

# ROADWAY IMPACT FEES

Land Use Category	ITE Land Use Codes	Development Unit	Actual Roadway Impact Fee Per Development Unit			
			SA1 (West of BNSF RR)		SA2 (East of BNSF RR)	
			% of Max	Amount	% of Max	Amount
<b>PORT AND TERMINAL</b>						
Truck Terminal	30	Acre	50%	\$28,094	50%	\$20,184
<b>INDUSTRIAL</b>						
General Light Industrial	110	1,000 SF GFA	50%	\$4,160	50%	\$2,989
General Heavy Industrial	120	1,000 SF GFA	50%	\$2,919	50%	\$2,097
Industrial Park	130	1,000 SF GFA	50%	\$3,989	50%	\$2,651
Warehousing	150	1,000 SF GFA	50%	\$1,481	50%	\$1,064
Mini-Warehouse	151	1,000 SF GFA	50%	\$1,207	50%	\$867
<b>RESIDENTIAL</b>						
Single-Family Detached Housing	210	Dwelling Unit	36%	\$3,727	50%	\$3,727
Apartment/Multifamily	220	Dwelling Unit	50%	\$3,184	50%	\$2,288
Residential Condominium/Townhome	230	Dwelling Unit	50%	\$2,671	50%	\$1,919
Mobile Home Park	240	Dwelling Unit	50%	\$3,030	50%	\$2,177
Senior Adult Housing-Detached	251	Dwelling Unit	50%	\$1,387	50%	\$996
Senior Adult Housing-Attached	252	Dwelling Unit	50%	\$822	50%	\$590
Assisted Living	254	Beds	50%	\$1,130	50%	\$812
<b>LODGING</b>						
Hotel	310	Room	25%	\$813	25%	\$584
Motel / Other Lodging Facilities	320	Room	50%	\$1,293	50%	\$929
<b>RECREATIONAL</b>						
Golf Driving Range	432	Tee	50%	\$3,441	50%	\$2,472
Golf Course	430	Acre	50%	\$822	50%	\$590
Recreational Community Center	495	1,000 SF GFA	50%	\$3,989	50%	\$2,866
Ice Skating Rink	465	1,000 SF GFA	50%	\$6,497	50%	\$4,668
Miniature Golf Course	431	Hole	50%	\$907	50%	\$652
Multiplex Movie Theater	445	Screens	25%	\$18,768	25%	\$13,484
Racquet / Tennis Club	491	Court	50%	\$9,219	50%	\$6,624
<b>INSTITUTIONAL</b>						
Church	560	1,000 SF GFA	50%	\$993	50%	\$713

Day Care Center	565	1,000 SF GFA	25%	\$6,274	25%	\$4,508
Primary/Middle School (1-8)	522	Students	50%	\$291	50%	\$209
High School (9-12)	530	Students	50%	\$231	50%	\$166
Junior / Community College	540	Students	50%	\$214	50%	\$154
University / College	550	Students	50%	\$377	50%	\$271
<b>MEDICAL</b>						
Clinic	630	1,000 SF GFA	50%	\$16,735	50%	\$12,023
Hospital	610	Beds	50%	\$4,237	50%	\$3,044
Nursing Home	620	Beds	50%	\$710	50%	\$510
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	50%	\$10,666	50%	\$7,663
<b>OFFICE</b>						
Corporate Headquarters Building	714	1,000 SF GFA	25%	\$3,270	25%	\$2,349
General Office Building	710	1,000 SF GFA	25%	\$3,484	25%	\$2,503
Medical/Dental Office Building	720	1,000 SF GFA	25%	\$8,085	25%	\$5,809
Single Tenant Office Building	715	1,000 SF GFA	25%	\$4,045	25%	\$2,906
Office Park	750	1,000 SF GFA	25%	\$3,458	25%	\$2,485
<b>COMMERCIAL</b>						
<b>Automobile Related</b>						
Automobile Care Center	942	1,000 SF Occ. GLA	50%	\$5,581	50%	\$4,010
Automobile Parts Sales	843	1,000 SF GFA	50%	\$9,382	50%	\$6,740
Gasoline/Service Station	944	Vehicle Fueling Position	50%	\$4,134	50%	\$2,970
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	50%	\$3,022	50%	\$2,171
Gasoline/Service Station w/ Conv Market and Car Wash	946	Vehicle Fueling Position	50%	\$3,150	50%	\$2,263
New Car Sales	841	1,000 SF GFA	50%	\$5,701	50%	\$4,096
Quick Lubrication Vehicle Center	941	Service Positions	50%	\$8,569	50%	\$6,156
Self-Service Car Wash	947	Stall	50%	\$1,703	50%	\$1,224
Tire Store	848	1,000 SF GFA	50%	\$8,226	50%	\$5,910
<b>Dining</b>						
Fast Food Restaurant w/ Drive-Thru Window	934	1,000 SF GFA	40%	\$27,748	40%	\$19,936

Fast Food Restaurant w/o Drive-Thru Window	933	1,000 SF GFA	50%	\$26,801	50%	\$19,256
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	25%	\$6,514	25%	\$4,680
Quality Restaurant	931	1,000 SF GFA	25%	\$4,301	25%	\$3,090
Coffee/Donut Shop w/ Drive-Thru Window	937	1,000 SF GFA	50%	\$26,408	50%	\$18,973
<b>Other Retail</b>						
Free-Standing Discount Store	815	1,000 SF GFA	25%	\$4,815	25%	\$3,459
Nursery (Garden Center)	817	1,000 SF GFA	50%	\$7,319	50%	\$5,258
Home Improvement Superstore	862	1,000 SF GFA	25%	\$1,695	25%	\$1,218
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	50%	\$10,888	50%	\$7,823
Pharmacy/Drugstore w Drive-Thru Window	881	1,000 SF GFA	50%	\$14,526	50%	\$10,437
Shopping Center	820	1,000 SF GLA	25%	\$3,385	25%	\$2,432
Supermarket	850	1,000 SF GFA	25%	\$9,245	25%	\$6,642
Toy/Children's Superstore	864	1,000 SF GFA	25%	\$4,806	25%	\$3,453
Department Store	875	1,000 SF GFA	25%	\$1,716	25%	\$1,233
Video Rental Store	896	1,000 SF GFA	50%	\$18,712	50%	\$13,444
<b>SERVICES</b>						
Walk-In Bank	911	1,000 SF GFA	50%	\$10,563	50%	\$7,589
Drive-In Bank	912	Drive-in Lanes	50%	\$21,075	50%	\$15,141
Hair Salon	918	1,000 SF GLA	50%	\$1,472	50%	\$1,058