



## Northeast District Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
<b>COST PER TRIP</b>			
<b>Residential</b>			
Single Family	210	dwelling	\$683.28
Multi-Family 1-2 level	220	dwelling	\$481.27
Multi-Family 3-10 level	221	dwelling	\$316.06
Multi Family Low-Income	-	dwelling	\$287.33
Nursing Home	254	bed	\$157.50
Continuing Care Retirement Comm	255	dwelling	\$86.90
Assisted Living	620	bed	\$119.49
<b>Commercial - Services</b>			
Hotel (3 Levels or More)	310	room	\$458.26
Hotel/Motel	320	room	\$365.06
Movie Theater	444	sq ft/GFA	\$1.32
Health Club	492	sq ft/GFA	\$1.59
Day Care	565	sq ft/GFA	\$3.24
Bank	912	sq ft/GFA	\$3.55
<b>Commercial - Institutional</b>			
Elementary School	520	sq ft/GFA	\$0.36
Middle School	522	sq ft/GFA	\$0.25
High School	530	sq ft/GFA	\$0.29
University/College	550	ASF	\$0.39
Religious Institute	560	sq ft/GFA	\$0.32
Library	590	sq ft/GFA	\$2.14
Hospital	610	sq ft/GFA	\$0.73
<b>Commercial - Administrative Office</b>			
Veterinary Clinic	640	sq ft/GFA	\$2.98
General Office	710	sq ft/GFA	\$1.02
Medical Office / Clinic	720	sq ft/GFA	\$2.25
Office Park	750	sq ft/GFA	\$1.01

BASE RATE PER PM TRIP

\$584

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
<b>COST PER TRIP</b>			
<b>Commercial - Retail</b>			
Free-Standing Discount Superstore	813	sq ft/GFA	\$1.07
Specialty Retail Center	826	sq ft/GLA	\$0.61
Hardware/Paint Store	816	sq ft/GFA	\$1.09
Nursery/Garden Center	817	sq ft/GFA	\$1.99
Shopping Center	820	sq ft/GLA	\$0.91
Car Sales - New/Used	841	sq ft/GFA	\$1.35
Tire Store	848	Service bay	\$1,190.80
Supermarket	850	sq ft/GFA	\$2.33
Convenience Market	851	sq ft/GFA	\$5.26
Pharmacy	881	sq ft/GFA	\$1.65
Furniture Store	890	sq ft/GFA	\$0.09
Quick Lubrication Vehicle Shop	941	Service Bay	\$1,939.81
Auto Parts & Service Center	943	sq ft/GFA	\$1.46
Service Station/Minimart/Carwash	853	VFP	\$2,004.64
<b>Industrial</b>			
Light Industry/High Technology	110	sq ft/GFA	\$0.85
Heavy Industrial	120	sq ft/GFA	\$0.60
Industrial Park	132	sq ft/GFA	\$0.74
Manufacturing	140	sq ft/GFA	\$0.64
Warehousing	150	sq ft/GFA	\$0.28
Mini-Storage	151	sq ft/GFA	\$0.14
<b>Commercial - Restaurant</b>			
Drinking Establishment	925	sq ft/GFA	\$2.66
Quality Restaurant	931	sq ft/GFA	\$2.56
High Turnover Restaurant	932	sq ft/GFA	\$2.59
Fast Casual	-	sq ft/GFA	\$4.31
Fast Food Restaurant	934	sq ft/GFA	\$6.39
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$2.50

**Notes:**

Updated Dec 2016 using the ITE Trip Generation Manual, 9th Edition  
Fees are reduced, where applicable, to account for "pass-by" trips

**Definitions:**

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined as building service, circulation, mechanical and structural should not be included.

ITE = Institute of Transportation Engineers

Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Milford's, Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).

Fast Food Restaurant = with drive-thru and indoor seating, open breakfast-lunch-dinner, order at register and pay before eating (Ex. McDonalds, Zips, Taco Bell)

Multi-Family = Apartments, condominiums, townhouses where 4 or more units share a building.

Specialty Retail = Generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services such as real estate offices, dance studios, salons, florists and small restaurants.



## Northwest District Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
<b>COST PER TRIP</b>			
<b>Residential</b>			
Single Family	210	dwelling	\$817.83
Multi-Family 1-2 level	220	dwelling	\$576.05
Multi-Family 3-10 level	221	dwelling	\$378.30
Multi Family Low-Income	-	dwelling	\$343.91
Nursing Home	254	bed	\$188.52
Continuing Care Retirement Comm	255	dwelling	\$104.01
Assisted Living	620	bed	\$143.02
<b>Commercial - Services</b>			
Hotel (3 Levels or More)	310	room	\$548.51
Hotel/Motel	320	room	\$436.94
Movie Theater	444	sq ft/GFA	\$1.58
Health Club	492	sq ft/GFA	\$1.91
Day Care	565	sq ft/GFA	\$3.88
Bank	912	sq ft/GFA	\$4.25
<b>Commercial - Institutional</b>			
Elementary School	520	sq ft/GFA	\$0.43
Middle School	522	sq ft/GFA	\$0.30
High School	530	sq ft/GFA	\$0.35
University/College	550	ASF	\$0.47
Religious Institute	560	sq ft/GFA	\$0.38
Library	590	sq ft/GFA	\$2.56
Hospital	610	sq ft/GFA	\$0.87
<b>Commercial - Administrative Office</b>			
Veterinary Clinic	640	sq ft/GFA	\$3.56
General Office	710	sq ft/GFA	\$1.22
Medical Office / Clinic	720	sq ft/GFA	\$2.70
Office Park	750	sq ft/GFA	\$1.21

BASE RATE PER PM TRIP		\$699	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
<b>COST PER TRIP</b>			
<b>Commercial - Retail</b>			
Free-Standing Discount Superstore	813	sq ft/GFA	\$1.28
Specialty Retail Center	826	sq ft/GLA	\$0.73
Hardware/Paint Store	816	sq ft/GFA	\$1.30
Nursery/Garden Center	817	sq ft/GFA	\$2.38
Shopping Center	820	sq ft/GLA	\$1.09
Car Sales - New/Used	841	sq ft/GFA	\$1.61
Tire Store	848	Service bay	\$1,425.29
Supermarket	850	sq ft/GFA	\$2.78
Convenience Market	851	sq ft/GFA	\$6.30
Pharmacy	881	sq ft/GFA	\$1.97
Furniture Store	890	sq ft/GFA	\$0.11
Quick Lubrication Vehicle Shop	941	Service Bay	\$2,321.80
Auto Parts & Service Center	943	sq ft/GFA	\$1.75
Service Station/Minimart/Carwash	853	VFP	\$2,399.39
<b>Industrial</b>			
Light Industry/High Technology	110	sq ft/GFA	\$1.02
Heavy Industrial	120	sq ft/GFA	\$0.71
Industrial Park	132	sq ft/GFA	\$0.89
Manufacturing	140	sq ft/GFA	\$0.77
Warehousing	150	sq ft/GFA	\$0.34
Mini-Storage	151	sq ft/GFA	\$0.17
<b>Commercial - Restaurant</b>			
Drinking Establishment	925	sq ft/GFA	\$3.19
Quality Restaurant	931	sq ft/GFA	\$3.06
High Turnover Restaurant	932	sq ft/GFA	\$3.10
Fast Casual	-	sq ft/GFA	\$5.16
Fast Food Restaurant	934	sq ft/GFA	\$7.65
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$2.99

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**Definitions:**

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined as building service, circulation, mechanical and structural should not be included.

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Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Milford's, Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).

Fast Food Restaurant = with drive-thru and indoor seating, open breakfast-lunch-dinner, order at register and pay before eating (Ex. McDonalds, Zips, Taco Bell)

Multi-Family = Apartments, condominiums, townhouses where 4 or more units share a building.

Specialty Retail = Generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services such as real estate offices, dance studios, salons, florists and small restaurants.



## West Plains District Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
<b>COST PER TRIP</b>			
<b>Residential</b>			
Single Family	210	dwelling	\$1,258.92
Multi-Family 1-2 level	220	dwelling	\$886.73
Multi-Family 3-10 level	221	dwelling	\$582.33
Multi Family Low-Income	-	dwelling	\$529.39
Nursing Home	254	bed	\$290.20
Continuing Care Retirement Comm	255	dwelling	\$160.11
Assisted Living	620	bed	\$220.15
<b>Commercial - Services</b>			
Hotel (3 Levels or More)	310	room	\$844.34
Hotel/Motel	320	room	\$672.61
Movie Theater	444	sq ft/GFA	\$2.44
Health Club	492	sq ft/GFA	\$2.93
Day Care	565	sq ft/GFA	\$5.98
Bank	912	sq ft/GFA	\$6.54
<b>Commercial - Institutional</b>			
Elementary School	520	sq ft/GFA	\$0.66
Middle School	522	sq ft/GFA	\$0.45
High School	530	sq ft/GFA	\$0.54
University/College	550	ASF	\$0.72
Religious Institute	560	sq ft/GFA	\$0.59
Library	590	sq ft/GFA	\$3.95
Hospital	610	sq ft/GFA	\$1.34
<b>Commercial - Administrative Office</b>			
Veterinary Clinic	640	sq ft/GFA	\$5.49
General Office	710	sq ft/GFA	\$1.88
Medical Office / Clinic	720	sq ft/GFA	\$4.15
Office Park	750	sq ft/GFA	\$1.86

BASE RATE PER PM TRIP		\$1,076	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
<b>COST PER TRIP</b>			
<b>Commercial - Retail</b>			
Free-Standing Discount Superstore	813	sq ft/GFA	\$1.97
Specialty Retail Center	826	sq ft/GLA	\$1.12
Hardware/Paint Store	816	sq ft/GFA	\$2.01
Nursery/Garden Center	817	sq ft/GFA	\$3.66
Shopping Center	820	sq ft/GLA	\$1.68
Car Sales - New/Used	841	sq ft/GFA	\$2.48
Tire Store	848	Service bay	\$2,194.01
Supermarket	850	sq ft/GFA	\$4.28
Convenience Market	851	sq ft/GFA	\$9.70
Pharmacy	881	sq ft/GFA	\$3.04
Furniture Store	890	sq ft/GFA	\$0.17
Quick Lubrication Vehicle Shop	941	Service Bay	\$3,574.04
Auto Parts & Service Center	943	sq ft/GFA	\$2.69
Service Station/Minimart/Carwash	853	VFP	\$3,693.48
<b>Industrial</b>			
Light Industry/High Technology	110	sq ft/GFA	\$1.57
Heavy Industrial	120	sq ft/GFA	\$1.10
Industrial Park	132	sq ft/GFA	\$1.37
Manufacturing	140	sq ft/GFA	\$1.18
Warehousing	150	sq ft/GFA	\$0.52
Mini-Storage	151	sq ft/GFA	\$0.27
<b>Commercial - Restaurant</b>			
Drinking Establishment	925	sq ft/GFA	\$4.91
Quality Restaurant	931	sq ft/GFA	\$4.71
High Turnover Restaurant	932	sq ft/GFA	\$4.77
Fast Casual	-	sq ft/GFA	\$7.94
Fast Food Restaurant	934	sq ft/GFA	\$11.77
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$4.61

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Multi-Family = Apartments, condominiums, townhouses where 4 or more units share a building.

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## Downtown District Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
<b>COST PER TRIP</b>			
<b>Residential</b>			
Single Family	210	dwelling	\$99.45
Multi-Family 1-2 level	220	dwelling	\$70.05
Multi-Family 3-10 level	221	dwelling	\$46.00
Multi Family Low-Income	-	dwelling	\$41.82
Nursing Home	254	bed	\$22.92
Continuing Care Retirement Comm	255	dwelling	\$12.65
Assisted Living	620	bed	\$17.39
<b>Commercial - Services</b>			
Hotel (3 Levels or More)	310	room	\$66.70
Hotel/Motel	320	room	\$53.13
Movie Theater	444	sq ft/GFA	\$0.19
Health Club	492	sq ft/GFA	\$0.23
Day Care	565	sq ft/GFA	\$0.47
Bank	912	sq ft/GFA	\$0.52
<b>Commercial - Institutional</b>			
Elementary School	520	sq ft/GFA	\$0.05
Middle School	522	sq ft/GFA	\$0.04
High School	530	sq ft/GFA	\$0.04
University/College	550	ASF	\$0.06
Religious Institute	560	sq ft/GFA	\$0.05
Library	590	sq ft/GFA	\$0.31
Hospital	610	sq ft/GFA	\$0.11
<b>Commercial - Administrative Office</b>			
Veterinary Clinic	640	sq ft/GFA	\$0.43
General Office	710	sq ft/GFA	\$0.15
Medical Office / Clinic	720	sq ft/GFA	\$0.33
Office Park	750	sq ft/GFA	\$0.15

BASE RATE PER PM TRIP		\$85	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
<b>COST PER TRIP</b>			
<b>Commercial - Retail</b>			
Free-Standing Discount Superstore	813	sq ft/GFA	\$0.16
Specialty Retail Center	826	sq ft/GLA	\$0.09
Hardware/Paint Store	816	sq ft/GFA	\$0.16
Nursery/Garden Center	817	sq ft/GFA	\$0.29
Shopping Center	820	sq ft/GLA	\$0.13
Car Sales - New/Used	841	sq ft/GFA	\$0.20
Tire Store	848	Service bay	\$173.32
Supermarket	850	sq ft/GFA	\$0.34
Convenience Market	851	sq ft/GFA	\$0.77
Pharmacy	881	sq ft/GFA	\$0.24
Furniture Store	890	sq ft/GFA	\$0.01
Quick Lubrication Vehicle Shop	941	Service Bay	\$282.34
Auto Parts & Service Center	943	sq ft/GFA	\$0.21
Service Station/Minimart/Carwash	853	VFP	\$291.77
<b>Industrial</b>			
Light Industry/High Technology	110	sq ft/GFA	\$0.12
Heavy Industrial	120	sq ft/GFA	\$0.09
Industrial Park	132	sq ft/GFA	\$0.11
Manufacturing	140	sq ft/GFA	\$0.09
Warehousing	150	sq ft/GFA	\$0.04
Mini-Storage	151	sq ft/GFA	\$0.02
<b>Commercial - Restaurant</b>			
Drinking Establishment	925	sq ft/GFA	\$0.39
Quality Restaurant	931	sq ft/GFA	\$0.37
High Turnover Restaurant	932	sq ft/GFA	\$0.38
Fast Casual	-	sq ft/GFA	\$0.63
Fast Food Restaurant	934	sq ft/GFA	\$0.93
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$0.36

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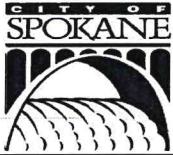
High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

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Multi-Family = Apartments, condominiums, townhouses where 4 or more units share a building.

Specialty Retail = Generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services such as real estate offices, dance studios, salons, florists and small restaurants.



## South District Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
<b>COST PER TRIP</b>			
<b>Residential</b>			
Single Family	210	dwelling	\$1,160.64
Multi-Family 1-2 level	220	dwelling	\$817.51
Multi-Family 3-10 level	221	dwelling	\$536.87
Multi Family Low-Income	-	dwelling	\$488.06
Nursing Home	254	bed	\$267.54
Continuing Care Retirement Comm	255	dwelling	\$147.61
Assisted Living	620	bed	\$202.96
<b>Commercial - Services</b>			
Hotel (3 Levels or More)	310	room	\$778.42
Hotel/Motel	320	room	\$620.10
Movie Theater	444	sq ft/GFA	\$2.25
Health Club	492	sq ft/GFA	\$2.71
Day Care	565	sq ft/GFA	\$5.51
Bank	912	sq ft/GFA	\$6.03
<b>Commercial - Institutional</b>			
Elementary School	520	sq ft/GFA	\$0.60
Middle School	522	sq ft/GFA	\$0.42
High School	530	sq ft/GFA	\$0.50
University/College	550	ASF	\$0.66
Religious Institute	560	sq ft/GFA	\$0.55
Library	590	sq ft/GFA	\$3.64
Hospital	610	sq ft/GFA	\$1.23
<b>Commercial - Administrative Office</b>			
Veterinary Clinic	640	sq ft/GFA	\$5.06
General Office	710	sq ft/GFA	\$1.73
Medical Office / Clinic	720	sq ft/GFA	\$3.82
Office Park	750	sq ft/GFA	\$1.72

### BASE RATE PER PM TRIP

\$992

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
<b>COST PER TRIP</b>			
<b>Commercial - Retail</b>			
Free-Standing Discount Superstore	813	sq ft/GFA	\$1.81
Specialty Retail Center	826	sq ft/GLA	\$1.04
Hardware/Paint Store	816	sq ft/GFA	\$1.85
Nursery/Garden Center	817	sq ft/GFA	\$3.37
Shopping Center	820	sq ft/GLA	\$1.55
Car Sales - New/Used	841	sq ft/GFA	\$2.29
Tire Store	848	Service bay	\$2,022.73
Supermarket	850	sq ft/GFA	\$3.95
Convenience Market	851	sq ft/GFA	\$8.94
Pharmacy	881	sq ft/GFA	\$2.80
Furniture Store	890	sq ft/GFA	\$0.15
Quick Lubrication Vehicle Shop	941	Service Bay	\$3,295.03
Auto Parts & Service Center	943	sq ft/GFA	\$2.48
Service Station/Minimart/Carwash	853	VFP	\$3,405.14
<b>Industrial</b>			
Light Industry/High Technology	110	sq ft/GFA	\$1.44
Heavy Industrial	120	sq ft/GFA	\$1.01
Industrial Park	132	sq ft/GFA	\$1.26
Manufacturing	140	sq ft/GFA	\$1.09
Warehousing	150	sq ft/GFA	\$0.48
Mini-Storage	151	sq ft/GFA	\$0.25
<b>Commercial - Restaurant</b>			
Drinking Establishment	925	sq ft/GFA	\$4.52
Quality Restaurant	931	sq ft/GFA	\$4.35
High Turnover Restaurant	932	sq ft/GFA	\$4.40
Fast Casual	-	sq ft/GFA	\$7.32
Fast Food Restaurant	934	sq ft/GFA	\$10.85
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$4.25

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Multi-Family = Apartments, condominiums, townhouses where 4 or more units share a building.

Specialty Retail = Generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services such as real estate offices, dance studios, salons, florists and small restaurants.

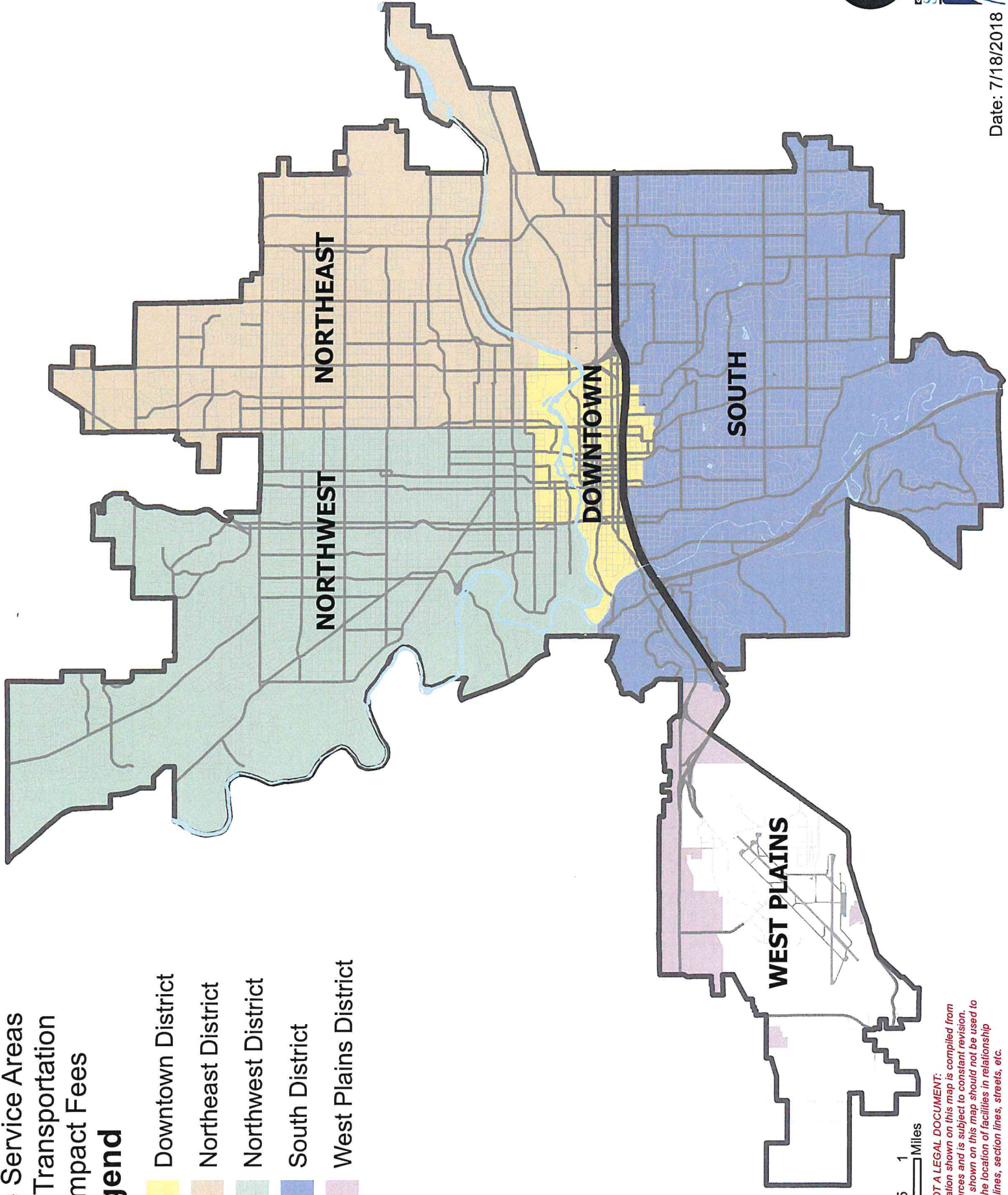
**Section 17D.075.210**

**Appendix B**  
**Service Area Map**

# Five Service Areas For Transportation Impact Fees

## Legend

-  Downtown District
-  Northeast District
-  Northwest District
-  South District
-  West Plains District



0 0.5 1 Miles

**THIS IS NOT A LEGAL DOCUMENT.**  
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



Date: 7/18/2018