

2022-2023 Transportation Impact Fee

Rate Schedule

Land Use Group	ITE Code ¹	ITE Land Use Category ¹	Impact Fee per Trip Rate: \$1,811.82			Impact Fee per Development Unit ⁵
			ITE Trip Rate ²	% Pass-By Trips ^{3,4}	Net New Trips per Development Unit	
Residential						
Dwelling	210	Single-Family Detached Housing	1.00	0%	1.000	\$1,811.82 per DU
Dwelling	220	Apartment/ADU	0.62	0%	0.620	\$1,123.33 per DU
Dwelling	231	Low-Rise Condo/Townhouse	0.78	0%	0.780	\$1,413.22 per DU
Dwelling	240	Mobile Home Park	0.59	0%	0.590	\$1,068.98 per DU
Dwelling – Group	251	Sr. Housing Detached	0.27	0%	0.270	\$489.19 per DU
Dwelling – Group	252	Sr. Housing Attached	0.25	0%	0.250	\$452.96 per DU
Dwelling – Group	253	Congregate Care Facility	0.17	0%	0.170	\$308.01 per DU
Dwelling – Group	254	Assisted Living	0.22	0%	0.220	\$398.60 per Bed
Dwelling – Group	620	Nursing Home	0.22	0%	0.220	\$398.60 per Bed

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Non-Residential						
Education	520	Public Elementary School	1.21	0%	1.210	\$2,192.31 per KSF
Education	522	Public Middle/Junior High School	1.19	0%	1.190	\$2,156.07 per KSF
Education	530	Public High School	0.97	0%	0.970	\$1,757.47 per KSF
Education	534	Private School K-8 (limited data)	3.27	0%	3.270	\$5,924.67 per KSF
Education	536	Private School K-12 (limited data)	2.75	0%	2.750	\$4,982.52 per KSF
Industrial	110	General Light Industrial	0.97	0%	0.970	\$1,757.47 per KSF
Industrial	130	Industrial Park	0.85	0%	0.850	\$1,540.05 per KSF
Industrial	140	Manufacturing	0.73	0%	0.730	\$1,322.63 per KSF
Institutional	566	Cemetery	0.84	0%	0.840	\$1,521.93 per KSF
Medical	610	Hospital	0.93	0%	0.930	\$1,685.00 per KSF
Medical	630	Clinic (limited data)	5.18	0%	5.180	\$9,385.25 per KSF
Medical	720	Medical/Dental Office	3.57	0%	3.570	\$6,468.21 per KSF
Office	710	General Office	1.49	0%	1.490	\$2,699.62 per KSF
Office	715	Single Tenant Office	1.74	0%	1.740	\$3,152.57 per KSF
Port and Terminal	30	Intermodal Truck Terminal	0.83	0%	0.830	\$1,503.81 per KSF
Recreation	411	City Park	3.50	25%	2.625	\$4,756.04 per KSF
Recreation	420	Marina (limited data)	0.19	25%	0.143	\$259.09 per KSF
Recreation	430	Golf Course	0.30	25%	0.225	\$407.66 per KSF
Recreation	437	Bowling Alley	1.51	25%	1.133	\$2,052.80 per KSF
Recreation	441	Live Theater (limited data)	0.02	25%	0.015	\$27.18 per KSF
Recreation	444	Movie Theater	3.80	25%	2.850	\$5,163.70 per KSF
Recreation	491	Racquet/Tennis Club	0.84	25%	0.630	\$1,141.45 per KSF
Recreation	492	Health Fitness Club	3.53	25%	2.648	\$4,797.71 per KSF
Recreation	493	Athletic Club	5.96	25%	4.470	\$8,098.85 per KSF
Recreation	495	Recreational Community Center	2.74	25%	2.055	\$3,723.30 per KSF
Retail – Automotive	853	Convenience Market w/Gas Pumps	19.07	66%	6.484	\$11,747.87 per VSP
Retail – Automotive	941	Quick Lubrication Vehicle Stop	5.19	42%	3.010	\$5,453.59 per VSP
Retail – Automotive	944	Gasoline/Service Station	13.87	42%	8.045	\$14,576.13 per VSP
Retail – Automotive	945	Gas Station w/Convenience Market	13.51	56%	5.944	\$10,769.48 per VSP
Retail – Automotive	946	Gas Station w/Convenience Market and Car Wash	13.86	56%	6.098	\$11,048.50 per VSP
Retail – Automotive	947	Self-Serve Car Wash	5.54	42%	3.213	\$5,821.39 per VSP
Retail – Large	814	Variety Store	6.82	34%	4.501	\$8,155.02 per KSF
Retail – Large	815	Freestanding Discount Store	4.98	17%	4.133	\$7,488.27 per KSF
Retail – Large	850	Supermarket	9.48	36%	6.067	\$10,992.34 per KSF

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Retail – Large	854	Discount Supermarket	8.34	23%	6.422	\$11,635.53 per KSF
Retail – Small	590	Library	7.30	0%	7.300	\$13,226.32 per KSF
Retail – Small	816	Hardware/Paint Store	4.84	26%	3.582	\$6,489.95 per KSF
Retail – Small	826	Specialty Retail Center	2.71	34%	1.789	\$3,241.35 per KSF
Retail – Small	841	Automobile Sales	2.62	0%	2.620	\$4,746.98 per KSF
Retail – Small	843	Automobile Parts Sales	5.98	43%	3.409	\$6,176.51 per KSF
Retail – Small	848	Tire Store	4.15	28%	2.988	\$5,413.73 per KSF
Retail – Small	851	Convenience Market	52.41	61%	20.440	\$37,033.69 per KSF
Retail – Small	876	Apparel Store	3.83	34%	2.528	\$4,580.29 per KSF
Retail – Small	879	Arts and Crafts Store	6.21	34%	4.099	\$7,426.67 per KSF
Retail – Small	880	Pharmacy/Drug Store w/o Drive-Thru	8.40	53%	3.948	\$7,153.08 per KSF
Retail – Small	881	Pharmacy/Drug Store w/Drive-Thru	9.91	49%	5.054	\$9,156.96 per KSF
Retail – Small	890	Furniture Store	0.45	53%	0.212	\$384.11 per KSF
Retail – Small	896	DVD/Video Rental Store	13.60	49%	6.936	\$12,566.81 per KSF
Retail – Small	911	Walk-In Bank (limited data)	12.13	47%	6.429	\$11,648.22 per KSF
Retail – Small	912	Drive-In Bank	24.30	47%	12.879	\$23,334.48 per KSF
Retail – Small	925	Drinking Place	11.34	35%	7.371	\$13,354.96 per KSF
Retail – Small	931	Quality Restaurant	7.49	44%	4.194	\$7,598.79 per KSF
Retail – Small	932	High Turnover Restaurant	9.85	43%	5.615	\$10,173.39 per KSF
Retail – Small	933	Fast Food w/o Drive-Thru	26.15	49%	13.337	\$24,164.30 per KSF
Retail – Small	934	Fast Food w/Drive-Thru	32.65	50%	16.325	\$29,578.03 per KSF
Retail – Small	936	Coffee/Donut Shop w/o Drive-Thru	40.75	49%	20.783	\$37,655.14 per KSF
Retail – Small	942	Automobile Care Center	3.11	28%	2.239	\$4,056.67 per KSF
Services	151	Mini Warehouse	0.26	0%	0.260	\$471.07 per KSF
Services	310	Hotel	0.60	0%	0.600	\$1,087.09 per KSF
Services	320	Motel	0.47	0%	0.470	\$851.56 per KSF
Services	560	Church	0.55	0%	0.550	\$996.50 per KSF
Services	565	Day Care Center	12.34	75%	3.085	\$5,589.48 per KSF
Services	732	U.S. Post Office	11.22	47%	5.947	\$10,774.92 per KSF

¹Institute of Transportation Engineers, Trip Generation Manual (9th Edition)

²Trip generation rate per development unit, for p.m. peak hour of the adjacent street traffic (4:00 to 6:00 p.m.). Note: sq. ft. rate expressed per 1,000 sf (KSF).

³Average pass-by rates, per Trip Generation Manual (9th Edition) User's Guide and Handbook: An ITE Recommended Practice, 2012.

⁴Pass-by rate adjusted based on local conditions and engineering judgment. (highlighted values)

⁵DU = Dwelling Unit, KSF = 1,000 Sq Ft, VSP = Vehicle Service Position