

**TOWN OF KIRKWOOD
GUIDE FOR UNIT ASSESSMENT
IN ALL WATER AND SEWER DISTRICTS**

November 2016

PROPERTY USE	UNIT CHARGED
1. (a) Residential – Single Family	1.0 unit for 100 front foot or less: .01 unit for each additional front foot not to exceed 150 ft. or a maximum of 2.5 units. Corner residential lots shall be computed on the shorter frontage of the two Involved.
1. (b) Multiple Dwelling	Same as single family residence plus 1.0 unit for each family unit over one.
1. (c) Combined Residential & Commercial	Same as residential plus additional units based on the specific type of commercial use utilized.
1. (d) Vacant Residential	1.0 unit for one acre or less: 0.1 unit for each additional 0.1 acre not to exceed a maximum of 2.5 units.
1. (e) Trailer Park Hotel	1.0 unit per single family trailer plus 1.0 unit per vacant acre. 1.0 unit per room
2. (a) Commercial	(1) 1.0 unit per one acre or less; 0.1 units for each additional 0.1 acre. (2) Square Footage – Will be the sum of the square footage of the building. Assessment: 1.0 unit for each 1,000 sq. ft.* (3) Usage assessment per chart.
2. (b) Commercial – Vacant Acreage	1.0 unit per one acre or less; 0.1 units for each additional 0.1 acre.
3. Industrial Land (based on zoning or use)	Same as commercial use.
4. (a) Industrial Park Utilized	Each enterprise within an industrial park shall be assessed in accordance with following factors: (1) Square Footage – will be the sum of the square footage of each floor. Assessment: 1.0 unit for each 3,000 sq. ft.* (2) Vacant Acreage – Represents the total acreage minus the building area. Assessment: 4.15 units per acre. (3) Usage assessment per chart.

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4. (b) Industrial Park Vacant	Based on acreage at 4.15 units per acre.
4. (c) Industrial User Not Discharging	Water consumed and effluent discharged into the sewer system are assumed to be equal. However, any industrial user may install a meter at its own cost and expense to measure effluent flow in order to demonstrate effluent discharged is less than water purchased. Any such sewer meter shall be read by Town personnel at the same time as water meters. Sewer unit assessment charges for the subsequent year shall be computed utilizing such reading.
5. School	(1) Same as commercial use under 2(a), capped at 30 units based on considerations of dual taxation. (2) Usage assessment per chart.
6. Golf Course	(1) 1 unit per green. (2) Clubhouse: 1.0 unit per 1,000 sq. ft. (3) Usage assessment per chart. The golf course will be required to have separate water meters for the restaurant and the grounds.
*Commercial and industrial buildings that are (1) not attached to a parcel's primary structure and (2) are not connected to water and sewer utilities are exempt from the square footage calculation for that parcel.	

Water and Sewer Flow Unit Chart			
Tier	Annual Usage Cubic feet meter range:	Annual Usage Gallon meter range:	Units Assessed
1	8,695,000 or more	65,038,600 or more	635
2	1,739,000 – 8,694,999	13,007,720 – 65,038,599	125
3	434,800 – 1,738,999	3,252,304 – 13,007,719	40
4	130,400 – 434,799	975,392 – 3,252,303	20
5	34,800 – 130,399	260,304 – 975,391	10
6	8,700 – 34,799	65,076-260,303	5
7	1 – 8,699	1 – 65,075	1

Proposed: February 1998
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