attached (Town Homes) | Dwelling | \$480 | \$833 |
| Multi-Family (Apartments & Condos) | Dwelling | \$480 | \$833 |
| Congregate Care Facility | Dwelling | \$131 | \$228 |
| Hotel/Motel | Room | \$418 | \$726 |
| Retail/Commercial | | | |
| Gen Retail - Up to 1 million sq. ft. | 1,000 sq. ft. | \$843 | \$1,466 |
| Gen Retail - 1 million sq. ft. + | 1,000 sq. ft. | \$833 | \$1,450 |
| ATM (stand-alone) | Each | \$1,083 | \$1,884 |
| Bank | 1,000 sq. ft. | \$1,731 | \$3,008 |
| Restaurant, Fast Food | 1,000 sq. ft. | \$1,748 | \$3,039 |
| Restaurant, Sit-Down | 1,000 sq. ft. | \$1,405 | \$2,441 |
| Office/Institutional | | | |
| Office, General | 1,000 sq. ft. | \$1,152 | \$2,004 |
| Hospital | 1,000 sq. ft. | \$568 | \$988 |
| Library | 1,000 sq. ft. | \$514 | \$894 |
| Nursing Home | 1,000 sq. ft. | \$223 | \$387 |
| Parking Lot, Commercial | Parking Space | \$232 | \$403 |
| Church, Worship Center | 1,000 sq. ft. | \$359 | \$622 |
| Day Care Center | 1,000 sq. ft. | \$919 | \$1,597 |
| Industrial | | | |
| Industrial Park | 1,000 sq. ft. | \$712 | \$1,236 |
| Warehouse | 1,000 sq. ft. | \$395 | \$685 |
| Mini-Warehouse | 1,000 sq. ft. | \$201 | \$349 |
| Recreational | | | |
| Golf Course | Hole | \$1,748 | \$3,039 |
| Park/General Recreation | Acre | \$38 | \$68 |
| Recreational/Swim Center | 1,000 sq. ft. | \$1,118 | \$1,944 |
| Tennis Court | Court | \$2,476 | \$4,303 |

B. VEHICLE LICENSE FEES

The fee for registration of motor vehicles, as required in Town Code Chapter 12, Article II, Section 12-27, shall be fifteen dollars (\$15.00). Ten dollars of the fee funds general transportation projects through the general capital reserve fund, and five dollars of the fee supports C-Tran operations through the transit fund.

C. PAYMENT-IN-LIEU FEES*Park and Greenway Payments-in-Lieu – Single Family Dwelling Units*

The Town of Cary's Land Development Ordinance requires developers to donate at least 1/35th of an acre of land for each traditional single-family dwelling unit planned in a subdivision plat or development. Should the land that a developer plan to dedicate lie within a Flood Hazard Area or have slopes of greater than 15 percent, land should be dedicated at a rate of at least 1/20 of an acre per dwelling unit.

Per the Town's Land Development Ordinance, the payment of fees in-lieu of the dedication of land may occur at the request of the subdivider or developer. In most instances, payments-in-lieu of land dedication must be paid prior to recording any lots in the subdivision. In some cases, payment of fees in-lieu of land dedication may be required by the Town Council at the time of preliminary plat approval or master land use plan approval.

Park and Greenway Payments-in-Lieu – Multi-Family Dwelling Units

The Town's Land Development Ordinance requires developers of multi-family dwelling units not requiring subdivision plan approval to provide funds where the Town may acquire recreational land or areas to serve the development or more than multi-family development or residential subdivision. The multi-family recreation fund payment must be equal to 65% of the five-year rolling average subdivision recreation fund payment per dwelling unit. A combination of partial payment of funds and partial dedication of land may be required in instances where the Town Council determines that this combination is in the best interest of the citizens of the area to be served. Land to be dedicated in lieu of payment of funds must be equal to 1/55th of an acre for each dwelling unit for which dedication is to be made in lieu of fund payment. Should the land that a developer plan to dedicate lie within a FEMA 100 year floodplain, wetlands, regulated stream buffers or have slopes greater than 15% percent, land should be dedicated at a rate of at least 1/40th of an acre per dwelling unit. Such areas should be reflected on the subdivision plat for the dedicated parcel.

For more details related to the Town's park and greenway land dedication and/or payment-in-lieu requirements, see sections 8.2.3 and 8.2.4 of the Town of Cary's Land Development Ordinance at:

[http://www.amlegal.com/nxt/gateway.dll/North%20Carolina/cary_nc/codeofordinancestownofcarynorthcarolina?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:cary_nc](http://www.amlegal.com/nxt/gateway.dll/North%20Carolina/cary_nc/codeofordinancestownofcarynorthcarolina?f=templates$fn=default.htm$3.0$vid=amlegal:cary_nc)

Street and Sidewalk Payments-in-Lieu

The Town of Cary's Land Development Ordinance requires that developers of subdivisions construct street and sidewalk improvements within their developments and on adjacent property frontage that conform to Town standards. A payment-in-lieu of street or sidewalk construction may be made to the Town should the developer prefer not to construct the required street/sidewalk improvement. In these instances, the developer must provide the Town with a sealed engineer's estimate for the work to be constructed. The Town then reviews the estimate to ensure that it is in accordance with established standards. Should everything be in order, the payment-in-lieu request is approved by the Town and funds are accepted. Payments-in-lieu of improvements must be paid prior to issuance of the construction package. For more details related to the Town's street and sidewalk improvement requirements, see section 8.1.5 of the Town of Cary's Land Development Ordinance at:

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ATTACHMENT A

Street Lighting Payments-in-Lieu

The Town of Cary's Land Development Ordinance requires that a property owner or developer install street lighting along all proposed streets, public or private, and along all existing streets which adjoin the property, in accordance with Town of Cary Policy Statement No. 13. A payment-in-lieu of street light installation may be made to the Town of Cary should the Town's Engineering department determine that the street lights cannot be installed until a later date. In these instances, the property owner or developer must provide the Town with a sealed engineer's estimate for the lights to be installed. The Town then reviews the estimate to ensure that it is in accordance with established standards. Should everything be in order, the payment-in-lieu request is approved by the Town and funds are accepted. Payments-in-lieu of improvements must be paid prior to issuance of the construction package. For more details related to the Town's street lighting requirements, see section 8.1.5 of the Town of Cary's Land Development Ordinance at:

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