



Plan Commission Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit*
COST PER TRIP			
Residential			
Single Family	210	dwelling	\$774.01
Multi Family (2 Levels or Less)	221	dwelling	\$499.50
Multi Family (3 Levels or More)	232	dwelling	\$306.15
Nursing Home	253	bed	\$103.56
Retirement Community	255	dwelling	\$176.65
Assisted Living	620	dwelling	\$134.01
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$513.98
Hotel/Motel	320	room	\$557.54
Movie Theater***	444	sq ft/GFA	\$1.92
Health Club	492	sq ft/GFA	\$4.15
Day Care	565	sq ft/GFA	\$3.25
Bank	912	sq ft/GFA	\$6.34
Commercial - Institutional			
Elementary School/Jr. High School	522	student	\$32.26
High School	530	student	\$39.32
University/College	550	student	\$110.04
Religious Institute	560	sq ft/GFA	\$0.53
Library	590	sq ft/GFA	\$1.56
Hospital	610	sq ft/GFA	\$0.52
Commercial - Restaurant			
Quality Restaurant	931	sq ft/GFA	\$3.10
High Turnover Restaurant	932	sq ft/GFA	\$4.08
Fast Food Restaurant	934	sq ft/GFA	\$7.75
Espresso Stand**	-	Drive-Thru	\$1,045.34
Drinking Establishment	936	sq ft/GFA	\$2.79

BASE RATE PER PM TRIP		\$655	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit*
COST PER TRIP			
Commercial - Retail			
Specialty Retail Center	814	sq ft/GLA	\$0.68
Hardware/Paint Store	816	sq ft/GFA	\$1.22
Nursery/Garden Center	817	sq ft/GFA	\$1.22
Shopping Center	820	sq ft/GLA	\$0.96
Car Sales - New/Used	841	sq ft/GFA	\$1.85
Tire Store	848	Service bay	\$1,535.53
Supermarket	850	sq ft/GFA	\$3.35
Convenience Market	851	sq ft/GFA	\$7.53
Pharmacy	881	sq ft/GFA	\$1.64
Furniture Store	890	sq ft/GFA	\$0.09
Video Rental	896	sq ft/GFA	\$3.05
Quick Lubrication Vehicle Shop	941	Service Bay	\$2,175.65
Auto Parts & Service Center	943	sq ft/GFA	\$1.64
Service Station/Minimart/Carwash	853	sq ft/GFA	\$16.83
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$1.09
Heavy Industrial	120	sq ft/GFA	\$0.76
Industrial Park	132	sq ft/GFA	\$0.96
Manufacturing	140	sq ft/GFA	\$0.82
Warehouse/Storage	150	sq ft/GFA	\$0.52
Commercial - Administrative Office			
General Office	710	sq ft/GFA	\$1.49
Medical Office / Clinic	720	sq ft/GFA	\$3.51
Office Park	750	sq ft/GFA	\$1.50

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

GLA= Gross Leasable Area

GFA= Gross Floor Area

ITE = Institute of Transportation Engineers

* Fee per Unit are reduced, where applicable, to account for "pass-by" trips

** No ITE rates in ITE Trig Generation Manual, 7th Edition - Referenced Transpo Study dated March, 2002.

*** May require independent fee calculation.



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Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit*
COST PER TRIP			
Residential			
Single Family	210	dwelling	\$2,541.84
Multi Family (2 Levels or Less)	221	dwelling	\$1,640.35
Multi Family (3 Levels or More)	232	dwelling	\$1,005.38
Nursing Home	253	bed	\$340.07
Retirement Community	255	dwelling	\$580.12
Assisted Living	620	dwelling	\$440.09
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$1,687.89
Hotel/Motel	320	room	\$1,830.93
Movie Theater***	444	sq ft/GFA	\$6.29
Health Club	492	sq ft/GFA	\$13.63
Day Care	565	sq ft/GFA	\$10.68
Bank	912	sq ft/GFA	\$20.83
Commercial - Institutional			
Elementary School/Jr. High School	522	student	\$105.93
High School	530	student	\$129.13
University/College	550	student	\$361.37
Religious Institute	560	sq ft/GFA	\$1.75
Library	590	sq ft/GFA	\$5.11
Hospital	610	sq ft/GFA	\$1.70
Commercial - Restaurant			
Quality Restaurant	931	sq ft/GFA	\$10.20
High Turnover Restaurant	932	sq ft/GFA	\$13.39
Fast Food Restaurant	934	sq ft/GFA	\$25.47
Espresso Stand**	-	Drive-Thru	\$3,432.87
Drinking Establishment	936	sq ft/GFA	\$9.15

BASE RATE PER PM TRIP			\$2,151
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit*
COST PER TRIP			
Commercial - Retail			
Specialty Retail Center	814	sq ft/GLA	\$2.24
Hardware/Paint Store	816	sq ft/GFA	\$4.01
Nursery/Garden Center	817	sq ft/GFA	\$4.01
Shopping Center	820	sq ft/GLA	\$3.16
Car Sales - New/Used	841	sq ft/GFA	\$6.08
Tire Store	848	Service bay	\$5,042.63
Supermarket	850	sq ft/GFA	\$11.01
Convenience Market	851	sq ft/GFA	\$24.72
Pharmacy	881	sq ft/GFA	\$5.39
Furniture Store	890	sq ft/GFA	\$0.28
Video Rental	896	sq ft/GFA	\$10.00
Quick Lubrication Vehicle Shop	941	Service Bay	\$7,144.76
Auto Parts & Service Center	943	sq ft/GFA	\$5.37
Service Station/Minimart/Carwash	853	sq ft/GFA	\$55.28
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$3.58
Heavy Industrial	120	sq ft/GFA	\$2.49
Industrial Park	132	sq ft/GFA	\$3.14
Manufacturing	140	sq ft/GFA	\$2.71
Warehouse/Storage	150	sq ft/GFA	\$1.72
Commercial - Administrative Office			
General Office	710	sq ft/GFA	\$4.90
Medical Office / Clinic	720	sq ft/GFA	\$11.52
Office Park	750	sq ft/GFA	\$4.94

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

GLA= Gross Leasible Area

GFA= Gross Floor Area

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* Fee per Unit are reduced, where applicable, to account for "pass-by" trips

** No ITE rates in ITE Trig Generation Manual, 7th Edition - Referenced Transpo Study dated March, 2002.

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Plan Commission Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit*
COST PER TRIP			
Residential			
Single Family	210	dwelling	\$1,505.49
Multi Family (2 Levels or Less)	221	dwelling	\$971.55
Multi Family (3 Levels or More)	232	dwelling	\$595.47
Nursing Home	253	bed	\$201.42
Retirement Community	255	dwelling	\$343.60
Assisted Living	620	dwelling	\$260.66
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$999.71
Hotel/Motel	320	room	\$1,084.43
Movie Theater***	444	sq ft/GFA	\$3.73
Health Club	492	sq ft/GFA	\$8.07
Day Care	565	sq ft/GFA	\$6.33
Bank	912	sq ft/GFA	\$12.34
Commercial - Institutional			
Elementary School/Jr. High School	522	student	\$62.74
High School	530	student	\$76.48
University/College	550	student	\$214.03
Religious Institute	560	sq ft/GFA	\$1.03
Library	590	sq ft/GFA	\$3.03
Hospital	610	sq ft/GFA	\$1.00
Commercial - Restaurant			
Quality Restaurant	931	sq ft/GFA	\$6.04
High Turnover Restaurant	932	sq ft/GFA	\$7.93
Fast Food Restaurant	934	sq ft/GFA	\$15.08
Espresso Stand**	-	Drive-Thru	\$2,033.23
Drinking Establishment	936	sq ft/GFA	\$5.42

BASE RATE PER PM TRIP			\$1,274
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit*
COST PER TRIP			
Commercial - Retail			
Specialty Retail Center	814	sq ft/GLA	\$1.33
Hardware/Paint Store	816	sq ft/GFA	\$2.37
Nursery/Garden Center	817	sq ft/GFA	\$2.37
Shopping Center	820	sq ft/GLA	\$1.87
Car Sales - New/Used	841	sq ft/GFA	\$3.60
Tire Store	848	Service bay	\$2,986.66
Supermarket	850	sq ft/GFA	\$6.52
Convenience Market	851	sq ft/GFA	\$14.64
Pharmacy	881	sq ft/GFA	\$3.19
Furniture Store	890	sq ft/GFA	\$0.17
Video Rental	896	sq ft/GFA	\$5.93
Quick Lubrication Vehicle Shop	941	Service Bay	\$4,231.72
Auto Parts & Service Center	943	sq ft/GFA	\$3.18
Service Station/Minimart/Carwash	853	sq ft/GFA	\$32.74
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$2.12
Heavy Industrial	120	sq ft/GFA	\$1.47
Industrial Park	132	sq ft/GFA	\$1.86
Manufacturing	140	sq ft/GFA	\$1.60
Warehouse/Storage	150	sq ft/GFA	\$1.02
Commercial - Administrative Office			
General Office	710	sq ft/GFA	\$2.90
Medical Office / Clinic	720	sq ft/GFA	\$6.82
Office Park	750	sq ft/GFA	\$2.92

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Tech Memo No. 10
South Service Area

Plan Commission Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit*
COST PER TRIP			
Residential			
Single Family	210	dwelling	\$2,368.13
Multi Family (2 Levels or Less)	221	dwelling	\$1,528.25
Multi Family (3 Levels or More)	232	dwelling	\$936.67
Nursing Home	253	bed	\$316.83
Retirement Community	255	dwelling	\$540.48
Assisted Living	620	dwelling	\$410.02
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$1,572.54
Hotel/Motel	320	room	\$1,705.80
Movie Theater***	444	sq ft/GFA	\$5.86
Health Club	492	sq ft/GFA	\$12.70
Day Care	565	sq ft/GFA	\$9.95
Bank	912	sq ft/GFA	\$19.41
Commercial - Institutional			
Elementary School/Jr. High School	522	student	\$98.69
High School	530	student	\$120.30
University/College	550	student	\$336.67
Religious Institute	560	sq ft/GFA	\$1.63
Library	590	sq ft/GFA	\$4.76
Hospital	610	sq ft/GFA	\$1.58
Commercial - Restaurant			
Quality Restaurant	931	sq ft/GFA	\$9.50
High Turnover Restaurant	932	sq ft/GFA	\$12.47
Fast Food Restaurant	934	sq ft/GFA	\$23.73
Espresso Stand**	-	Drive-Thru	\$3,198.26
Drinking Establishment	936	sq ft/GFA	\$8.53

BASE RATE PER PM TRIP			\$2,004
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit*
COST PER TRIP			
Commercial - Retail			
Specialty Retail Center	814	sq ft/GLA	\$2.09
Hardware/Paint Store	816	sq ft/GFA	\$3.73
Nursery/Garden Center	817	sq ft/GFA	\$3.73
Shopping Center	820	sq ft/GLA	\$2.95
Car Sales - New/Used	841	sq ft/GFA	\$5.67
Tire Store	848	Service bay	\$4,698.02
Supermarket	850	sq ft/GFA	\$10.26
Convenience Market	851	sq ft/GFA	\$23.03
Pharmacy	881	sq ft/GFA	\$5.02
Furniture Store	890	sq ft/GFA	\$0.26
Video Rental	896	sq ft/GFA	\$9.32
Quick Lubrication Vehicle Shop	941	Service Bay	\$6,656.49
Auto Parts & Service Center	943	sq ft/GFA	\$5.01
Service Station/Minimart/Carwash	853	sq ft/GFA	\$51.50
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$3.34
Heavy Industrial	120	sq ft/GFA	\$2.32
Industrial Park	132	sq ft/GFA	\$2.93
Manufacturing	140	sq ft/GFA	\$2.52
Warehouse/Storage	150	sq ft/GFA	\$1.60
Commercial - Administrative Office			
General Office	710	sq ft/GFA	\$4.57
Medical Office / Clinic	720	sq ft/GFA	\$10.74
Office Park	750	sq ft/GFA	\$4.60

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