

HOW THE FEE IS DETERMINED

The storm water fee is based on two elements of a developed piece of property:

- 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 uses digital aerial photography to determine the impervious area associated with each type of property:

Single-Family Residential - The city uses a standard of 5,800 square feet as the average impervious area for a developed residential lot.

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

Non-Residential- The city analyzes 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 average impervious area of a single-family residential property – this is called an “ERU”, or Equivalent Residential Unit.

The City of North Charleston’s ERU equals 5,800 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		\$72.00
Multi-Family Residential			
Townhouse, duplex, triplex, quadplex, & condo	<u>Total Impervious Area</u> 5800 sq. ft		# ERU’s x \$72.00
Mobile home & mobile home park	<u>Total Impervious Area</u> 5800 sq. ft	# MHU x \$14.90	# ERU’s x \$72.00 + MHU charge
Non-Residential	<u>Total Impervious Area</u> 5800 sq. ft		# ERU’s x \$72.00