

**EXHIBIT A - Draft Traffic Impact Fee Schedule
FY2026 Fee Table**

Ordinance 254

Verify all non listed uses and appropriate application of land uses with the ACHD Impact Fee Administrator

Service Area Adjustment Factors	Average Trip Length	Network	VMT Cost
	7.73	0.44	\$3,669
Land Use Trip Length Adjustment Factors			
Regional Draw	0.90		
Larger Scale	0.75		
Neighborhood Level	0.50		
Local Convenience	0.25		

ITE - 12th Edition	Land Use	ITE Code	TRIP RATE		ADJUSTMENT FACTORS			Traffic Impact Fee Per Unit (rounded)
			PM Peak Hour	Pass-By Trip Adjustment Factor	Average Trip Length	Network	VMT Cost	

		Per Dwelling Unit					
Single Family	210	0.465	1.00	7.7300	0.440	\$3,669	\$5,803
Single Family Attached Housing	215	0.255	1.00	7.7300	0.440	\$3,669	\$3,182
Multifamily Housing	220 & 221						Contact ACHD Impact Fee Team for Assessment
Mobile Home	240	0.230	1.00	5.7975	0.440	\$3,669	\$2,153
Accessory Dwelling Unit	ACHD 4	0.155	1.00	7.7300	0.440	\$3,669	\$1,934
Senior Adult Housing	251 & 252						Contact ACHD Impact Fee Team for Assessment
		Per Bed					
Assisted Living	254	0.12	1.00	7.7300	0.440	\$3,669	\$1,497
		Per Room					
Hotel	310	0.235	1.00	7.7300	0.440	\$3,669	\$2,933
Motel	320	0.185	1.00	7.7300	0.440	\$3,669	\$2,309
		Per 1,000 SF					
Animal Hospital/Veterinary Clinic	640	1.765	0.72	3.8650	0.440	\$3,669	\$7,929
Automobile Sales, New	840	1.145	0.75	5.7975	0.440	\$3,669	\$8,037
Automobile Sales, Used	841	1.875	0.75	5.7975	0.440	\$3,669	\$13,161
Automobile Care Center/Repair	942	2.450	0.72	3.8650	0.440	\$3,669	\$11,006
Automobile Parts Sales	843	2.430	0.57	3.8650	0.440	\$3,669	\$8,642
Automated Car Wash	948	12.200	0.44	1.9325	0.440	\$3,669	\$16,747
Bank (With Drive-Thru)	912	10.515	0.65	1.9325	0.440	\$3,669	\$21,323
Church	560	0.215	1.00	3.8650	0.440	\$3,669	\$1,341
Coffee / Donut Shop No Drive-Thru	936	15.765	0.13	1.9325	0.440	\$3,669	\$6,394
Coffee / Donut Shop with Drive-Thru	937	19.500	0.13	1.9325	0.440	\$3,669	\$7,909
Day Care	565	5.375	0.56	1.9325	0.440	\$3,669	\$9,390
Drinking Place/Bar	975	3.220	0.57	3.8650	0.440	\$3,669	\$11,452
Free-standing Discount Store	815	2.430	0.83	5.7975	0.440	\$3,669	\$18,877
Free-standing Discount Superstore	813	2.160	0.71	5.7975	0.440	\$3,669	\$14,353
Hair Salon	918	0.725	0.83	5.7975	0.440	\$3,669	\$5,632
Hardware/Paint Store	816	1.490	0.74	5.7975	0.440	\$3,669	\$10,320
Home Improvement Superstore	862	1.140	0.58	5.7975	0.440	\$3,669	\$6,188
Hospital	610	0.430	1.00	7.7300	0.440	\$3,669	\$5,366
Light Industrial	110	0.245	1.00	7.7300	0.440	\$3,669	\$3,057
Manufacturing	140	0.315	1.00	7.7300	0.440	\$3,669	\$3,931
Mini-Warehouse (Self Storage)	151	0.070	1.00	3.8650	0.440	\$3,669	\$437
Pharmacy/Drug Store (No Drive-Thru)	880	4.255	0.47	1.9325	0.440	\$3,669	\$6,239
Pharmacy/Drug Store (With Drive-Thru)	881	5.120	0.51	1.9325	0.440	\$3,669	\$8,146
Restaurant - Fast Casual	930	7.175	0.57	3.8650	0.440	\$3,669	\$25,518
Restaurant - Fast Food (No Drive-Thru)	933	18.365	0.57	1.9325	0.440	\$3,669	\$32,658
Restaurant - Fast Food (With Drive-Thru)	934	15.800	0.50	1.9325	0.440	\$3,669	\$24,646
Shopping Center	820	1.630	0.66	6.9570	0.440	\$3,669	\$12,082
Supermarket (Free Standing)	850	4.395	0.64	1.9325	0.440	\$3,669	\$8,775
Tire Store	848	1.925	0.72	3.8650	0.440	\$3,669	\$8,648
Variety Store (Dollar Store)	814	3.350	0.66	3.8650	0.440	\$3,669	\$13,796
Warehousing	150	0.075	1.00	7.7300	0.440	\$3,669	\$936
		Per 1,000 SF					
Dental/Vision Office	ACHD 1	1.315	1.00	4.1200	0.440	\$3,669	\$8,746
General Office (Greater than 10 KSF)	710	0.590	1.00	7.7300	0.440	\$3,669	\$7,363
Small Office Building (Less than 10 KSF)	712	1.080	1.00	7.7300	0.440	\$3,669	\$13,477
Medical Office	720	1.710	1.00	5.7975	0.440	\$3,669	\$16,004
Walk In Clinic	630	1.835	1.00	5.7975	0.440	\$3,669	\$17,174
		Per Indicated Unit					
Charter Elementary School (Students)	536	0.080	1.00	7.7300	0.440	\$3,669	\$998
Coffee / Donut Shop with Drive-Thru No Indoor Seats (per DT Lanes)	938	7.540	0.125	1.9325	0.440	\$3,669	\$2,940
Food Cart Pod (Food Carts)	926	3.080	0.57	3.8650	0.440	\$3,669	\$10,954
Gas Station with Conv Mkt 2-4 KSF (Fueling Position)	945	7.925	0.44	1.9325	0.440	\$3,669	\$10,879
Gas Station with Conv Mkt 4-5.5 KSF (Fueling Position)	945	9.575	0.44	1.9325	0.440	\$3,669	\$13,144
Gas Station with Conv Mkt 5.5-10 KSF (Fueling Position)	945	10.540	0.44	1.9325	0.440	\$3,669	\$14,468
Quick Lubrication (Servicing Positions)	941	2.425	0.57	1.9325	0.440	\$3,669	\$4,312
Recreational Vehicle and Boat Storage (Space)	ACHD 5	0.010	1.00	3.0900	0.440	\$3,669	\$50