

APPENDIX A

SINGLE-FAMILY EQUIVALENT UNIT CONVERSION SCHEDULE (To Be Used In Accordance With Section 2.20)

<u>Use</u> ¹	<u>SFE Units</u>
Single-Family Residences and Manufactured Homes ^{2,3}	
Three bedrooms or less	1.0
Each bedroom in excess of three	0.4
Each bath, or portion thereof, in excess of two	0.2
Apartment, Townhouses, Multiplexes, and Condominium Units ^{2,3}	
Two bedrooms or less	1.0
Each bedroom in excess of two	0.4
Each bath, or portion thereof, in excess of one	0.4
Studio Apartments/Condominiums (Single room less than 600 square feet with single bathroom and kitchen)	0.7
Accessory Units	0.7
(Accessory units shall be equal to or less than one-third the total square footage of the attached or unattached residence on a single parcel. Total square footage of accessory unit shall not exceed 1,200 square feet.)	
Lodges, Hotels, and Motels, per rental room ²	0.6
Bed and Breakfast	
Three bedrooms or less	1.0
Each bedroom in excess of three	0.4
Each bath, or portion thereof, in excess of two	0.2
Dorms, per bed	0.25
Restaurants, Lounges, Snack Bars, and Delicatessens	
500 square feet or less ⁴	1.0
Each square foot in excess of 500 square feet ⁴	0.003

Movie Theater/Auditorium, per seat	0.02
Automobile Service Stations	
Four fuel nozzles ⁵ or less	1.5
Each fuel nozzle ⁵ in excess of four	0.2
Automobile Service Station/Retail Combinations	
Four fuel nozzles ⁵ or less	1.5
Each fuel nozzle ⁵ in excess of four	0.2
Retail space, per 1,000 sq. ft. ⁶	0.5
Self-service Laundromat, per washing machine	1.0
Commercial Laundromat, per washing machine	2.0
Car Wash, per bay	2.0
Beauty Salon/Hairdresser, per station	0.35
Fire Stations, Maintenance Buildings, Warehouses and Public Libraries, per 1,000 sq. ft.	0.15
Offices and Office Buildings, per 1,000 sq. ft.	0.75
Retail Stores, per 1,000 sq. ft.	0.5
Ski Rental Shops, per 1,000 sq. ft.	0.75
Medical Center/Clinic, per 1,000 sq. ft.	1.5
Undesignated Commercial Space, per 1,000 sq. ft.	0.5
Schools	
<u>Without</u> cafeteria or showers, per student ⁷	0.04
<u>With</u> cafeteria, gym, and/or swimming pool, per student ⁷	0.06
Day Care Centers, per unit of child care capacity	0.04

Churches, Conference/Meeting/Banquet Rooms, and Similar Facilities <u>without</u> in-house food serving capabilities, per 1,000 sq. ft.	0.3
Churches, Conference/Meeting/Banquet Rooms, and Similar Facilities <u>with</u> in-house food serving capabilities, per 1,000 sq. ft.	0.4
Ski Areas, summation of SFE Units from other applicable use categories <u>plus</u> 85% of total hourly lift capacity times	0.001
Health Spas/Fitness Centers, per 1,000 sq. ft.	1.5
Travel Trailer Parks	
<u>Without</u> individual water and sewer hookups, per space	0.2
<u>With</u> individual water and sewer hookups, per space	0.25

FOOTNOTES TO APPENDIX A

1. If more than one use category is applicable to a particular Building, the Building will be divided into areas of similar use categories and the SFE Units for the Building will be computed by adding the SFE Units determinations for each use category area. For example, if a portion of a single-family home is used as an office, the single-family home will be divided into a single-family residence area and an office area and the SFE Units for the entire Building will be the sum of the SFE Units determined separately for the single-family residence area and the office area. For uses not specifically described in this Appendix, such as condominium recreational facilities, pools, etc., the number of SFE Units to be assigned shall be determined on a case-by-case basis by the Manager.
2. For the purpose of SFE Unit determinations, a loft area shall be equivalent to a minimum of one bedroom in apartments, townhouses, multiplexes, condominium units, lodge rooms, hotel rooms, and motel rooms. More than 1.0 SFE Unit per Building may be assigned if warranted by the size and characteristics of the loft area. For the purpose of SFE Unit determinations, an area designated as a den, library, study, sewing room or the like shall be equivalent to a minimum of one bedroom if such area has an accompanying closet. Lock-off units in condo-hotels will be assessed as a separate unit on a "per rental room" basis.

3. For the purpose of this Appendix, a "multiplex" is any Building in a duplex, triplex, fourplex, etc. configuration. Additionally, any residential building or unit which purports to be a single-family residence or a single residential unit will be considered a multiplex if it has more than one kitchen area, and any portion of said residential building or unit that can be used independently of the remainder of the residential building or unit (e.g., lock-off unit) shall be considered a separate residential unit for SFE Unit conversion purposes.
4. In computing area, the total usable area shall be used. Total usable area includes but is not limited to: kitchen areas, serving areas, washing areas, occupant areas, waiting rooms, restrooms, lunch rooms, halls, entryways, show rooms, and retail areas.
5. In computing the number of fuel nozzles, the District will only count the number of nozzles that can dispense fuel at the same time. For the purposes of this Appendix, fuel includes all types of gasoline and diesel fuel.
6. For the purposes of Automobile Service Station/Retail Combinations, the retail space assessed at the 0.5 SFE Units per 1000 sq. ft. rate shall be equal to the total retail space less 400 sq. ft. or zero, whichever is greater. This adjustment is to account for the estimated retail space of an automobile service station without any general retail space.
7. The number of SFE Units will be computed on the basis of the maximum student capacity of the school.