

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)	\$2,412.53	\$204.24	\$493.56
Multifamily (> 2 dwelling units)	\$1,569.92	\$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)			<i>Eleventh Edition</i>
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	Eleventh 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	0.00487	Sq. Ft.	N.A.	\$1.76
	130	Industrial park	0.00337	Sq. Ft.	N.A.	\$1.21
	140	Manufacturing	0.00475	Sq. Ft.	N.A.	\$1.71
	150	Warehousing	0.00171	Sq. Ft.	N.A.	\$0.62
	151	Mini-warehouse	0.00145	Sq. Ft.	N.A.	\$0.52
	170	Utilities	0.01229	Sq. Ft.	N.A.	\$4.43
Residential	180	Specialty trade contractor	0.00982	Sq. Ft.	N.A.	\$3.54
	210	Single-family detached housing	9.43	Unit	N.A.	\$3,398.82
	215	Single-family attached housing	7.20	Unit	N.A.	\$2,595.07
	220	Multifamily housing (low-rise)	6.74	Unit	N.A.	\$2,429.27
	221	Multifamily housing (mid-rise)	4.54	Unit	N.A.	\$1,636.34
	222	Multifamily housing (high-rise)	4.54	Unit	N.A.	\$1,636.34
	253	Congregate care facility	2.21	Unit	N.A.	\$796.54
	254	Assisted living	2.60	Beds	N.A.	\$937.11
Lodging	255	Continuing care community	2.47	Unit	N.A.	\$890.25
	310	Hotel	7.99	Room	N.A.	\$2,879.81
	312	Business hotel	4.02	Room	N.A.	\$1,448.91
Recreational	330	Resort hotel	5.55	Room	N.A.	\$2,000.37
	416	Campground/RV park	3.66	Camp site	N.A.	\$1,319.16
	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	0.03580	Sq. Ft.	N.A.	\$12.90
	445	Multiplex movie theater	0.06322	Sq. Ft.	N.A.	\$22.79
	490	Tennis courts	30.32	Tennis Court	N.A.	\$10,928.13
	491	Racquet/tennis club	27.71	Tennis Court	N.A.	\$9,987.41
	492	Health/fitness club	0.03977	Sq. Ft.	N.A.	\$14.33
Institutional	493	Athletic club	0.07251	Sq. Ft.	N.A.	\$26.13
	495	Recreational community center	0.02882	Sq. Ft.	N.A.	\$10.39
	530	Private school (K-8)	2.86622	Student	N.A.	\$1,033.06
	532	Private school (K-12)	2.27027	Student	N.A.	\$818.27
	536	Charter elementary school	3.23853	Student	N.A.	\$1,167.25
	540	Junior/community college	1.15	Student	N.A.	\$414.49
	560	Church	0.00760	Sq. Ft.	N.A.	\$2.74
	561	Synagogue	0.00760	Sq. Ft.	N.A.	\$2.74
	565	Daycare center	0.04762	Sq. Ft.	44%	\$9.61
	566	Cemetery	6.02	Acre	N.A.	\$2,169.77
Medical	580	Museum	0.00350	Sq. Ft.	N.A.	\$1.26
	590	Library	0.07205	Sq. Ft.	N.A.	\$25.97
	610	Hospital	0.01077	Sq. Ft.	N.A.	\$3.88
	620	Nursing home	0.00675	Sq. Ft.	N.A.	\$2.43
	630	Clinic	0.03760	Sq. Ft.	N.A.	\$13.55
Office	640	Animal hospital/veterinary clinic	0.02150	Sq. Ft.	N.A.	\$7.75
	650	Free-standing emergency room	0.02494	Sq. Ft.	N.A.	\$8.99
	710	General office building	0.01084	Sq. Ft.	N.A.	\$3.91
	712	Small office building	0.01439	Sq. Ft.	N.A.	\$5.19
	714	Corporate headquarters building	0.00795	Sq. Ft.	N.A.	\$2.87
	715	Single tenant office building	0.01307	Sq. Ft.	N.A.	\$4.71
	720	Medical-dental office building	0.03600	Sq. Ft.	N.A.	\$12.98
	750	Office park	0.01107	Sq. Ft.	N.A.	\$3.99
760	Research and development center	0.01108	Sq. Ft.	N.A.	\$3.99	

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TRANSPORTATION IMPACT FEE						
<i>Land use</i>	<i>ITE code</i>	<i>Development type</i>	<i>Eleventh Edition Daily trips</i>	<i>Per</i>	<i>Pass-by rate</i>	<i>Discounted Fee</i>
	770	Business park	0.01244	Sq. Ft.	N.A.	\$4.48

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Retail	812	Building materials and lumber store	0.01705	Sq. Ft.	N.A.	\$6.15
	813	Free-standing discount superstore	0.05052	Sq. Ft.	29%	\$12.93
	814	Variety store	0.06366	Sq. Ft.	34%	\$15.14
	815	Free standing discount store	0.05387	Sq. Ft.	20%	\$15.53
	816	Hardware/paint store	0.00807	Sq. Ft.	26%	\$2.15
	817	Nursery (garden center)	0.06810	Sq. Ft.	N.A.	\$24.55
	820	Shopping center (150-300k)	0.03701	Sq. Ft.	29%	\$9.47
	820	Shopping center (300-900k)	0.03701	Sq. Ft.	19%	\$10.80
	821	Shopping plaza (40-150k) w/Supermarket	0.09449	Sq. Ft.	40%	\$20.43
	821	Shopping plaza (40-150k) w/out Supermarket	0.06752	Sq. Ft.	40%	\$14.60
	822	Strip retail plaza (<40k)	0.05445	Sq. Ft.	40%	\$11.78
	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	0.05457	Sq. Ft.	43%	\$11.21
	848	Tire store	0.02769	Sq. Ft.	25%	\$7.49
	850	Supermarket	0.09384	Sq. Ft.	24%	\$25.71
	857	Discount club	0.04246	Sq. Ft.	34%	\$10.10
	861	Sporting goods superstore	0.02378	Sq. Ft.	N.A.	\$8.57
	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	0.03550	Sq. Ft.	N.A.	\$12.80	
867	Office supply superstore	0.03718	Sq. Ft.	N.A.	\$13.40	
876	Apparel store	0.06640	Sq. Ft.	N.A.	\$23.93	
879	Arts and crafts store	0.05655	Sq. Ft.	N.A.	\$20.38	
880	Pharmacy/drugstore without drive thru	0.09008	Sq. Ft.	53%	\$15.26	
881	Pharmacy/drugstore with drive thru	0.10840	Sq. Ft.	49%	\$19.93	
890	Furniture store	0.00630	Sq. Ft.	53%	\$1.07	
899	Liquor store	0.10721	Sq. Ft.	N.A.	\$38.64	
Services	912	Drive-in bank	0.10035	Sq. Ft.	35%	\$23.51
	918	Hair Salon	0.01450	Sq. Ft.	N.A.	\$5.23
	920	Copy, print & express print store	0.06880	Sq. Ft.	N.A.	\$24.80
	930	Fast casual restaurant	0.09714	Sq. Ft.	N.A.	\$35.01
	931	Fine dining restaurant	0.08384	Sq. Ft.	44%	\$16.92
	932	High-turnover (sit-down) restaurant	0.10720	Sq. Ft.	43%	\$22.02
	933	Fast-food restaurant without drive thru	0.45049	Sq. Ft.	55%	\$73.07
	934	Fast-food restaurant with drive thru	0.46748	Sq. Ft.	55%	\$75.82
	936	Coffee/donut shop w/out drive-thru window	0.44188	Sq. Ft.	55%	\$71.67
	937	Coffee/donut shop with drive-thru window	0.53357	Sq. Ft.	55%	\$86.54
	941	Quick lubrication vehicle shop	40.00	Service Position	N.A.	\$14,417.05
	942	Automobile care center	0.01955	Sq. Ft.	N.A.	\$7.05
	945	Convenience store/gas station (GFA 2-4k)	265.12	Fueling Position	70%	\$28,666.87
	945	Convenience store/gas station (GFA 4-5.5k)	327.58584	Fueling Position	70%	\$35,421.17
	945	Convenience store/gas station (GFA 5.5-10k)	387.17307	Fueling Position	70%	\$41,864.21
	947	Self-service car wash	108.00	Stall	48%	\$20,241.54
	948	Automated car wash	0.16309	Sq. Ft.	48%	\$30.57
971	Brewery Tap Room	0.06169	Sq. Ft.	N.A.	\$22.23	
975	Drinking Place	0.11360	Sq. Ft.	N.A.	\$40.94	
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 <i>Trip Generation Manual</i> , eleventh 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 <i>Trip Generation Manual</i> 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 <i>Trip Generation Manual</i> which provides a rate based on occupancy (i.e. per occupied room) will consider the entire development occupied for purposes of calculating the fee.						