

DRAFT
 IMPACT FEE SCHEDULE
 2012 UPDATE

Land Use	Impact Unit	ITE Land Use Code (2008) - ITE	ITE Trip Rate (2008) - ITE	ITE Trip Rate Reduction Diverted Trips	ITE Trip Rate Reduction Pass-By Trips	Total Trip Reduction	Adjusted ITE Trip Rate 2008	CURRENT Gross Impact Fee (\$ per Impact Unit			CURRENT Reduced Impact Fee (\$ per Impact Unit			2011 Updated Gross Impact Fee (\$ per Impact Unit			2011 Updated Reduced Impact Fee (\$ per Impact Unit			2011 Updated Reduced Impact Fee (\$ per Impact Unit			2011 Updated Reduced Impact Fee (\$ per Impact Unit					
								North	Central	South	North	Central	South	North	Central	South	North	Central	South	North	Central	South	North	Central	South	North	Central	South
								North	Central	South	North	Central	South	North	Central	South	North	Central	South	North	Central	South	North	Central	South	North	Central	South
RESIDENTIAL																												
Single Family Detached	Dwelling Unit	210	1.01			0.00%	1.01	\$4,926.00	\$4,869.00	\$4,792.00	\$1,970.40	\$1,947.60	\$1,916.80	\$3,680.52	\$3,683.26	\$3,671.12	\$1,840.26	\$1,841.63	\$1,835.56	\$2,024.29	\$2,025.79	\$2,019.12	\$2,208.31	\$2,209.96	\$2,202.67	\$2,392.34	\$2,394.12	\$2,386.23
Single Family Attached	Dwelling Unit	230	0.52			0.00%	0.52	\$3,804.00	\$3,760.00	\$3,701.00	\$1,521.60	\$1,504.00	\$1,480.40	\$1,894.92	\$1,896.33	\$1,890.08	\$947.46	\$948.17	\$945.04	\$1,042.21	\$1,042.98	\$1,039.54	\$1,136.95	\$1,137.80	\$1,134.05	\$1,231.70	\$1,232.62	\$1,228.55
Multi-Family Attached	Dwelling Unit	220	0.62			0.00%	0.62	\$3,024.00	\$2,989.00	\$2,942.00	\$1,209.60	\$1,195.60	\$1,176.80	\$2,259.33	\$2,261.01	\$2,253.56	\$1,129.67	\$1,130.51	\$1,126.78	\$1,242.63	\$1,243.56	\$1,239.46	\$1,355.60	\$1,356.61	\$1,352.14	\$1,468.57	\$1,469.66	\$1,464.81
Age Restricted Housing	Dwelling Unit	251	0.27			0.00%	0.27	\$1,609.00	\$1,591.00	\$1,566.00	\$643.60	\$636.40	\$626.40	\$983.90	\$984.63	\$981.39	\$491.95	\$492.32	\$490.69	\$541.15	\$541.55	\$539.76	\$590.34	\$590.78	\$588.83	\$639.54	\$640.01	\$637.90
COMMERCIAL RETAIL																												
Retail 1-50,000 s.f.	1,000 s.f. (1)	820	10.05	26.00%	47.59%	73.59%	2.65	\$7,827.00	\$7,737.00	\$7,615.00	\$3,130.80	\$3,094.80	\$3,046.00	\$9,672.40	\$9,679.60	\$9,647.69	\$4,836.20	\$4,839.80	\$4,823.84	\$5,319.82	\$5,323.78	\$5,306.23	\$5,803.44	\$5,807.76	\$5,788.61	\$6,287.06	\$6,291.74	\$6,271.00
Retail 50,000-300,000 s.f.	1,000 s.f. (1)	820	5.29	26.00%	28.25%	54.25%	2.42	\$11,368.00	\$11,238.00	\$11,061.00	\$4,547.20	\$4,495.20	\$4,424.40	\$8,819.08	\$8,825.65	\$8,796.55	\$4,409.54	\$4,412.82	\$4,398.28	\$4,850.50	\$4,854.11	\$4,838.11	\$5,291.45	\$5,295.39	\$5,277.93	\$5,732.41	\$5,736.67	\$5,717.76
Retail 300,000-1,000,000 s.f.	1,000 s.f. (1)	820	3.43	26.00%	19.90%	45.90%	1.86	\$8,233.00	\$8,138.00	\$8,010.00	\$3,293.20	\$3,255.20	\$3,204.00	\$6,761.94	\$6,766.97	\$6,744.66	\$3,380.97	\$3,383.49	\$3,372.33	\$3,719.07	\$3,721.83	\$3,709.56	\$4,057.16	\$4,060.18	\$4,046.80	\$4,395.26	\$4,398.53	\$4,384.03
Retail over 1,000,000 s.f.	1,000 s.f. (1)	820	2.60	26.00%	17.69%	43.69%	1.46	\$6,867.00	\$6,788.00	\$6,681.00	\$2,746.80	\$2,715.20	\$2,672.40	\$5,335.29	\$5,339.26	\$5,321.66	\$2,667.65	\$2,669.63	\$2,660.83	\$2,934.41	\$2,936.60	\$2,926.91	\$3,201.18	\$3,203.56	\$3,193.00	\$3,467.94	\$3,470.52	\$3,459.08
Supermarket	1,000 s.f. (2)	850	10.50	45.00%	25.00%	70.00%	3.15	\$15,289.00	\$15,114.00	\$14,876.00	\$6,115.60	\$6,045.60	\$5,950.40	\$11,478.86	\$11,487.40	\$11,449.53	\$5,739.43	\$5,743.70	\$5,724.77	\$6,313.37	\$6,318.07	\$6,297.24	\$6,887.32	\$6,892.44	\$6,869.72	\$7,461.26	\$7,466.81	\$7,442.20
Convenience Market	1,000 s.f. (2)	851	52.41	15.00%	70.00%	85.00%	7.86	\$38,341.00	\$37,900.00	\$37,303.00	\$15,336.40	\$15,160.00	\$14,921.20	\$28,647.95	\$28,669.27	\$28,574.77	\$14,323.98	\$14,334.64	\$14,287.38	\$15,756.37	\$15,768.10	\$15,716.12	\$17,188.77	\$17,201.56	\$17,144.86	\$18,621.17	\$18,635.03	\$18,573.60
Service Station	Fueling Position	944	13.87	25.00%	60.00%	85.00%	2.08	\$10,139.00	\$10,023.00	\$9,865.00	\$4,055.60	\$4,009.20	\$3,946.00	\$7,581.51	\$7,587.16	\$7,562.14	\$3,790.76	\$3,793.58	\$3,781.07	\$4,169.83	\$4,172.94	\$4,159.18	\$4,548.91	\$4,552.29	\$4,537.29	\$4,927.98	\$4,931.65	\$4,915.39
COMMERCIAL OFFICE																												
General Office	1,000 s.f. (2)	710	1.49			0.00%	1.49	\$7,267.00	\$7,183.00	\$7,070.00	\$2,906.80	\$2,873.20	\$2,828.00	\$5,429.68	\$5,433.72	\$5,415.81	\$2,714.84	\$2,716.86	\$2,707.91	\$2,986.33	\$2,988.55	\$2,978.70	\$3,257.81	\$3,260.23	\$3,249.49	\$3,529.29	\$3,531.92	\$3,520.28
Medical-Dental Office	1,000 s.f. (2)	720	3.46			0.00%	3.46	\$18,142.00	\$17,934.00	\$17,651.00	\$7,256.80	\$7,173.60	\$7,060.40	\$12,608.52	\$12,617.91	\$12,576.31	\$6,304.26	\$6,308.95	\$6,288.16	\$6,934.69	\$6,939.85	\$6,916.97	\$7,565.11	\$7,570.74	\$7,545.79	\$8,195.54	\$8,201.64	\$8,174.60
Office Park	1,000 s.f. (2)	750	1.48			0.00%	1.48	\$7,316.00	\$7,232.00	\$7,118.00	\$2,926.40	\$2,892.80	\$2,847.20	\$5,393.24	\$5,397.26	\$5,379.46	\$2,696.62	\$2,698.63	\$2,689.73	\$2,966.28	\$2,968.49	\$2,958.70	\$3,235.94	\$3,238.35	\$3,227.68	\$3,505.61	\$3,508.22	\$3,496.65
Business Park	1,000 s.f. (2)	770	1.29			0.00%	1.29	\$6,291.00	\$6,219.00	\$6,121.00	\$2,516.40	\$2,487.60	\$2,448.40	\$4,700.87	\$4,704.36	\$4,688.86	\$2,350.43	\$2,352.18	\$2,344.43	\$2,585.48	\$2,587.40	\$2,578.87	\$2,820.52	\$2,822.62	\$2,813.31	\$3,055.56	\$3,057.84	\$3,047.76
COMMERCIAL INDUSTRIAL																												
Warehousing/Distribution Terminal	1,000 s.f. (2)	150	0.32			0.00%	0.32	\$2,877.00	\$2,844.00	\$2,800.00	\$1,150.80	\$1,137.60	\$1,120.00	\$1,166.11	\$1,166.97	\$1,163.13	\$583.05	\$583.49	\$581.56	\$641.36	\$641.84	\$639.72	\$699.66	\$700.18	\$697.88	\$757.97	\$758.53	\$756.03
Light Industrial/Industrial Park	1,000 s.f. (2)	110	0.97			0.00%	0.97	\$4,487.00	\$4,435.00	\$4,365.00	\$1,794.80	\$1,774.00	\$1,746.00	\$3,534.76	\$3,537.39	\$3,525.73	\$1,767.38	\$1,768.70	\$1,762.86	\$1,944.12	\$1,945.56	\$1,939.15	\$2,120.86	\$2,122.43	\$2,115.44	\$2,297.59	\$2,299.30	\$2,291.72
COMMERCIAL RESTAURANT																												
Fast Food Restaurant	1,000 s.f. (2)	934	33.84	40.00%	50.00%	90.00%	3.38	\$16,894.00	\$16,700.00	\$16,437.00	\$6,757.60	\$6,680.00	\$6,574.80	\$12,331.57	\$12,340.75	\$12,300.07	\$6,165.79	\$6,170.38	\$6,150.04	\$6,782.37	\$6,787.41	\$6,765.04	\$7,398.94	\$7,404.45	\$7,380.04	\$8,015.52	\$8,021.49	\$7,995.05
Other Restaurant	1,000 s.f. (2)	931	7.49	30.00%	45.00%	75.00%	1.87	\$9,132.00	\$9,027.00	\$8,885.00	\$3,652.80	\$3,610.80	\$3,554.00	\$6,823.54	\$6,828.62	\$6,806.11	\$3,411.77	\$3,414.31	\$3,403.06	\$3,752.95	\$3,755.74	\$3,743.36	\$4,094.13	\$4,097.17	\$4,083.67	\$4,435.30	\$4,438.60	\$4,423.97
COMMERCIAL SERVICE																												
Day Care	1,000 s.f. (2)	565	12.46	90.00%		90.00%	1.25	\$6,428.00	\$6,354.00	\$6,254.00	\$2,571.20	\$2,541.60	\$2,501.60	\$4,540.53	\$4,543.91	\$4,528.93	\$2,270.26	\$2,271.95	\$2,264.46	\$2,497.29	\$2,499.15	\$2,490.91	\$2,724.32	\$2,726.34	\$2,717.36	\$2,951.34	\$2,953.54	\$2,943.80
Hospital	Bed	610	1.31			0.00%	1.31	\$6,340.00	\$6,267.00	\$6,169.00	\$2,536.00	\$2,506.80	\$2,467.60	\$4,773.75	\$4,777.30	\$4,761.55	\$2,386.87	\$2,388.65	\$2,380.78	\$2,625.56	\$2,627.52	\$2,618.85	\$2,864.25	\$2,866.38	\$2,856.93	\$3,102.94	\$3,105.25	\$3,095.01
Nursing Home	Bed	620	0.22			0.00%	0.22	\$1,073.00	\$1,061.00	\$1,044.00	\$429.20	\$424.40	\$417.60	\$801.70	\$802.29	\$799.65	\$400.85	\$401.15	\$399.82	\$440.93	\$441.26	\$439.81	\$481.02	\$481.38	\$479.79	\$521.10	\$521.49	\$519.77
Hotel/Motel	Room	320	0.47			0.00%	0.47	\$2,292.00	\$2,266.00	\$2,230.00	\$916.80	\$906.40	\$892.00	\$1,712.72	\$1,713.99	\$1,708.34	\$856.36	\$857.00	\$854.17	\$942.00	\$942.70	\$939.59	\$1,027.63	\$1,028.40	\$1,025.01	\$1,113.27	\$1,114.10	\$1,110.42
OTHER																												
Religious Institution	1,000 s.f. (2)	560	0.55			0.00%	0.55	\$3,219.00	\$3,182.00	\$3,132.00	\$1,287.60	\$1,272.80	\$1,252.80	\$2,004.25	\$2,005.74	\$1,999.12	\$1,002.12	\$1,002.87	\$999.56	\$1,102.33	\$1,103.16	\$1,099.52	\$1,202.55	\$1,203.44	\$1,199.47	\$1,302.76	\$1,303.73	\$1,299.43

(1) Gross Leasable Floor Area
 (2) Gross Floor Area

Pass-by and diverted trips per ITE Trip Generation Handbook (ITE, 2004) and were carried over from the 2007 update for consistency
 Trip rates per Trip Generation, an ITE Informational Report (ITE, 2008)
 Rates are for weekday, peak hour, between 4:00 pm and 6:00 pm, of adjacent street traffic

