

Appendix A: General Development Impact Fee Schedule

PARKS AND RECREATION IMPACT FEE ^(1,2)						
RESIDENTIAL						
	<i>Effective 7/1/2017</i>		<i>Effective 1/1/2018</i>		<i>Effective 7/1/2018</i>	
Dwelling Type	Discounted Fee Per Unit	Discount Rate	Discounted Fee Per Unit	Discount Rate	Discounted Fee Per Unit	Discount Rate
Single Family (attached or detached)	\$1,269.75	50%	\$1,650.68	35%	\$2,031.60	20%
Multifamily (> 2 Dwelling Units)	\$826.28		\$1,074.16		\$1,322.04	

FIRE PROTECTION IMPACT FEE ^(1,2)						
RESIDENTIAL						
	Effective 7/1/2017		Effective 1/1/2018		Effective 7/1/2018	
Dwelling Type	Discounted Fee Per Unit	Discount Rate	Discounted Fee Per Unit	Discount Rate	Discounted Fee Per Unit	Discount Rate
Single Family	\$127.65	50%	\$165.95	35%	\$204.24	20%
(attached or detached)						
Multifamily	\$83.07		\$107.98		\$132.90	
(> 2 Dwelling Units)						
NON-RESIDENTIAL						
	Effective 7/1/2017		Effective 1/1/2018		Effective 7/1/2018	
	Discounted Fee Per Square Foot	Discount Rate	Discounted Fee Per Square Foot	Discount Rate	Discounted Fee Per Square Foot	Discount Rate
	\$0.33	50%	\$0.43	35%	\$0.53	20%

MUNICIPAL SERVICES IMPACT FEE ^(1,2)						
RESIDENTIAL						
	Effective 7/1/2017		Effective 1/1/2018		Effective 7/1/2018	
Dwelling Type	Discounted Fee Per Unit	Discount Rate	Discounted Fee Per Unit	Discount Rate	Discounted Fee Per Unit	Discount Rate
Single Family	\$308.48	50%	\$401.02	35%	\$493.56	20%
(attached or detached)						
Multifamily	\$200.74		\$260.96		\$321.18	
(> 2 Dwelling Units)						
NON-RESIDENTIAL						
	Effective 7/1/2017		Effective 1/1/2018		Effective 7/1/2018	
	Discounted Fee Per Square Foot	Discount Rate	Discounted Fee Per Square Foot	Discount Rate	Discounted Fee Per Square Foot	Discount Rate
Non-Residential	\$0.38	50%	\$0.50	35%	\$0.61	20%

Appendix A - General Development Impact Fee Schedule (CONTINUED)

TRANSPORTATION IMPACT FEE ^(1,2,3)						Effective 7/1/2017	Effective 1/1/2018	Effective 7/1/2018
2015 ADT trip ends		703,516	Net total cost of transportation improvements			\$77,597,092	\$77,597,092	\$77,597,092
2035 ADT trip ends		875,750	Discount Rate			50%	35%	20%
Net new trip ends		172,234	Discounted Impact Fee Per Trip End			\$225.27	\$292.85	\$360.43
TRANSPORTATION IMPACT FEE								
Land use	ITE code	Development type	Daily trips	Per	Pass-by rate	Discounted Fee	Discounted Fee	Discounted Fee
Port & Terminal	22	General Aviation Airport	5	Based Aircraft	N.A.	\$1,126.33	\$1,464.23	\$1,802.13
Industrial	110	General light industrial	0.00697	Sq. Ft.	N.A.	\$1.57	\$2.04	\$2.51
	130	Industrial park	0.00683	Sq. Ft.	N.A.	\$1.54	\$2.00	\$2.46
	140	Manufacturing	0.00382	Sq. Ft.	N.A.	\$0.86	\$1.12	\$1.38
	150	Warehousing	0.00356	Sq. Ft.	N.A.	\$0.80	\$1.04	\$1.28
	151	Mini-warehouse	0.0025	Sq. Ft.	N.A.	\$0.56	\$0.73	\$0.90
	170	Utilities	0.00459	Sq. Ft.	N.A.	\$1.03	\$1.34	\$1.65
Residential	210	Single-family detached housing	9.52	Unit	N.A.	\$2,144.54	\$2,787.90	\$3,431.26
	220	Apartment	6.65	Unit	N.A.	\$1,498.02	\$1,947.43	\$2,396.84
	230	Condominium/ townhouse	5.81	Unit	N.A.	\$1,308.80	\$1,701.44	\$2,094.08
	253	Congregate care facility	2.02	Unit	N.A.	\$455.04	\$591.55	\$728.06
	254	Assisted Living	2.74	Beds	N.A.	\$617.23	\$802.40	\$987.57
	255	Continuing Care Community	2.4	Unit	N.A.	\$540.64	\$702.83	\$865.02
Lodging	310	Hotel	8.17	Room	N.A.	\$1,840.43	\$2,392.56	\$2,944.68
	312	Business Hotel	7.24	Room	N.A.	\$1,630.93	\$2,120.21	\$2,609.49
	330	Resort hotel	4.9	Room	N.A.	\$1,103.81	\$1,434.95	\$1,766.09
Recreational	416	Campground/RV park	3.23	Camp site	N.A.	\$727.61	\$945.89	\$1,164.18
	420	Marina	2.96	Berth	N.A.	\$666.79	\$866.83	\$1,066.86
	430	Golf course	5.04	Acre	N.A.	\$1,135.34	\$1,475.95	\$1,816.55
	432	Golf driving range	13.65	Tee/Driving Position	N.A.	\$3,074.89	\$3,997.35	\$4,919.82
	435	Multipurpose recreational facility	90.38	Acre	N.A.	\$20,359.58	\$26,467.46	\$32,575.33
	445	Multiplex Movie Theater	0.45008	Sq. Ft.	N.A.	\$101.39	\$131.80	\$162.22
	492	Health/Fitness Club	0.03293	Sq. Ft.	N.A.	\$7.42	\$9.64	\$11.87
	493	Athletic Club	0.043	Sq. Ft.	N.A.	\$9.69	\$12.59	\$15.50
	495	Recreational Community Center	0.03382	Sq. Ft.	N.A.	\$7.62	\$9.90	\$12.19

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TRANSPORTATION IMPACT FEE								
Land use	ITE code	Development type	Daily trips	Per	Pass-by rate	Discounted Fee	Discounted Fee	Discounted Fee
Institutional	540	Junior/community college	0.02749	Sq. Ft.	N.A.	\$6.19	\$8.05	\$9.91
	560	Church	0.00911	Sq. Ft.	N.A.	\$2.05	\$2.67	\$3.28
	561	Synagogue	0.01064	Sq. Ft.	N.A.	\$2.40	\$3.12	\$3.83
	565	Daycare center	0.07406	Sq. Ft.	N.A.	\$16.68	\$21.69	\$26.69
	566	Cemetery	4.73	Acre	N.A.	\$1,065.51	\$1,385.16	\$1,704.82
	580	Museum	0.0035	Sq. Ft.	N.A.	\$0.79	\$1.02	\$1.26
	590	Library	0.05624	Sq. Ft.	N.A.	\$12.67	\$16.47	\$20.27
	591	Lodge/fraternal organization	0.29	Members	N.A.	\$65.33	\$84.93	\$104.52
Medical	610	Hospital	0.01322	Sq. Ft.	N.A.	\$2.98	\$3.87	\$4.76
	620	Nursing home	0.0076	Sq. Ft.	N.A.	\$1.71	\$2.23	\$2.74
	630	Clinic	0.03145	Sq. Ft.	N.A.	\$7.08	\$9.21	\$11.34
	640	Animal Hospital / Veterinary Clinic	0.02866	Sq. Ft.	N.A.	\$6.46	\$8.39	\$10.33
Office	710	General office building	0.01103	Sq. Ft.	N.A.	\$2.48	\$3.23	\$3.98
	714	Corporate Headquarters Building	0.00798	Sq. Ft.	N.A.	\$1.80	\$2.34	\$2.88
	715	Single tenant office building	0.01165	Sq. Ft.	N.A.	\$2.62	\$3.41	\$4.20
	720	Medical-dental office building	0.03613	Sq. Ft.	N.A.	\$8.14	\$10.58	\$13.02
	750	Office park	0.01142	Sq. Ft.	N.A.	\$2.57	\$3.34	\$4.12
	760	Research and development center	0.00811	Sq. Ft.	N.A.	\$1.83	\$2.37	\$2.92
	770	Business park	0.01244	Sq. Ft.	N.A.	\$2.80	\$3.64	\$4.48

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TRANSPORTATION IMPACT FEE								
Land use	ITE code	Development type	Daily trips	Per	Pass-by rate	Discounted Fee	Discounted Fee	Discounted Fee
Retail	812	Building Materials and Lumber Store	0.04516	Sq. Ft.	N.A.	\$10.17	\$13.22	\$16.28
	813	Free-Standing Discount Superstore	0.05075	Sq. Ft.	27%	\$8.35	\$10.85	\$13.35
	815	Free Standing Discount Store	0.05724	Sq. Ft.	17%	\$10.70	\$13.91	\$17.12
	816	Hardware / Paint Store	0.05129	Sq. Ft.	26%	\$8.55	\$11.11	\$13.68
	817	Nursery (Garden Center)	0.0681	Sq. Ft.	N.A.	\$15.34	\$19.94	\$24.55
	820	Shopping Center	0.0427	Sq. Ft.	34%	\$6.35	\$8.25	\$10.16
	826	Specialty Retail Center	0.04432	Sq. Ft.	N.A.	\$9.98	\$12.98	\$15.97
	841	Automobile Sales	0.0323	Sq. Ft.	N.A.	\$7.28	\$9.46	\$11.64
	843	Automobile Parts Sales	0.06191	Sq. Ft.	43%	\$7.95	\$10.33	\$12.72
	848	Tire Store	0.02487	Sq. Ft.	28%	\$4.03	\$5.24	\$6.45
	850	Supermarket	0.10224	Sq. Ft.	36%	\$14.74	\$19.16	\$23.58
	857	Discount Club	0.0418	Sq. Ft.	37%	\$5.93	\$7.71	\$9.49
	861	Sporting Goods Superstore	0.02428	Sq. Ft.	N.A.	\$5.47	\$7.11	\$8.75
	862	Home Improvement Superstore	0.03074	Sq. Ft.	42%	\$4.02	\$5.22	\$6.43
	863	Electronics Superstore	0.04504	Sq. Ft.	40%	\$6.09	\$7.91	\$9.74
	866	Pet Supply Superstore	0.04459	Sq. Ft.	N.A.	\$10.04	\$13.06	\$16.07
	867	Office Supply Superstore	0.04486	Sq. Ft.	N.A.	\$10.11	\$13.14	\$16.17
	880	Pharmacy/Drugstore without Drive Thru	0.09006	Sq. Ft.	53%	\$9.54	\$12.40	\$15.26
	881	Pharmacy/Drugstore with Drive Thru	0.09691	Sq. Ft.	49%	\$11.13	\$14.47	\$17.81
	890	Furniture Store	0.00506	Sq. Ft.	53%	\$0.54	\$0.70	\$0.86

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TRANSPORTATION IMPACT FEE								
Land use	ITE code	Development type	Daily trips	Per	Pass-by rate	Discounted Fee	Discounted Fee	Discounted Fee
Services	912	Drive-In Bank	0.14815	Sq. Ft.	35%	\$21.69	\$28.20	\$34.71
	925	Drinking Place	0.13619	Sq. Ft.	N.A.	\$30.68	\$39.88	\$49.09
	931	Quality Restaurant	0.08995	Sq. Ft.	44%	\$11.35	\$14.75	\$18.16
	932	High-Turnover (Sit-Down) Restaurant	0.12715	Sq. Ft.	43%	\$16.33	\$21.22	\$26.12
	933	Fast-Food Restaurant without Drive Thru	0.716	Sq. Ft.	50%	\$80.65	\$104.84	\$129.03
	934	Fast-Food Restaurant with Drive Thru	0.49612	Sq. Ft.	50%	\$55.88	\$72.64	\$89.41
	941	Quick Lubrication Vehicle Shop	40	Service Bay	N.A.	\$9,010.66	\$11,713.86	\$14,417.05
	945	Gas Station with Convenience Market	162.78	Fueling Position	56%	\$16,134.31	\$20,974.60	\$25,814.89
	946	Gas Station with Convenience Market & Car Wash	152.84	Fueling Position	56%	\$15,149.08	\$19,693.80	\$24,238.53
	947	Self-Service Car Wash	108	Stall	48%	\$12,650.97	\$16,446.25	\$20,241.54
948	Automated Car Wash	0.19062	Sq. Ft.	48%	\$22.33	\$29.03	\$35.73	

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). The Impact Fees for all land uses are assessed in accordance with the following schedule as defined in § 154.03 of this Chapter:
 Effective 07/01/2017: 50% of the Maximum Impact Fee Rate
 Effective 01/01/2018: 65% of the Maximum Impact Fee Rate
 Effective 07/01/2018: 80% of the Maximum Impact Fee Rate
- (3).
 - 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 *Trip Generation Manual*, current 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. 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.
 - c. 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(E)(3).
 - d. All trip generation rates are taken from the ITE Trip Generation Manual based on average weekday vehicle trip ends unless otherwise noted.
 - e. 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.