**AN ORDINANCE OF THE CITY OF GLENN HEIGHTS, TEXAS**

**ORDINANCE NO. O-04-25**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, APPROVING LAND USE ASSUMPTIONS AND A CAPITAL IMPROVEMENTS PLAN; AMENDING THE CODE OF ORDINANCES, CITY OF GLENN HEIGHTS, TEXAS, BY REPEALING AND REPLACING ARTICLE 10.03, "ROADWAY IMPACT FEES," OF CHAPTER 10, "SUBDIVISION REGULATIONS," TO REPEAL AND REPLACE ALL OF ARTICLE 10.03, AND TO ADOPT A NEW ARTICLE 10.03, ENTITLED "IMPACT FEES," PROVIDING FOR THE ASSESSMENT, PAYMENT AND USE OF WATER, WASTEWATER AND ROADWAY IMPACT FEES; AMENDING ARTICLE A2.000 ("PLANNING DEPARTMENT") OF APPENDIX A, THE CITY'S MASTER FEE SCHEDULE, OF THE CODE OF ORDINANCES, CITY OF GLENN HEIGHTS, TEXAS, TO ADOPT SECTION A2.100, PROVIDING FOR AND ADOPTING IMPACT FEE SCHEDULES AND ESTALISHING IMPACT FEE RATES AND AMOUNTS FOR NEW DEVELOPMENT; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** under the laws of the State of Texas, including Chapter 395 of the Texas Local Government Code, authority is conferred upon the City of Glenn Heights to adopt and approve certain land use assumptions and a capital improvements plan regarding the future growth and infrastructure needs of the City, and to adopt a system of impact fees to be imposed on new development projects to assist in the payment of costs of constructing capital improvements and facility expansions necessary to serve new development; and

**WHEREAS**, the City has provided for the creation of land use assumptions and a capital improvements plan entitled, "Water Wastewater, and Roadway Impact Fee Report, January 2025," (the "January 2025 Report") developed by Freese and Nichols, Inc., qualified professionals using generally accepted engineering and planning practices, and has approved the capital improvements plan and land use assumptions contained therein; and

**WHEREAS**, the Council has heretofore appointed a Capital Improvements Advisory Committee to assist in adopting land use assumptions and to review the proposed capital improvements plan, and the Committee has filed its written comments within the time required by law; and

**WHEREAS**, the City Council of the City of Glenn Heights, Texas, following the publication of notice, has previously conducted a public hearing to consider the adoption of a capital improvements plan and land use assumptions, after which public hearing the Council has approved land use assumptions and a capital improvements plan; and

**WHEREAS**, the Council finds and determines that notice of the foregoing public hearing has been duly and lawfully posted and published in accordance with the requirements of law and that all interested persons were given full and fair opportunity to provide testimony and input on the land use assumptions and capital improvements plan; and

**WHEREAS**, the Council finds that a resolution has heretofore been adopted calling for a public hearing to consider the adoption of water, wastewater and roadway infrastructure impact fees and that notice of said public hearing has been duly and lawfully posted and published in accordance with the requirements of law and that all interested persons were given full and fair opportunity to provide testimony and input on the adoption of said impact fees; and

**WHEREAS**, the Council finds and determines that the adoption, assessment and imposition of impact fees on new development projects to pay costs of constructing capital improvements and facility expansions necessary to serve new development is in the best interests of the citizens of the City and the public health, safety and general welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENN HEIGHTS, TEXAS, THAT:**

**SECTION 1**: The City Council of the City of Glenn Heights, Texas, finds and determines that the premises hereof are true and correct and are incorporated herein.

**SECTION 2**. The previously adopted land use assumptions have been reviewed, evaluated, updated and revised, and the City Council finds that the land use assumptions set forth in the January 2025 Report are hereby adopted and approved.

**SECTION 3**. The previously adopted capital improvements plan has been reviewed, evaluated, updated and revised, and the city council finds that the capital improvements plan set forth in the January 2025 Report is hereby adopted and approved.

**SECTION 4**. The Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended by amending Article 10.03, "Roadway Impact Fees," of Chapter 10, "Subdivision Regulations," to repeal and replace Article 10.03 in its entirety with a new Article 10.03, to be entitled "Impact Fees," to read in its entirety as follows:

**"CHAPTER 10**
**SUBDIVISION REGULATIONS**

. . .

**ARTICLE 10.03**
**IMPACT FEES**

**Division 1 General Provisions**

**§10.03.001 Short title.**
This article shall be known and cited as the "Glenn Heights Impact Fees Article."

**§10.03.002 Purpose.**
This article is intended to assure the provision of adequate water, wastewater and roadway facilities to serve new development in the city by requiring each development to pay its

share of the costs of such improvements necessitated by and attributable to such new development.

**§10.03.003 Authority.**
This article is adopted pursuant to Texas Local Government Code chapter 395 and the city charter. The provisions of this article shall not be construed to limit the power of the city to utilize all powers and procedures authorized under chapter 395 or other methods authorized under state law or pursuant to other city powers to accomplish the purposes set forth herein, either in substitution or in conjunction with this article. Guidelines may be developed by ordinance, resolution, or otherwise to implement and administer this article.

**§10.03.004 Definitions.**
The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Capital improvement.* Any of the following facilities with a life expectancy of three (3) or more years that are owned and operated by or on behalf of the city, including newly constructed facilities or the expansion of existing facilities:

(1) Water supply, treatment and distribution facilities; wastewater collection and treatment facilities; and stormwater, drainage and flood-control facilities, whether or not they are located within the service area; and
(2) Roadway facilities.

*Capital improvements plan.* The adopted plan, as may be amended from time to time, that identifies the capital improvements or facilities expansions for which impact fees may be assessed or which are to be financed in whole or in part through the imposition of fees pursuant to this article.

*Effective date of this article.* The effective date of this article is the date on which this article was adopted by the City Council, to wit: March 4, 2025.

*Final plat approval or approval of a final plat.* The point at which the applicant has complied with all conditions of approval for any type of plat required to be filed with the applicable county and the plat has been approved by the city.

*Impact fee.* A charge or assessment imposed as set forth in this article against new development. The term does not include:

(1) Required dedications of land for public parks or payments in lieu thereof;
(2) Dedication of rights-of-way or easements or construction or dedication of on-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by ordinance and is necessitated by and attributable to the new development; or
(3) Lot or acreage fees or pro rata fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or wastewater mains or lines.

*Land use assumptions.* The projections of population and employment growth and associated changes in land uses, densities and intensities adopted by the city, as may be amended from time to time, upon which the capital improvements plan is based.

*New development.* A project involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of land, which has the effect of increasing the requirements for capital improvements, measured by the number of service units to be generated by such activity, and which requires either the approval of a plat, the issuance of a building permit, or connection to the city's system, and which has not been exempted from these regulations by provisions herein. Installation of a larger water meter will also constitute new development.

*Offset.* The amount of the reduction of an impact fee designed to fairly reflect the value of system facilities or other capital improvements pursuant to rules herein established or council-approved administrative guidelines, provided by a developer pursuant to the city's subdivision regulations or requirements.

*Off-site.* Located entirely on property which is not included within the bounds of the plat or property being considered for impact fee assessment.

*Plat.* Any type of plat required by law to be filed with the applicable county, including but not limited to, a final plat, replat, amending plat and vacating plat.

*Recoup.* To reimburse the city for capital improvements which the city has previously installed or caused to be installed.

*Roadway facility.* Arterial or collector streets or roads that have been designated on the city's official adopted roadway plan, together with all necessary appurtenances and improvements to a roadway. The term includes, but is not limited to, rights-of-way, whether conveyed by deed or easement; intersection improvements; interests in land; traffic lanes; traffic signs, signals and control devices; turn lanes; drainage facilities associated with the roadway; street lighting, and curbs. The term also includes the city's share of costs for roadways and associated improvements designated on the federal or state highway system, including but not limited to, local matching funds and costs related to utility line relocation, and the establishment of curbs, gutters, sidewalks and drainage appurtenances.

*Sanitary sewer facility or wastewater facility*. An improvement for providing wastewater collection and treatment including, but not limited to, land or easements, treatment facilities, lift stations, and interceptor mains. Sanitary sewer facility excludes sanitary sewer lines or mains which are constructed by developers, the costs of which are reimbursed from pro rata charges paid by developers or owners of property in other subdivisions as a condition of connection to or use of such facility. The term does not include a site-related facility.

*Service area*.

(1) For water supply, treatment and distribution facilities, wastewater collection and treatment, the entire area within the corporate limits of the city and its extraterritorial jurisdiction to be served by the capital improvements and facilities expansions specified in the capital improvements plan; and

(2) For roadway facilities, each individual area designated in the land use assumptions served by the roadway facilities designated in the capital improvements plan.

*Service unit*. The standardized measure of consumption, use, generation or discharge attributable to an individual unit of development, calculated in accordance with generally accepted engineering and/or planning standards.

*Single-family residential lot.* A lot intended to accommodate a single-family or duplex dwelling unit, as defined in the city's zoning regulations.

*Site-related facility.* An improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of water, wastewater and/or or roadway facilities to serve the new development, and which is not included in the capital improvements plan and for which the developer or property owner is solely responsible under subdivision and other applicable regulations or which is located at least partially on the plat which is being considered for impact fee assessment. Site-related facility includes that portion of an off-site water or wastewater main, equivalent to a standard size water or wastewater main, which is necessary to connect any new development with the city's water or wastewater system, the cost of which has not been included in the city's capital improvements plan.

*System facility.* A capital improvement which is designated in the capital improvements plan and which is not a site-related facility. System facilities may include a capital improvement which is located offsite, within, or on the perimeter of the development site.

*Water facility. A*n improvement for providing water supply, treatment and distribution service including, but not limited to, land or easements, water treatment facilities, water supply facilities, or water distribution lines. Water facility excludes water lines or mains which are constructed by developers, the costs of which are reimbursed from pro rata charges paid by developers or owners of property in other subdivisions as a condition of connection to or use of such facility. The term does not include a site-related facility.

**§10.03.005 Applicability.**

The provisions of this article regarding water and wastewater impact fees apply to all new development within the corporate boundaries of the city and its extraterritorial jurisdiction. The provisions of this article regarding roadway impact fees apply to all new development within the corporate boundaries of the city.

**§10.03.006 Impact fees per service unit.**

(a) The impact fees for water, wastewater and roadways shall be as set forth in the City's Master Fee Schedule, Appendix A, to the Code of Ordinances, City of Glenn Heights, Texas, and is made a part of this article by reference.
(b) Impact fees and fee schedules may be amended from time to time by ordinance.

**§10.03.007 Impact fee as condition of development approval; permit issuance.**
No final plat for new development shall be released for filing with the appropriate county, or in cases for which no request for plat approval is submitted to the city, whether the property is located inside or outside the corporate boundaries of the city, no application for a utility connection shall be approved and/or no building permit and/or certificate of occupancy shall be issued, without assessment of an impact fee pursuant to this article. No building permit shall be issued, or in the cases for which no plat is submitted to the city, whether the property is located inside or outside the corporate boundaries of the city, no building permit and/or certificate of occupancy shall be issued and/or utility connection made, for new development, until the property owner or developer has paid the impact fee imposed by and calculated herein, or a contract for payment is approved by the city and executed by the parties.

**§10.03.008 Assessment of impact fees.**
(a) Assessment of the impact fee for any new development shall be made as follows:
   (1) For new development which has been platted prior to the effective date of this article, impact fees shall not be collected on any service unit for which a valid building permit is issued within one year after the effective date of this article.
   (2) Subject to subsection (1), for land which is unplatted at the time of application for a building permit, or for a new development which received final plat approval prior to or on the effective date of this article and for which no replatting is necessary pursuant to the city's subdivision regulations prior to development, assessment of impact fees shall occur at the time application is made for the building permit, and shall be the amount of the impact fee per service unit as set forth in the city's Master Fee Schedule at the rates then in effect.
   (3) For new development which is submitted for approval pursuant to the city's subdivision regulations after the effective date of this article, or for which replatting results in an increase in the number of service units after such date, assessment of impact fees shall be at the time of final plat recordation, and shall be the amount of the impact fee per service unit as set forth in the city's Master Fee Schedule at the rates then in effect.
(b) Following assessment of the impact fee pursuant to subsection (a), the amount of the impact fee assessed per service unit for that development cannot be increased, unless the approved plat expires or lapses or the owner proposes to change the approved development by the submission of a new development application or application to increase the number of service units, in which case new assessment shall be the amount of the maximum impact fee per service unit as set forth in the city's Master Fee Schedule at the rates then in effect.
(c) Following the vacating of any plat, the expiration or lapse of a plat, or submittal of any replat, a new assessment shall be made in accordance with subsection (a)(2) of this section.

(d) Approval of an amending plat that does not increase the number of service units is not subject to reassessment for an impact fee.

**§10.03.009 Payment and collection of impact fees.**

(a) For all new developments, impact fees shall be collected at the time of application for a building permit or, in cases for which no plat is submitted to the city, whether the property is located inside or outside the corporate boundaries of the city, at the time of application for building permit, utility connection or certificate of occupancy, whichever occurs first. The city may enter into an agreement with a developer for a different time and manner of payment of impact fees, in which case the agreement shall determine the time and manner of payment.

(b) At the time of final plat approval, or upon request for a utility connection for an area in the city's extraterritorial jurisdiction for which a final plat was not submitted to the city, for all new developments, the city shall compute the impact fees due for the new development in the following manner:

(1) The amount of each type of impact fee due (roadway, water, and/or wastewater) shall be determined by multiplying the number of each type of service unit generated by the new development by the maximum impact fee due for each type of service unit in the applicable service area as set forth in the city's Master Fee Schedule at the rates then in effect.

(2) The amount of each impact fee due shall be reduced by any allowable credits for that category of capital improvements in the manner provided by this article.

(c) Whenever a property owner proposes to increase the number of service units for a new development, the additional impact fees collected for such new service units shall be determined by using the amount of the maximum impact fee per service unit be the amount of the maximum impact fee per service unit as set forth in the city's Master Fee Schedule at the rates then in effect, and such additional fee shall be collected at the time of issuance of a building permit, or for an area in the city's extraterritorial jurisdiction for which a plat was not required to be approved by the city, prior to or at the time of connection or enlargement of the connection to the city's water or wastewater system.

(d) If the building permit for which an impact fee has been paid has expired, and a new application is thereafter filed, the impact fees shall be computed using the fees then in effect, with credits for previous payment of fees being applied against the new fees due.

(e) For a new development which is unplatted at the time of application for a building permit, and for which platting is not necessary pursuant to the city's subdivision regulations prior to development, collection of impact fees shall occur at the time application is made for the building permit, and shall be the amount of the impact fee per service unit then in effect.

**§10.03.010 Offsets and credits against impact fees.**

(a) Any construction or contributions to or dedications of any non-site-related facility appearing in the capital improvements plan that is required to be constructed by a property owner or developer as a condition of new development shall be credited against the impact fees otherwise due on that new development from the same category (roadway, water or wastewater) of impact fees assessed on the new development. Offsets or credits shall be allowed in accordance with the rules set forth in this section. The value of an offset or credit may be stated in dollars or service units.

(b) All credits against impact fees shall be subject to the following limitations and shall be granted based on this article and any additional administrative guidelines that may be adopted by the city:

(1) No credit shall be given for the dedication of land or easements or the construction of site-related facilities.

(2) No credit shall exceed an amount equal to the assessed impact fee.

(3) If a credit applicable to a final plat has not been exhausted within ten (10) years from: (i) the acquisition of the first building permit issued; or (ii) in the cases for which no plat is submitted to the city, whether the property is located inside or outside the corporate boundaries of the city, the acquisition of the first building permit issued, the acquisition of the first certificate of occupancy is issued or connection made after the effective date of the adoption of the applicable impact fees, whichever occurs first, or within such period as may otherwise be designated by contract, such credit shall lapse.

(4) In no event will the city reimburse the property owner or developer for a credit when no impact fees for the new development can be collected pursuant to city ordinance or state law or for any amount exceeding the total impact fees due for the new development for the category of capital improvement, unless otherwise agreed to by the city.

(c) The available credit associated with new development shall be applied against an impact fee in the following manner:

(1) For single-family residential lots in a new development consisting only of single-family residential development, such credit shall be prorated equally among such lots, to be applied at the time of application of a building permit for each lot, against impact fees to be collected at the time the building permit is issued.

(2) For all other types of new development, including those involving mixed uses, the credit applicable to the new development shall be applied to the impact fee due at the time of approval.

(3) At its sole discretion, the city may authorize alternative credit arrangements by written agreement with the property owner in accordance with the city's administrative guidelines.

**§10.03.011 Establishment of accounts.**

(a) The city shall establish an account to which interest is allocated for each service area for each type of capital facility for which an impact fee is imposed. Each impact fee collected within the service area shall be deposited in such account.

(b) Interest earned on the account into which the impact fees are deposited shall be considered funds of the account and shall be used only in the same manner in which the underlying funds may be used.

(c) The city shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the accounts are utilized solely for authorized purposes.

(d) The city shall maintain and keep financial records for impact fees, which shall show the source and disbursement of all fees collected in or expended within each service area. The records of the account into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours. The city may establish a fee for copying services.

**§10.03.012 Use of proceeds of impact fee accounts.**

(a) The impact fees collected for each service area may be used to finance or to recoup the costs of any capital improvements or facility expansion identified in the capital improvements plan for the service area, including but not limited to the construction contract price, surveying and engineering fees, land acquisition costs (including land purchases, court awards and costs, attorney's fees and expert witness fees). Impact fees may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the city to finance such capital improvements or facility expansion.

(b) Impact fees collected pursuant to this article shall not be used to pay for any of the following expenses:

(1) Construction, acquisition or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;

(2) Repair, operation or maintenance of existing or new capital improvements or facility expansion;

(3) Upgrade, update, expansion or replacement of existing capital improvements to provide better service to existing development; or

(4) Administrative and operating costs of the city.

**§10.03.013 Refunds.**

(a) Upon application by an owner of property, any impact fee or portion thereof collected pursuant to city ordinance shall be refunded as specified in this article if:

(1) The fee collected has not been expended within the service area within ten (10) years from the date of payment;

(2) Existing facilities are available and service is denied; or

(3) The city has, after collecting the impact fee when service was not available, failed to commence construction within two (2) years or service is not available within a reasonable period considering the type of improvement or expansion, but in no event later than five (5) years from the date of payment.

(b) Payment shall be refunded to the record owner of the property for which the impact fee was paid or, if the impact fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of payment to the date of refund at the statutory rate as set forth in the Texas Finance Code, section 302.002, or its successor statute. The application for refund pursuant to this article shall be submitted within sixty (60) days after the expiration of the ten-year period for expenditure of the fee. An impact fee shall be considered expended on a first-in, first-out basis.

(c) An impact fee collected pursuant to this article shall also be considered expended if the total expenditures for capital improvements or facility within the service area within ten (10) years following the date of payment exceed the total fees collected within the service area for such improvements or expansions during such period.

(d) If a refund is due pursuant to subsections (a) and (b) of this section, the city shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

**§10.03.014 Relief procedures.**
Any person who has paid an impact fee or an owner of land upon which an impact fee has been paid may petition the city council to determine whether any duty required by this article has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within sixty (60) days of the request. If the city council determines that the duty is required pursuant to this article and is late in being performed, it shall cause the duty to commence within sixty (60) days of the date of the request and to continue until completion.

**§10.03.015 Updates to plan and revision of fees.**
(a) The city shall update its land use assumptions and capital improvements plans at least every five (5) years, commencing from the date of adoption of such plans, and shall recalculate the impact fees based thereon in accordance with the procedures set forth in Texas Local Government Code, chapter 395, or in any successor statute.
(b) The city may review its land use assumptions, impact fees, capital improvements plans and other factors such as market conditions more frequently than provided in subsection (a) to determine whether the land use assumptions and capital improvements plan should be updated and the impact fee recalculated accordingly.
(c) If, at the time an update is required pursuant to subsection (a), the city council determines that no change to the land use assumptions, capital improvements plan or impact fee is needed, it may dispense with such update by following the procedures in Texas Local Government Code, section 395.0575, or its successor statute.

**§10.03.016 Impact fee as additional and supplemental regulation.**
Impact fees established by this article are additional and supplemental to, and not in substitution of, any other requirements imposed by the city on the development of land or the issuance of building permits or certificates of occupancy. Such fee is intended to be consistent with and to further the policies of the city's comprehensive land use plan, the capital improvements plan, the zoning ordinance, subdivision regulations and other city policies, ordinances, codes and resolutions by which the city seeks to ensure the provision of adequate public facilities in conjunction with the development of land."

**SECTION 5**. That Article A2.000, "Planning Department," of Appendix A, the Master Fee Schedule, of the Code of Ordinances, City of Glenn Heights, Texas, be and is hereby amended by adding Section A2.100, adopting fee schedules for impact fees, such that from the effective date of this ordinance, the impact fees and charges attached hereto as Exhibit "A" shall be collected on behalf of the City.

**SECTION 6.** All provisions of the Ordinances of the City of Glenn Heights, Texas, in conflict with the provisions of this ordinance be and are hereby repealed and all other provisions of the ordinances of the City of Glenn Heights, Texas, not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** Should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or the Code of Ordinances, as amended hereby, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part declared to be invalid, illegal, or unconstitutional.

**SECTION 8.** This ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Glenn Heights, Texas this 4th day of March, 2025.

**APPROVED:**

______________________________
Sonja A. Brown, Mayor

**ATTEST:**

______________________________
Brandi Brown, City Secretary

**APPROVED AS TO FORM:**

______________________________
David M. Berman, City Attorney

Exhibit "A"

**Table 1: Maximum Allowable Water Impact Fee**

| Meter Size | Equivalency Factor | Maximum Allowable Impact Fee |
|---|---|---|
| 3/4" or Less | 1.0 | $3,416 |
| 1" | 1.7 | $5,807 |
| 1-1/2" | 3.3 | $11,272 |
| 2" | 5.3 | $18,104 |
| 3" | 11.7 | $39,967 |
| 4" | 21.0 | $71,736 |
| 6” | 43.3 | $147,912 |
| 8” | 93.3 | $318,712 |

**Table 2: Maximum Allowable Wastewater Impact Fee**

| Meter Size | Equivalency Factor | Maximum Allowable Impact Fee |
|---|---|---|
| 3/4" or Less | 1.0 | $962 |
| 1" | 1.7 | $1,635 |
| 1-1/2" | 3.3 | $3,174 |
| 2" | 5.3 | $5,098 |
| 3" | 11.7 | $11,255 |
| 4" | 21.0 | $20,202 |
| 6” | 43.3 | $41,654 |
| 8” | 93.3 | $89,754 |

**Table 3: Maximum Allowable Roadway Impact Fee**

| Service Area | Maximum Allowable Cost per Service Unit |
|---|---|
| 1 | $1,564 |

## Table 4: Land Use Vehicle-Mile Equivalency

| | | | D | G | H (D x G) |
|---|---|---|---|---|---|
| **Land Use Category** | **ITE Code** | **Development Unit** | **Adjusted Trip Rate (PM Peak)** | **O-D Adjusted Trip Length (mi)** | **Service Unit Equivalency (veh-mi/Dev. Unit)** |
| **Light Industrial** | | | | | |
| **General Light Industrial** | **110** | **1,000 Sq Ft GFA** | **0.65** | **3.73** | **2.43** |
| Industrial Park | 130 | 1,000 Sq Ft GFA | 0.34 | 3.73 | 1.27 |
| Manufacturing | 140 | 1,000 Sq Ft GFA | 0.74 | 3.76 | 2.78 |
| Warehousing | 150 | 1,000 Sq Ft GFA | 0.18 | 3.32 | 0.60 |
| Mini-Warehouse/Self Storage | 151 | 1,000 Sq Ft GFA | 0.15 | 2.38 | 0.36 |
| Data Center | 160 | 1,000 Sq Ft GFA | 0.09 | 3.08 | 0.28 |
| Utility | 170 | 1,000 Sq Ft GFA | 2.16 | 3.00 | 6.47 |
| Specialty Trade Contractor | 180 | 1,000 Sq Ft GFA | 1.93 | 3.73 | 7.20 |
| **Residential** | | | | | |
| **Single-family detached housing** | **210** | **Dwelling Units** | **0.94** | **4.19** | **3.93** |
| Single-Family Attached Housing | 215 | Dwelling Units | 0.57 | 4.19 | 2.39 |
| Multifamily Housing (Low-Rise, 1-3 floors) | 220 | Dwelling Units | 0.51 | 4.19 | 2.13 |
| Multifamily Housing (Mid-Rise, 4-10 floors) | 221 | Dwelling Units | 0.39 | 4.19 | 1.63 |
| Condominium / Townhouse | 230 | Dwelling Units | 0.36 | 4.19 | 1.51 |
| Senior Adult Housing - Single Family | 251 | Dwelling Units | 0.30 | 3.02 | 0.91 |
| Senior Adult Housing - Multi-Family | 252 | Dwelling Units | 0.25 | 3.02 | 0.75 |
| Congregate Care Facility | 253 | Dwelling Units | 0.18 | 3.02 | 0.54 |
| Assisted Living Center | 254 | Beds | 0.24 | 3.02 | 0.72 |
| Continuing Care Retirement Community | 255 | Dwelling Units | 0.19 | 3.02 | 0.57 |
| Hotel | 310 | Rooms | 0.59 | 1.56 | 0.92 |
| **Recreational** | | | | | |
| City Park | 411 | Acres | 0.11 | 1.24 | 0.14 |
| Marina | 420 | Berths | 0.21 | 1.24 | 0.26 |
| Golf Course | 430 | Holes | 2.91 | 1.24 | 3.60 |
| Miniature Golf Course | 431 | Holes | 0.33 | 1.24 | 0.41 |
| Golf Driving Range | 432 | Driving Positions | 1.25 | 1.24 | 1.55 |
| Batting Cages | 433 | Cages | 2.22 | 1.24 | 2.75 |
| Rock Climbing Gym | 434 | 1,000 Sq Ft GFA | 1.64 | 1.24 | 2.03 |
| Multi-Recreational Facility | 435 | 1,000 Sq Ft GFA | 3.58 | 1.24 | 4.43 |
| Bowling Alley | 437 | Bowling Lanes | 1.11 | 1.24 | 1.37 |
| Movie Theater with Matinee | 444 | Screens | 17.19 | 1.24 | 21.27 |
| Movie Theater | 445 | Screens | 11.87 | 1.24 | 14.69 |
| Soccer Complex | 488 | Fields | 16.43 | 1.24 | 20.33 |
| Tennis and Pickleball Courts | 490 | Courts | 4.21 | 1.24 | 5.21 |
| Racquet/Tennis Club | 491 | Courts | 3.82 | 1.24 | 4.73 |
| Health/Fitness Club | 492 | 1,000 Sq Ft GFA | 3.45 | 0.77 | 2.67 |
| **Institutional** | | | | | |
| Elementary School | 520 | Students | 0.16 | 1.31 | 0.21 |
| Middle School/Junior High School | 522 | Students | 0.15 | 1.31 | 0.20 |
| High School | 525 | Students | 0.14 | 1.31 | 0.18 |
| School District Office | 528 | 1,000 Sq Ft GFA | 2.04 | 4.53 | 9.23 |
| Private School (K-8) | 530 | Students | 0.26 | 1.55 | 0.40 |
| Private School (K-12) | 532 | Students | 0.17 | 1.55 | 0.26 |
| Charter Elementary School | 536 | Students | 0.16 | 1.55 | 0.25 |
| Jr. / Community College | 540 | Students | 0.11 | 1.58 | 0.17 |
| University / College | 550 | Students | 0.15 | 1.88 | 0.28 |
| Place of Worship | 560 | 1,000 Sq Ft GFA | 0.49 | 0.93 | 0.46 |
| Day Care Center | 565 | Students | 0.19 | 0.62 | 0.12 |
| Library | 590 | 1,000 Sq Ft GFA | 8.16 | 0.51 | 4.13 |
| **Medical** | | | | | |
| Hospital | 610 | Beds | 0.86 | 1.94 | 1.67 |
| Nursing Home | 620 | 1,000 Sq Ft GFA | 0.59 | 3.02 | 1.78 |
| Clinic | 630 | 1,000 Sq Ft GFA | 3.69 | 1.94 | 7.17 |
| Animal Hospital/Veterinary Clinic | 640 | 1,000 Sq Ft GFA | 3.53 | 1.94 | 6.86 |
| Free-Standing Emergency Room | 650 | 1,000 Sq Ft GFA | 1.52 | 1.94 | 2.95 |
| **Office** | | | | | |
| **General Office** | **710** | **1,000 Sq Ft GFA** | **1.44** | **4.53** | **6.52** |
| Small Office Building | 712 | 1,000 Sq Ft GFA | 2.16 | 4.53 | 9.78 |
| Corporate Headquarters Bldg | 714 | 1,000 Sq Ft GFA | 1.30 | 4.53 | 5.88 |
| Medical-Dental Office | 720 | 1,000 Sq Ft GFA | 3.93 | 3.62 | 14.21 |
| U.S. Post Office | 732 | 1,000 Sq Ft GFA | 3.36 | 3.00 | 10.09 |
| Office Park | 750 | 1,000 Sq Ft GFA | 1.30 | 4.53 | 5.88 |
| Research and Development Center | 760 | 1,000 Sq Ft GFA | 0.98 | 4.53 | 4.44 |
| Business Park | 770 | 1,000 Sq Ft GFA | 1.22 | 4.53 | 5.52 |

| *Table continued from previous page* | | | D | G | H (D x G) |
|---|---|---|---|---|---|
| **Land Use Category** | **ITE Code** | **Development Unit** | **Adjusted Trip Rate (PM Peak)** | **O-D Adjusted Trip Length (mi)** | **Service Unit Equivalency (veh-mi/Dev. Unit)** |
| **Commercial / Retail** | | | | | |
| Tractor Supply Store | 810 | 1,000 Sq Ft GFA | 1.40 | 0.60 | 0.85 |
| Construction Equipment Rental Store | 811 | 1,000 Sq Ft GFA | 0.99 | 0.60 | 0.60 |
| Building Materials and Lumber Store | 812 | 1,000 Sq Ft GFA | 4.49 | 0.60 | 2.71 |
| Hardware/Paint Store | 816 | 1,000 Sq Ft GFA | 1.37 | 0.60 | 0.83 |
| Garden Center | 817 | 1,000 Sq Ft GFA | 6.94 | 0.99 | 6.84 |
| Nursery (Wholesale) | 818 | 1,000 Sq Ft GFA | 5.24 | 0.99 | 5.17 |
| **Retail/Shopping Center** | **820** | **1,000 Sq Ft GFA** | **1.36** | **1.55** | **2.10** |
| Strip Retail Plaza (<40K) | 822 | 1,000 Sq Ft GFA | 2.53 | 1.55 | 3.91 |
| Automobile Sales | 841 | 1,000 Sq Ft GFA | 3.75 | 1.68 | 6.29 |
| Recreational Vehicle Sales | 842 | 1,000 Sq Ft GFA | 0.77 | 1.68 | 1.29 |
| Auto Parts Sales | 843 | 1,000 Sq Ft GFA | 2.16 | 1.68 | 3.62 |
| Tire Store | 848 | 1,000 Sq Ft GFA | 2.33 | 1.55 | 3.60 |
| Tire Superstore | 849 | 1,000 Sq Ft GFA | 1.38 | 1.55 | 2.13 |
| Supermarket | 850 | 1,000 Sq Ft GFA | 3.22 | 0.69 | 2.22 |
| Convenience Store / Market | 851 | 1,000 Sq Ft GFA | 14.24 | 0.66 | 9.45 |
| Discount Club | 857 | 1,000 Sq Ft GFA | 2.64 | 1.49 | 3.94 |
| Sporting Goods Superstore | 861 | 1,000 Sq Ft GFA | 0.86 | 1.49 | 1.28 |
| Home Improvement Superstore | 862 | 1,000 Sq Ft GFA | 0.73 | 1.55 | 1.13 |
| Electronic Superstore | 863 | 1,000 Sq Ft GFA | 1.15 | 1.49 | 1.72 |
| Pet Supply Superstore | 866 | 1,000 Sq Ft GFA | 0.96 | 1.49 | 1.43 |
| Office Supply Superstore | 867 | 1,000 Sq Ft GFA | 0.75 | 1.49 | 1.12 |
| Book Superstore | 868 | 1,000 Sq Ft GFA | 15.83 | 1.49 | 23.63 |
| Discount Home Furnishing Superstore | 869 | 1,000 Sq Ft GFA | 0.42 | 1.49 | 0.63 |
| Bed and Linen Superstore | 872 | 1,000 Sq Ft GFA | 0.60 | 1.49 | 0.90 |
| Apparel Store | 876 | 1,000 Sq Ft GFA | 4.12 | 1.27 | 5.24 |
| Arts and Crafts Store | 879 | 1,000 Sq Ft GFA | 4.35 | 1.49 | 6.49 |
| Pharmacy without drive thru | 880 | 1,000 Sq Ft GFA | 2.81 | 0.72 | 2.03 |
| Pharmacy with drive thru | 881 | 1,000 Sq Ft GFA | 3.90 | 0.72 | 2.82 |
| Furniture Store | 890 | 1,000 Sq Ft GFA | 0.08 | 1.76 | 0.14 |
| Liquor Store | 899 | 1,000 Sq Ft GFA | 4.34 | 1.27 | 5.52 |
| **Services** | | | | | |
| Bank Walk-In | 911 | 1,000 Sq Ft GFA | 3.32 | 0.99 | 3.27 |
| Bank Drive-In | 912 | 1,000 Sq Ft GFA | 9.66 | 0.99 | 9.53 |
| Hair Salon | 918 | 1,000 Sq Ft GFA | 1.45 | 0.99 | 1.43 |
| Copy, Print, and Express Ship Store | 920 | 1,000 Sq Ft GFA | 7.42 | 0.99 | 7.32 |
| Fast Casual Restaurant | 930 | 1,000 Sq Ft GFA | 3.64 | 1.41 | 5.12 |
| Quality Restaurant | 931 | 1,000 Sq Ft GFA | 2.26 | 1.41 | 3.18 |
| High Turnover Restaurant (Sit-down) | 932 | 1,000 Sq Ft GFA | 2.85 | 1.41 | 4.01 |
| Fast-Food Restaurant w/o Drive-Through Window | 933 | 1,000 Sq Ft GFA | 8.87 | 1.32 | 11.74 |
| Fast Food Restaurant w/ Drive-Thru | 934 | 1,000 Sq Ft GFA | 8.92 | 1.32 | 11.81 |
| Fast-Food Rest. w/Drive-Thru Window & No Indoor Seating | 935 | Drive Thru Lanes | 26.18 | 1.32 | 34.66 |
| Coffee/Donut Shop w/o Drive-Thru Window | 936 | 1,000 Sq Ft GFA | 32.29 | 1.32 | 42.74 |
| Coffee/Donut Shop w/ Drive-Thru Window | 937 | 1,000 Sq Ft GFA | 10.42 | 1.32 | 13.79 |
| Coffee/Donut Shop w/ Drive-Thru Window and No Indoor Seating | 938 | Drive Thru Lanes | 2.56 | 1.32 | 3.39 |
| Quick Lubrication Vehicle Shop | 941 | Service Positions | 4.96 | 1.07 | 5.32 |
| Automotive Care Center | 942 | 1,000 Sq Ft GFA | 1.77 | 1.07 | 1.90 |
| Automobile Parts Service Center | 943 | 1,000 Sq Ft GFA | 2.06 | 1.07 | 2.21 |
| Gasoline/Service Station | 944 | Fueling Positions | 3.72 | 0.66 | 2.47 |
| Convenience Store / Gas Station (2-4k sf) | 945 | Fueling Positions | 2.35 | 0.66 | 1.56 |
| Convenience Store / Gas Station (4-5.5k sf) | 945 | Fueling Positions | 2.96 | 0.66 | 1.96 |
| Convenience Store / Gas Station (5.5-10k sf) | 945 | Fueling Positions | 11.84 | 0.66 | 7.86 |
| Self-Service Car Wash | 947 | Wash Stalls | 1.51 | 0.66 | 1.00 |
| Automated Car Wash | 948 | Wash Tunnels | 21.18 | 0.99 | 20.89 |
| Car Wash and Detail Center | 949 | Wash Stalls | 3.72 | 0.99 | 3.67 |
| Truck Stop | 950 | Fueling Positions | 4.16 | 2.67 | 11.13 |
| Wine Tasting Room | 970 | 1,000 Sq Ft GFA | 4.09 | 1.41 | 5.76 |
| Brewery Tap Room | 971 | 1,000 Sq Ft GFA | 5.50 | 1.41 | 7.74 |