

**ORDINANCE NO. 24-172**  
**Sponsored by Council Member Jon Yurchiak**

**AN ORDINANCE TO ESTABLISH IMPACT FEES FOR CHAPTER 158 OF THE CODIFIED ORDINANCES OF THE CITY OF WADSWORTH AND DECLARING AN EMERGENCY**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WADSWORTH, STATE OF OHIO:

**Section 1.** That the definitions and abbreviations used in this ordinance are established as follows:

**COMMERCIAL ZONING DISTRICTS.** (C-1) Local Commercial, (C-3) Intensive Commercial, (C-4) Highway Interchange, (C-5) Commercial Office, and (CSG) College Street Gateway

**CONSTRUCTION PERMIT.** An engineering construction permit issued pursuant to Code Section 157.160 or other equivalent permit issued at the time of impact.

**DU.** Dwelling unit.

**EMU.** Equivalent Meter Unit, which is the flow capacity of the water meter divided by the flow capacity of the minimum water meter size used in the City.

**GROSS FLOOR AREA.** The total occupiable floor area under a roofed structure.

**IMPACT FEE USE EXCEPTION.** Uses for which the impact fee is based on factors other than shown in the standard tables included in this ordinance.

**INDUSTRIAL ZONING DISTRICTS.** (I-1) Light industrial, (I-2) Heavy industrial, and (AP) Airport

**MIXED USE** means a lot or parcel containing both residential and other uses.

**MIXED-USE ZONING AND OVERLAY DISTRICTS.** (CBD) Central Business Development, Great Oaks Mixed Use, Main Street Redevelopment, and High Street Transitional Business

**NON-RESIDENTIAL USE.** A non-residential use or mixed use in any zoning district.

**SF.** Square feet of gross floor area.

**VESTED DEVELOPMENT.**

1. A one, two, or three-family residential use on a lot or parcel created on or before June 30, 2025, or on a lot created through a subdivision for which a complete tentative plat application was submitted to Planning Commission on or before June 30, 2025; or
2. A four or more-family residential use or a non-residential use for which a complete application for conditional zoning certificate was submitted to Planning Commission on or before June 30, 2025.

**Section 2.** That the impact fees for Section 158.100 of the Codified Ordinances of the City of Wadsworth for vested developments are established based on a phase-in process. The impact fees to be collected for each phase of implementation are provided below:

**Phase 1.** For construction permits issued on or after July 1, 2025 and on or before December 31, 2025, the following impact fees are to be collected:

<b>Table 2a – Impact Fees for a New Residential Use on a Lot or Parcel - Vested</b>		
<i>For Construction Permits issued on or after July 1, 2025 and on or before December 31, 2025</i>		
New DUs per lot or parcel	Transportation	Parks
One DU	\$1,000	\$400
Two DU	\$2,000	\$800
Three DU	\$3,000	\$1,200
Each additional DU above three	\$800	\$400

<b>Table 2b – Transportation Impact Fees for a New Non-Residential Use - Vested</b>	
<i>For Construction Permits issued on or after July 1, 2025 and on or before December 31, 2025</i>	
Zone District	Transportation Impact Fee Per SF
Commercial Zoning Districts	\$1.50
Industrial Zoning Districts	\$0.60
Mixed-Use Zoning and Overlay Districts	\$1.25

<b>Table 2c – Impact Fee Use Exceptions – Transportation – Vested</b>		
<i>For Construction Permits issued on or after July 1, 2025 and on or before December 31, 2025</i>		
Use	Impact Fee	Basis
Assisted Living	\$250	Per bed
Car Wash	\$2,500	Per tunnel or wash stall
Coffee/Donut w/ Drive-Thru and No Seating	\$900	Per drive-thru lane
Continuing Care Retirement Community	\$250	Per unit
Food Cart Pod	\$750	Per food cart
Gas/Service Station w/o convenience store	\$900	Per pump
Hotel/Motel	\$250	Per room
Quick Lubrication Vehicle Shop	\$2,000	Per service position
School (Public or Private)	\$200	Per student at capacity
Supermarket	\$3,000 fixed plus \$1.00	Per SF

<b>Table 2d – Impact Fees for All Uses – Vested</b>			
<i>For Construction Permits issued on or after July 1, 2025 and on or before December 31, 2025</i>			
Meter Size	EMU	Water	Wastewater
Up to ¾-inch	1.0	\$1,000	\$2,000
1-inch	1.6	\$1,600	\$3,200
1.5-inch	2.4	\$2,400	\$4,800
2-inch	3.0	\$3,000	\$6,000
3-inch	4.4	\$4,400	\$8,800
4-inch	5.9	\$5,900	\$11,800
6-inch	8.8	\$8,800	\$17,600
8-inch	11.7	\$11,700	\$23,400
10-inch	14.6	\$14,600	\$29,200
12-inch	17.4	\$17,400	\$34,800

**Phase 2.** For construction permits issued on or after January 1, 2026, the following impact fees are to be collected:

<b>Table 4a – Impact Fees for a New Residential Use on a Lot or Parcel - Vested</b> <i>For Construction Permits issued on or after January 1, 2026</i>		
New DUs per lot or parcel	Transportation	Parks
One DU	\$2,000	\$400
Two DU	\$3,500	\$800
Three DU	\$5,000	\$1,200
Each additional DU above three	\$1,300	\$400

<b>Table 4b – Transportation Impact Fees for a New Non-Residential Use - Vested</b> <i>For Construction Permits issued on or after January 1, 2026</i>	
Zone District	Transportation Impact Fee Per SF
Commercial Zoning Districts	\$3.00
Industrial Zoning Districts	\$1.20
Mixed-Use Zoning and Overlay Districts	\$2.50

<b>Table 4c – Impact Fee Use Exceptions – Transportation – Vested</b> <i>For Construction Permits issued on or after January 1, 2026</i>		
Use	Impact Fee	Basis
Assisted Living	\$500	Per bed
Car Wash	\$5,000	Per tunnel or wash stall
Coffee/Donut w/ Drive-Thru and No Seating	\$1,800	Per drive-thru lane
Continuing Care Retirement Community	\$500	Per unit
Food Cart Pod	\$1,500	Per food cart
Gas/Service Station w/o convenience store	\$1,800	Per pump
Hotel/Motel	\$500	Per room
Quick Lubrication Vehicle Shop	\$4,000	Per service position
School (Public or Private)	\$400	Per student at capacity
Supermarket	\$6,000 fixed plus \$2.00	Per SF

<b>Table 4d – Impact Fees for All Uses – Vested</b> <i>For Construction Permits issued on or after January 1, 2026</i>			
Meter Size	EMU	Water	Wastewater
Up to ¾-inch	1.0	\$2,000	\$2,000
1-inch	1.6	\$3,200	\$3,200
1.5-inch	2.4	\$4,800	\$4,800
2-inch	3.0	\$6,000	\$6,000
3-inch	4.4	\$8,800	\$8,800
4-inch	5.9	\$11,800	\$11,800
6-inch	8.8	\$17,600	\$17,600
8-inch	11.7	\$23,400	\$23,400
10-inch	14.6	\$29,200	\$29,200
12-inch	17.4	\$34,800	\$34,800

**Section 3.** That the impact fees for Section 158.100 of the Codified Ordinances of the City of Wadsworth for new uses that are not vested developments are provided below for construction permits issued on or after July 1, 2025:

<b>Table 4a – Impact Fees for a New Residential Use on a Lot or Parcel – Not Vested</b> <i>For Construction Permits issued on or after July 1, 2025</i>		
New DUs per lot or parcel	Transportation	Parks
One DU	\$2,000	\$400
Two DU	\$3,500	\$800
Three DU	\$5,000	\$1,200
Each additional DU above three	\$1,300	\$400

<b>Table 4b – Transportation Impact Fees for a New Non-Residential Use – Not Vested</b> <i>For Construction Permits issued on or after July 1, 2025</i>	
Zone District	Transportation Impact Fee Per SF
Commercial Zoning Districts	\$3.00
Industrial Zoning Districts	\$1.20
Mixed-Use Zoning and Overlay Districts	\$2.50

<b>Table 4c – Impact Fee Use Exceptions – Transportation – Not Vested</b> <i>For Construction Permits issued on or after July 1, 2025</i>		
Use	Impact Fee	Basis
Assisted Living	\$500	Per bed
Car Wash	\$5,000	Per tunnel or wash stall
Coffee/Donut w/ Drive-Thru and No Seating	\$1,800	Per drive-thru lane
Continuing Care Retirement Community	\$500	Per unit
Food Cart Pod	\$1,500	Per food cart
Gas/Service Station w/o convenience store	\$1,800	Per pump
Hotel/Motel	\$500	Per room
Quick Lubrication Vehicle Shop	\$4,000	Per service position
School (Public or Private)	\$400	Per student at capacity
Supermarket	\$6,000 fixed plus \$2.00	Per SF

<b>Table 4d – Impact Fees for All Uses – Not Vested</b> <i>For Construction Permits issued on or after July 1, 2025</i>			
Meter Size	EMU	Water	Wastewater
Up to ¾-inch	1.0	\$2,000	\$2,000
1-inch	1.6	\$3,200	\$3,200
1.5-inch	2.4	\$4,800	\$4,800
2-inch	3.0	\$6,000	\$6,000
3-inch	4.4	\$8,800	\$8,800
4-inch	5.9	\$11,800	\$11,800
6-inch	8.8	\$17,600	\$17,600
8-inch	11.7	\$23,400	\$23,400
10-inch	14.6	\$29,200	\$29,200
12-inch	17.4	\$34,800	\$34,800

**Section 4.** That fees for Chapter 158.100 of the Codified Ordinances of the City of Wadsworth shall become effective on January 1, 2025.

**Section 5.** That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety in the City of Wadsworth in order

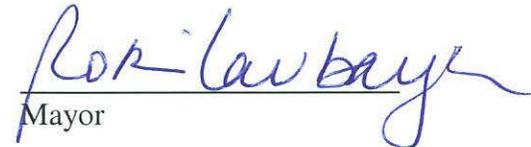
to provide fair and adequate fees and to give adequate notice of those fees; WHEREFORE, this ordinance shall go into immediate effect provided that it receives a two thirds vote of all members of city council. If it receives approval by a majority of the members but less than a two-thirds vote, then it shall be effective at the earliest time permitted by law.

Passed: 12-3-24

  
President of Council

Attest:   
Clerk of Council

Approved: 12-3-24

  
Mayor

1<sup>st</sup> Rdg. 11-6-24  
3<sup>rd</sup> Rdg. 12-3-24  
Vote: aye 6 nay 0

2<sup>nd</sup> Rdg. 11-19-24  
Passed: yes  no   
Immediate Effect: yes  no

CERTIFICATE OF PUBLICATION

I, Julie Darlington, Clerk of Council of the City of Wadsworth, State of Ohio, do hereby certify that the forgoing ordinance was duly published in the *Medina Gazette* and at <http://publicnoticesohio.com/> on \_\_\_\_\_ and \_\_\_\_\_, which is for two consecutive weeks as required by section 731.21 of the Ohio Revised Code.

\_\_\_\_\_  
Julie Darlington  
Clerk of Council  
City of Wadsworth