



2021 Downtown District Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family & Duplex	210	dwelling	\$101.40
Multi-Family 1-2 level	220	dwelling	\$71.42
Multi-Family 3-10 level	221	dwelling	\$46.90
ADU	-	dwelling	\$46.90
Multi Family Low-Income	-	dwelling	\$42.64
Nursing Home	254	bed	\$23.37
Continuing Care Retirement Comm	255	dwelling	\$12.90
Assisted Living	620	bed	\$17.73
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$68.01
Hotel/Motel	320	room	\$54.17
Movie Theater	444	sq ft/GFA	\$0.20
Health Club	492	sq ft/GFA	\$0.24
Day Care	565	sq ft/GFA	\$0.48
Bank	912	sq ft/GFA	\$0.53
Commercial - Institutional			
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	\$0.32
Hospital	610	sq ft/GFA	\$0.11
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$0.44
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		\$87	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
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	\$0.14
Car Sales - New/Used	841	sq ft/GFA	\$0.20
Tire Store	848	Service bay	\$176.72
Supermarket	850	sq ft/GFA	\$0.35
Convenience Market	851	sq ft/GFA	\$0.78
Pharmacy	881	sq ft/GFA	\$0.24
Furniture Store	890	sq ft/GFA	\$0.01
Quick Lubrication Vehicle Shop	941	Service Bay	\$287.87
Auto Parts & Service Center	943	sq ft/GFA	\$0.22
Service Station/Minimart/Carwash	853	VFP	\$297.49
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$0.13
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
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$0.40
Quality Restaurant	931	sq ft/GFA	\$0.38
High Turnover Restaurant	932	sq ft/GFA	\$0.38
Fast Casual	-	sq ft/GFA	\$0.64
Fast Food Restaurant	934	sq ft/GFA	\$0.95
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$0.37

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

Multi-Family = 3 or more dwelling units with a common wall (SMC 17A.020.130). Cottage housing (SMC 17C.110.350) may also be treated as multi-family 1-2 level.

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)



2021 Northwest District Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family & Duplex	210	dwelling	\$833.86
Multi-Family 1-2 level	220	dwelling	\$587.34
Multi-Family 3-10 level	221	dwelling	\$385.71
ADU	-	dwelling	\$385.71
Multi Family Low-Income	-	dwelling	\$350.65
Nursing Home	254	bed	\$192.22
Continuing Care Retirement Comm	255	dwelling	\$106.05
Assisted Living	620	bed	\$145.82
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$559.26
Hotel/Motel	320	room	\$445.51
Movie Theater	444	sq ft/GFA	\$1.61
Health Club	492	sq ft/GFA	\$1.94
Day Care	565	sq ft/GFA	\$3.96
Bank	912	sq ft/GFA	\$4.33
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$0.43
Middle School	522	sq ft/GFA	\$0.30
High School	530	sq ft/GFA	\$0.36
University/College	550	ASF	\$0.48
Religious Institute	560	sq ft/GFA	\$0.39
Library	590	sq ft/GFA	\$2.61
Hospital	610	sq ft/GFA	\$0.89
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$3.63
General Office	710	sq ft/GFA	\$1.24
Medical Office / Clinic	720	sq ft/GFA	\$2.75
Office Park	750	sq ft/GFA	\$1.23

BASE RATE PER PM TRIP		\$713	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$1.30
Specialty Retail Center	826	sq ft/GLA	\$0.74
Hardware/Paint Store	816	sq ft/GFA	\$1.33
Nursery/Garden Center	817	sq ft/GFA	\$2.42
Shopping Center	820	sq ft/GLA	\$1.11
Car Sales - New/Used	841	sq ft/GFA	\$1.64
Tire Store	848	Service bay	\$1,453.22
Supermarket	850	sq ft/GFA	\$2.84
Convenience Market	851	sq ft/GFA	\$6.42
Pharmacy	881	sq ft/GFA	\$2.01
Furniture Store	890	sq ft/GFA	\$0.11
Quick Lubrication Vehicle Shop	941	Service Bay	\$2,367.31
Auto Parts & Service Center	943	sq ft/GFA	\$1.78
Service Station/Minimart/Carwash	853	VFP	\$2,446.42
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$1.04
Heavy Industrial	120	sq ft/GFA	\$0.73
Industrial Park	132	sq ft/GFA	\$0.91
Manufacturing	140	sq ft/GFA	\$0.78
Warehousing	150	sq ft/GFA	\$0.34
Mini-Storage	151	sq ft/GFA	\$0.18
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$3.25
Quality Restaurant	931	sq ft/GFA	\$3.12
High Turnover Restaurant	932	sq ft/GFA	\$3.16
Fast Casual	-	sq ft/GFA	\$5.26
Fast Food Restaurant	934	sq ft/GFA	\$7.80
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$3.05

Notes:

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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.

ITE = Institute of Transportation Engineers

Multi-Family = 3 or more dwelling units with a common wall (SMC 17A.020.130). Cottage housing (SMC 17C.110.350) may also be treated as multi-family 1-2 level.

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)



2021 South District Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family & Duplex	210	dwelling	\$1,183.39
Multi-Family 1-2 level	220	dwelling	\$833.53
Multi-Family 3-10 level	221	dwelling	\$547.39
ADU	-	dwelling	\$547.39
Multi Family Low-Income	-	dwelling	\$497.63
Nursing Home	254	bed	\$272.79
Continuing Care Retirement Comm	255	dwelling	\$150.50
Assisted Living	620	bed	\$206.94
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$793.68
Hotel/Motel	320	room	\$632.25
Movie Theater	444	sq ft/GFA	\$2.29
Health Club	492	sq ft/GFA	\$2.76
Day Care	565	sq ft/GFA	\$5.62
Bank	912	sq ft/GFA	\$6.14
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$0.62
Middle School	522	sq ft/GFA	\$0.43
High School	530	sq ft/GFA	\$0.51
University/College	550	ASF	\$0.68
Religious Institute	560	sq ft/GFA	\$0.56
Library	590	sq ft/GFA	\$3.71
Hospital	610	sq ft/GFA	\$1.26
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$5.16
General Office	710	sq ft/GFA	\$1.76
Medical Office / Clinic	720	sq ft/GFA	\$3.90
Office Park	750	sq ft/GFA	\$1.75

BASE RATE PER PM TRIP		\$1,011	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$1.85
Specialty Retail Center	826	sq ft/GLA	\$1.06
Hardware/Paint Store	816	sq ft/GFA	\$1.88
Nursery/Garden Center	817	sq ft/GFA	\$3.44
Shopping Center	820	sq ft/GLA	\$1.58
Car Sales - New/Used	841	sq ft/GFA	\$2.33
Tire Store	848	Service bay	\$2,062.37
Supermarket	850	sq ft/GFA	\$4.03
Convenience Market	851	sq ft/GFA	\$9.12
Pharmacy	881	sq ft/GFA	\$2.86
Furniture Store	890	sq ft/GFA	\$0.16
Quick Lubrication Vehicle Shop	941	Service Bay	\$3,359.61
Auto Parts & Service Center	943	sq ft/GFA	\$2.53
Service Station/Minimart/Carwash	853	VFP	\$3,471.88
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$1.47
Heavy Industrial	120	sq ft/GFA	\$1.03
Industrial Park	132	sq ft/GFA	\$1.29
Manufacturing	140	sq ft/GFA	\$1.11
Warehousing	150	sq ft/GFA	\$0.49
Mini-Storage	151	sq ft/GFA	\$0.25
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$4.61
Quality Restaurant	931	sq ft/GFA	\$4.43
High Turnover Restaurant	932	sq ft/GFA	\$4.48
Fast Casual	-	sq ft/GFA	\$7.46
Fast Food Restaurant	934	sq ft/GFA	\$11.06
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$4.33

Notes:

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Definitions:

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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)



2021 Northeast District Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family & Duplex	210	dwelling	\$696.67
Multi-Family 1-2 level	220	dwelling	\$490.71
Multi-Family 3-10 level	221	dwelling	\$322.26
ADU	-	dwelling	\$322.26
Multi Family Low-Income	-	dwelling	\$292.96
Nursing Home	254	bed	\$160.59
Continuing Care Retirement Comm	255	dwelling	\$88.60
Assisted Living	620	bed	\$121.83
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$467.25
Hotel/Motel	320	room	\$372.21
Movie Theater	444	sq ft/GFA	\$1.35
Health Club	492	sq ft/GFA	\$1.62
Day Care	565	sq ft/GFA	\$3.31
Bank	912	sq ft/GFA	\$3.62
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$0.36
Middle School	522	sq ft/GFA	\$0.25
High School	530	sq ft/GFA	\$0.30
University/College	550	ASF	\$0.40
Religious Institute	560	sq ft/GFA	\$0.33
Library	590	sq ft/GFA	\$2.18
Hospital	610	sq ft/GFA	\$0.74
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$3.04
General Office	710	sq ft/GFA	\$1.04
Medical Office / Clinic	720	sq ft/GFA	\$2.30
Office Park	750	sq ft/GFA	\$1.03

BASE RATE PER PM TRIP		\$595	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$1.09
Specialty Retail Center	826	sq ft/GLA	\$0.62
Hardware/Paint Store	816	sq ft/GFA	\$1.11
Nursery/Garden Center	817	sq ft/GFA	\$2.02
Shopping Center	820	sq ft/GLA	\$0.93
Car Sales - New/Used	841	sq ft/GFA	\$1.37
Tire Store	848	Service bay	\$1,214.14
Supermarket	850	sq ft/GFA	\$2.37
Convenience Market	851	sq ft/GFA	\$5.37
Pharmacy	881	sq ft/GFA	\$1.68
Furniture Store	890	sq ft/GFA	\$0.09
Quick Lubrication Vehicle Shop	941	Service Bay	\$1,977.83
Auto Parts & Service Center	943	sq ft/GFA	\$1.49
Service Station/Minimart/Carwash	853	VFP	\$2,043.93
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$0.87
Heavy Industrial	120	sq ft/GFA	\$0.61
Industrial Park	132	sq ft/GFA	\$0.76
Manufacturing	140	sq ft/GFA	\$0.65
Warehousing	150	sq ft/GFA	\$0.29
Mini-Storage	151	sq ft/GFA	\$0.15
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$2.71
Quality Restaurant	931	sq ft/GFA	\$2.61
High Turnover Restaurant	932	sq ft/GFA	\$2.64
Fast Casual	-	sq ft/GFA	\$4.39
Fast Food Restaurant	934	sq ft/GFA	\$6.51
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$2.55

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2021 West Plains District Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family & Duplex	210	dwelling	\$1,283.59
Multi-Family 1-2 level	220	dwelling	\$904.11
Multi-Family 3-10 level	221	dwelling	\$593.74
ADU	-	dwelling	\$593.74
Multi Family Low-Income	-	dwelling	\$539.77
Nursing Home	254	bed	\$295.89
Continuing Care Retirement Comm	255	dwelling	\$163.25
Assisted Living	620	bed	\$224.46
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$860.89
Hotel/Motel	320	room	\$685.79
Movie Theater	444	sq ft/GFA	\$2.48
Health Club	492	sq ft/GFA	\$2.99
Day Care	565	sq ft/GFA	\$6.09
Bank	912	sq ft/GFA	\$6.66
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$0.67
Middle School	522	sq ft/GFA	\$0.46
High School	530	sq ft/GFA	\$0.55
University/College	550	ASF	\$0.73
Religious Institute	560	sq ft/GFA	\$0.60
Library	590	sq ft/GFA	\$4.02
Hospital	610	sq ft/GFA	\$1.36
Commercial - Administrative Office			
Veterinary Clinic	640	sq ft/GFA	\$5.59
General Office	710	sq ft/GFA	\$1.91
Medical Office / Clinic	720	sq ft/GFA	\$4.23
Office Park	750	sq ft/GFA	\$1.90

BASE RATE PER PM TRIP		\$1,097	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$2.00
Specialty Retail Center	826	sq ft/GLA	\$1.14
Hardware/Paint Store	816	sq ft/GFA	\$2.04
Nursery/Garden Center	817	sq ft/GFA	\$3.73
Shopping Center	820	sq ft/GLA	\$1.71
Car Sales - New/Used	841	sq ft/GFA	\$2.53
Tire Store	848	Service bay	\$2,237.01
Supermarket	850	sq ft/GFA	\$4.37
Convenience Market	851	sq ft/GFA	\$9.89
Pharmacy	881	sq ft/GFA	\$3.10
Furniture Store	890	sq ft/GFA	\$0.17
Quick Lubrication Vehicle Shop	941	Service Bay	\$3,644.09
Auto Parts & Service Center	943	sq ft/GFA	\$2.74
Service Station/Minimart/Carwash	853	VFP	\$3,765.87
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$1.60
Heavy Industrial	120	sq ft/GFA	\$1.12
Industrial Park	132	sq ft/GFA	\$1.40
Manufacturing	140	sq ft/GFA	\$1.20
Warehousing	150	sq ft/GFA	\$0.53
Mini-Storage	151	sq ft/GFA	\$0.27
Commercial - Restaurant			
Drinking Establishment	925	sq ft/GFA	\$5.00
Quality Restaurant	931	sq ft/GFA	\$4.81
High Turnover Restaurant	932	sq ft/GFA	\$4.86
Fast Casual	-	sq ft/GFA	\$8.09
Fast Food Restaurant	934	sq ft/GFA	\$12.00
Coffee Shop with Drive-Thru	937	sq ft/GFA	\$4.70

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