

Celina Roadway Impact Fee - Schedule 2 Option A
(Collected Fee per Development Unit)

Land Use Category	ITE Land Use Code	Development Unit	Veh-Mi Per Dev-Unit	Service Areas 1-6	Service Area 7
Collected Fee Per Vehicle Mile:				\$1,134.02	\$907.22
PORT AND TERMINAL					
Truck Terminal	030	1,000 SF GFA	13.70	\$ 15,536	\$ 12,428
INDUSTRIAL					
General Light Industrial	110	1,000 SF GFA	4.61	\$ 5,227	\$ 4,182
Industrial Park	130	1,000 SF GFA	2.93	\$ 3,322	\$ 2,658
Warehousing	150	1,000 SF GFA	1.39	\$ 1,576	\$ 1,261
Mini-Warehouse	151	1,000 SF GFA	1.25	\$ 1,417	\$ 1,134
RESIDENTIAL					
Single-Family Detached Housing	210	Dwelling Unit	4.85	\$ 5,500	\$ 4,400
Townhomes	220	Dwelling Unit	2.74	\$ 3,107	\$ 2,485
Multi-family Housing (Low-Rise)	220	Dwelling Unit	2.74	\$ 3,107	\$ 2,485
Multi-family Housing (Mid-Rise)	221	Dwelling Unit	2.15	\$ 2,438	\$ 1,950
Multi-family Housing (High-Rise)	222	Dwelling Unit	1.76	\$ 1,995	\$ 1,596
Mid-Rise Residential with 1st Floor Commercial	231	Dwelling Unit	1.76	\$ 1,995	\$ 1,596
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	2.25	\$ 2,551	\$ 2,041
Senior Adult Housing-Detached	251	Dwelling Unit	1.47	\$ 1,667	\$ 1,333
Senior Adult Housing-Attached	252	Dwelling Unit	1.27	\$ 1,440	\$ 1,152
Assisted Living	254	Beds	1.27	\$ 1,440	\$ 1,152
LODGING					
Hotel	310	Room	1.93	\$ 2,188	\$ 1,750
Motel / Other Lodging Facilities	320	Room	1.22	\$ 1,383	\$ 1,106
RECREATIONAL					
Golf Course	430	Acre	1.10	\$ 1,247	\$ 997
Miniature Golf Course	431	Hole	1.30	\$ 1,474	\$ 1,179
Golf Driving Range	432	Tee	4.91	\$ 5,568	\$ 4,454
Multiplex Movie Theater	445	Screens	108.26	\$ 122,769	\$ 98,215
Ice Skating Rink	465	1,000 SF GFA	5.23	\$ 5,930	\$ 4,744
Racquet / Tennis Club	491	Court	15.01	\$ 17,021	\$ 13,617
Recreational Community Center	495	1,000 SF GFA	9.08	\$ 10,296	\$ 8,237
INSTITUTIONAL					
Church	560	1,000 SF GFA	2.04	\$ 2,313	\$ 1,850
Day Care Center	565	1,000 SF GFA	10.87	\$ 12,326	\$ 9,861
Primary/Middle School (1-8)	522	Students	0.30	\$ 340	\$ 272
High School	530	Students	0.24	\$ 272	\$ 217
Junior / Community College	540	Students	0.57	\$ 646	\$ 517
University / College	550	Students	0.78	\$ 884	\$ 707
MEDICAL					
Clinic	630	1,000 SF GFA	16.15	\$ 18,314	\$ 14,651
Hospital	610	1,000 SF GFA	4.78	\$ 5,420	\$ 4,336
Nursing Home	620	Beds	1.08	\$ 1,224	\$ 979
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	12.16	\$ 13,789	\$ 11,031
OFFICE					
Corporate Headquarters Building	714	1,000 SF GFA	4.40	\$ 4,989	\$ 3,991
General Office Building	710	1,000 SF GFA	8.42	\$ 9,548	\$ 7,638
Medical-Dental Office Building	720	1,000 SF GFA	17.04	\$ 19,323	\$ 15,458
Single Tenant Office Building	715	1,000 SF GFA	12.53	\$ 14,209	\$ 11,367
Office Park	750	1,000 SF GFA	7.84	\$ 8,890	\$ 7,112
COMMERCIAL					
Automobile Related					
Automobile Care Center	942	1,000 SF GFA	4.15	\$ 4,708	\$ 3,766
Automobile Parts Sales	843	1,000 SF GFA	6.23	\$ 7,061	\$ 5,649
Gasoline/Service Station	944	Vehicle Fueling Position	4.88	\$ 5,536	\$ 4,429
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	3.69	\$ 4,188	\$ 3,350
New Car Sales	840	1,000 SF GFA	5.44	\$ 6,172	\$ 4,938
Quick Lubrication Vehicle Shop	941	Servicing Positions	6.47	\$ 7,342	\$ 5,874
Self-Service Car Wash	947	Stall	1.99	\$ 2,261	\$ 1,809
Tire Store	848	1,000 SF GFA	6.38	\$ 7,230	\$ 5,784
Dining					
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	46.06	\$ 52,238	\$ 41,790
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	39.96	\$ 45,314	\$ 36,251
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	15.70	\$ 17,808	\$ 14,247
Quality Restaurant	931	1,000 SF GFA	12.32	\$ 13,968	\$ 11,174
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	36.70	\$ 41,617	\$ 33,294
Other Retail					
Free-Standing Discount Store	815	1,000 SF GFA	9.47	\$ 10,735	\$ 8,588
Nursery (Garden Center)	817	1,000 SF GFA	13.60	\$ 15,425	\$ 12,340
Home Improvement Superstore	862	1,000 SF GFA	3.78	\$ 4,291	\$ 3,432
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	11.20	\$ 12,700	\$ 10,160
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	14.69	\$ 16,663	\$ 13,330
Shopping Center	820	1,000 SF GFA	7.04	\$ 7,984	\$ 6,387
Supermarket	850	1,000 SF GFA	16.56	\$ 18,777	\$ 15,021
Toy/Children's Superstore	864	1,000 SF GFA	9.80	\$ 11,113	\$ 8,890
Department Store	875	1,000 SF GFA	3.82	\$ 4,334	\$ 3,467
SERVICES					
Walk-In Bank	911	1,000 SF GFA	16.19	\$ 18,363	\$ 14,691
Drive-In Bank	912	Drive-in Lanes	39.27	\$ 44,528	\$ 35,622
Hair Salon	918	1,000 SF GLA	3.25	\$ 3,689	\$ 2,951