

Appendix A - General Development Impact Fee Schedule

RESIDENTIAL IMPACT FEES ^(1,2,3)			
RESIDENTIAL	RECREATION IMPACT FEE	FIRE PROTECTION IMPACT FEE	MUNICIPAL FACILITIES AND EQUIPMENT IMPACT FEE
Dwelling Type	Discounted Fee Per Unit	Discounted Fee Per Unit	Discounted Fee Per Unit
Single Family (attached or detached)	\$2,031.60	\$204.24	\$493.56
Multifamily (> 2 dwelling units)	\$1,322.04	\$132.90	\$321.18
NON-RESIDENTIAL		FIRE PROTECTION IMPACT FEE	MUNICIPAL FACILITIES AND EQUIPMENT IMPACT FEE
		Discounted Fee Per Square Foot	Discounted Fee Per Square Foot
		\$0.53	\$0.61

TRANSPORTATION IMPACT FEE ^(1,2,3,4)			Tenth Edition
2015 ADT trip ends	703,516	Net total cost of transportation improvements	\$77,597,092
2035 ADT trip ends	875,750	Discount Rate	20%
Net new trip ends	172,234	Discounted Impact Fee Per Trip End	\$360.43

TRANSPORTATION IMPACT FEE						
Land use	ITE code	Development type	Tenth Edition Daily trips	Per	Pass-by rate	Discounted Fee
Port & Terminal	22	General aviation airport	14.94	per employee	N.A.	\$5,384.77
Industrial	110	General light industrial	0.00496	Sq. Ft.	N.A.	\$1.79
	130	Industrial park	0.00337	Sq. Ft.	N.A.	\$1.21
	140	Manufacturing	0.00393	Sq. Ft.	N.A.	\$1.42
	150	Warehousing	0.00174	Sq. Ft.	N.A.	\$0.63
	151	Mini-warehouse	0.00151	Sq. Ft.	N.A.	\$0.54
	170	Utilities	0.01324	Sq. Ft.	N.A.	\$4.77
Residential	210	Single-family detached housing	9.44	Unit	N.A.	\$3,402.42
	220	Multifamily housing (low-rise)	7.32	Unit	N.A.	\$2,638.32
	221	Multifamily housing (mid-rise)	5.44	Unit	N.A.	\$1,960.72
	222	Multifamily housing (high-rise)	4.45	Unit	N.A.	\$1,603.90
	253	Congregate care facility	2.02	Unit	N.A.	\$728.06
	254	Assisted living	2.6	Beds	N.A.	\$937.11
Lodging	255	Continuing care community	2.4	Unit	N.A.	\$865.02
	310	Hotel	8.36	Room	N.A.	\$3,013.16
	312	Business hotel	4.02	Room	N.A.	\$1,448.91
Recreational	330	Resort hotel	2.79	Room	N.A.	\$1,005.59
	416	Campground/RV park	3.76	Camp site	N.A.	\$1,355.20
	420	Marina	2.41	Berth	N.A.	\$868.63
	430	Golf course	3.74	Acre	N.A.	\$1,347.99
	432	Golf driving range	13.65	Tee/Driving Position	N.A.	\$4,919.82
	435	Multipurpose recreational facility	0.04466	Sq. Ft.	N.A.	\$16.10
	445	Multiplex movie theater	0.1046	Sq. Ft.	N.A.	\$37.70
	492	Health/fitness club	0.04304	Sq. Ft.	N.A.	\$15.51
	493	Athletic club	0.07848	Sq. Ft.	N.A.	\$28.29
Institutional	495	Recreational community center	0.02882	Sq. Ft.	N.A.	\$10.39
	534	Private school (K-8)	0.03085	Sq. Ft.	N.A.	\$11.12
	536	Private school (K-12)	0.02017	Sq. Ft.	N.A.	\$7.27
	537	Charter elementary school	0.01661	Sq. Ft.	N.A.	\$5.99
	540	Junior/community college	0.02025	Sq. Ft.	N.A.	\$7.30
	560	Church	0.00695	Sq. Ft.	N.A.	\$2.50
	561	Synagogue	0.00695	Sq. Ft.	N.A.	\$2.50
	565	Daycare center	0.04762	Sq. Ft.	N.A.	\$17.16
	566	Cemetery	6.02	Acre	N.A.	\$2,169.77
Medical	580	Museum	0.0035	Sq. Ft.	N.A.	\$1.26
	590	Library	0.07205	Sq. Ft.	N.A.	\$25.97
	610	Hospital	0.01072	Sq. Ft.	N.A.	\$3.86
	620	Nursing home	0.00664	Sq. Ft.	N.A.	\$2.39
	630	Clinic	0.03816	Sq. Ft.	N.A.	\$13.75
Office	640	Animal hospital/veterinary clinic	0.0215	Sq. Ft.	N.A.	\$7.75
	650	Free-standing emergency room	0.02494	Sq. Ft.	N.A.	\$8.99
	710	General office building	0.00974	Sq. Ft.	N.A.	\$3.51
	712	Small office building	0.01619	Sq. Ft.	N.A.	\$5.84
	714	Corporate headquarters building	0.00795	Sq. Ft.	N.A.	\$2.87
	715	Single tenant office building	0.01125	Sq. Ft.	N.A.	\$4.05
	720	Medical-dental office building	0.0348	Sq. Ft.	N.A.	\$12.54
	750	Office park	0.01107	Sq. Ft.	N.A.	\$3.99
	760	Research and development center	0.01126	Sq. Ft.	N.A.	\$4.06
	770	Business park	0.01244	Sq. Ft.	N.A.	\$4.48

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TRANSPORTATION IMPACT FEE						
Land use	ITE code	Development type	Tenth Edition Daily trips	Per	Pass-by rate	Discounted Fee
Retail	812	Building materials and lumber store	0.01805	Sq. Ft.	N.A.	\$6.51
	813	Free-standing discount superstore	0.0507	Sq. Ft.	27%	\$13.34
	815	Free standing discount store	0.05312	Sq. Ft.	17%	\$15.89
	816	Hardware/paint store	0.00914	Sq. Ft.	26%	\$2.44
	817	Nursery (garden center)	0.0681	Sq. Ft.	N.A.	\$24.55
	820	Shopping center	0.03775	Sq. Ft.	34%	\$8.98
	840	Automobile sales (new)	0.02784	Sq. Ft.	N.A.	\$10.03
	841	Automobile sales (used)	0.02706	Sq. Ft.	N.A.	\$9.75
	843	Automobile parts sales	0.05534	Sq. Ft.	43%	\$11.37
	848	Tire store	0.02852	Sq. Ft.	28%	\$7.40
	850	Supermarket	0.10678	Sq. Ft.	36%	\$24.63
	853	Convenience market with gasoline pumps	0.6242	Sq. Ft.	66%	\$76.49
	857	Discount club	0.0418	Sq. Ft.	N.A.	\$15.07
	861	Sporting goods superstore	0.02875	Sq. Ft.	N.A.	\$10.36
	862	Home improvement superstore	0.03074	Sq. Ft.	42%	\$6.43
	863	Electronics superstore	0.04105	Sq. Ft.	40%	\$8.88
	866	Pet supply superstore	0.0355	Sq. Ft.	N.A.	\$12.80
	867	Office supply superstore	0.03654	Sq. Ft.	N.A.	\$13.17
	880	Pharmacy/drugstore without drive thru	0.09008	Sq. Ft.	53%	\$15.26
	881	Pharmacy/drugstore with drive thru	0.10916	Sq. Ft.	49%	\$20.07
890	Furniture store	0.0063	Sq. Ft.	53%	\$1.07	
899	Liquor store	0.10149	Sq. Ft.	N.A.	\$36.58	
Services	912	Drive-in bank	0.10003	Sq. Ft.	35%	\$23.43
	918	Hair Salon	0.0145	Sq. Ft.	N.A.	\$5.23
	920	Copy, print & express print store	0.0688	Sq. Ft.	N.A.	\$24.80
	925	Drinking place	0.1136	Sq. Ft.	N.A.	\$40.94
	930	Fast casual restaurant	0.31517	Sq. Ft.	N.A.	\$113.60
	931	Quality restaurant	0.08384	Sq. Ft.	44%	\$16.92
	932	High-turnover (sit-down) restaurant	0.11218	Sq. Ft.	43%	\$23.05
	933	Fast-food restaurant without drive thru	0.34623	Sq. Ft.	50%	\$62.40
	934	Fast-food restaurant with drive thru	0.47095	Sq. Ft.	50%	\$84.87
	941	Quick lubrication vehicle shop	40	Service Bay	N.A.	\$14,417.05
	942	Automobile care center	0.01869	Sq. Ft.	N.A.	\$6.74
	944	Gasoline/service station	172.01	Fueling Position	56%	\$27,278.65
	945	Gas station with convenience market	205.36	Fueling Position	56%	\$32,567.55
	947	Self-service car wash	108	Stall	48%	\$20,241.54
948	Automated car wash	0.16309	Sq. Ft.	48%	\$30.57	

General Development Impact Fee Schedule Notes:

(1). Fees listed in Appendix A are discounted per unit. This is the "COST" factor in the formula for the corresponding impact fee category in § 154.09.

(2). If the fee payer is applying for a permit to allow for a change in use or an expansion, redevelopment, or modification of existing development, the fee required to be paid shall be based on the net increase for the new use compared to the previous use.

(3). Notwithstanding the provisions above regarding the applicable fees listed in the transportation impact fee schedule, transportation impact fees may be calculated independently as provided in § 154.09.

(4). a. Uses not specifically listed in the transportation impact fee section of the schedule above shall be determined by the Planning Director in consultation with the Transportation Director, based upon either the trip generation characteristics for a specific use listed in the ITE *Trip Generation Manual*, tenth edition, or a use with similar trip generation characteristics listed in the same manual. If a building permit is requested for mixed uses, then the fee shall be determined according to the above schedule by apportioning the space committed to uses specified on the schedule.

b. All trip generation rates are taken from the ITE *Trip Generation Manual* based on average weekday vehicle trip ends unless otherwise noted.

c. All land uses that have ITE pass-by data are reduced by the average p.m. peak hour pass-by rate for that specific use.

d. Any use listed in the ITE *Trip Generation Manual* which provides a rate based on occupancy (i.e. per occupied room) will consider the entire development occupied for purposes of calculating the fee.