

HOW THE FEE IS DETERMINED

The storm water fee is based on two elements of a developed piece of property determined by a rate study:

- The total square footage of impervious area on the property
 - *Impervious Area = Surface that is compacted or covered so as to resist infiltration by water, such as roofs, driveways, sidewalks, compacted gravel, ROC, or dirt.*

- The type of property development – Single-Family Residential, Multi-Family Residential, or Non-Residential
 - *Single-Family Residential = Detached dwelling units*
 - *Multi-Family Residential = Various sizes and number of dwelling units*
 - *Non-Residential = All property zoned or used for commercial, industrial, retail, governmental, or other uses not defined as residential*

The City of North Charleston used digital aerial photography to determine the impervious area associated with each type of property:

Single-Family Residential - The city took samples from all residential areas from around the city to statistically determine the average impervious area of a residential lot.

Multi-Family Residential -The city analyzed each multi-family property individually to determine the class and the impervious area.

Non-Residential- The city analyzed each non-residential property individually to determine the class and the impervious area.

All fees, both residential and non-residential, are calculated based on the citywide average impervious area of a single-family detached dwelling – this is called an “ERU”, or Equivalent Residential Unit.

The City of North Charleston’s ERU equals 2,900 square feet, which is the baseline for all calculations and the denominator in the non-residential calculation below.

Property Type/Category	ERU Calculation	Mobile Home Unit Charge	Annual Fee
Single-Family Residential	1.0		\$36.00
Multi-Family Residential			
Townhouse, duplex, triplex, quadplex, & condo	<u>Total Impervious Area</u> 2900 sq. ft		# ERU’s x \$36.00
Mobile home & mobile home park	<u>Total Impervious Area</u> 2900 sq. ft	# MHU x \$14.90	# ERU’s x \$36.00 + MHU charge
Non-Residential	<u>Total Impervious Area</u> 2900 sq. ft		# ERU’s x \$36.00