City of Roseville Traffic Mitigation Fees With TSM Factor Applied to Office and Industrial Land Uses
Detailed DUE Rates

	ITE Code	Land Use Category		P.M. Peak Hour Trip Rate Per Unit[1]	Trip Length[2]	% New Trips[2]	VMT[3] per Unit	DUE[4] per Unit
1								
2	110	Light Industrial	0.85	0.85/1,000 s.f.	5.1	92	3.99	0.790
3	130	Industrial Park	0.75	0.75/1,000 s.f.	5.1	92	3.52	0.697
4	140	Manufacturing	0.64	0.64/1,000 s.f.	5.1	92	3.00	0.595
5	150	Warehousing	0.53	0.53/1,000 s.f.	5.1	92	2.49	0.492
6	151	Mini-Warehousing	0.26	0.26/1,000 s.f.	3.1	92	0.74	0.147
7	210	Single Family	1.01	1.01/DU	5	100	5.05	1.000
8	220	Apartment	0.62	0.62/DU	5	100	3.10	0.614
9	230	Condominium	0.52	0.54/DU	5	100	2.60	0.515
10	231	Low-Rise Condominium	0.78	0.78/DU	5	100	3.90	0.772
11	240	Mobile Home Park	0.59	0.59/DU	5	100	2.95	0.584
12	251	Senior Adult Housing - Detached	0.26	0.26/DU	5	100	1.30	0.257
13	252	Senior Adult Housing - Attached	0.11	0.11/DU	5	100	0.55	0.109
14	253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
15	260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.108
16	310	Hotel	0.59	0.59/Room	6.4	71	2.68	0.531
17	311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.360
18	312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.558
19	320	Motel	0.47	0.47/Room	6.4	59	1.77	0.351
20	411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.182
21	430	Golf Course	2.74	2.74/Hole	7.1	90	17.51	3.467
22	444	Movie Theater	3.80	3.80/1000 sf	2.3	85	7.43	1.471
23	492	Health/Fitness Club	4.05	4.05/1000 s.f.	3	75	9.11	1.804
24	493	Athletic Club	5.26	5.26/1000 s.f.	3	75	11.84	2.344
25	495	Recreational Community Center	1.64	1.64/1,000 s.f.	3	75	3.69	0.731
26	520	Elementary School	1.20	1.20/1000 s.f.	4.3	80	4.13	0.817
27	536	Private School (K - 12)	1.70	1.70/1000 s.f.	4.3	80	5.85	1.158
28	530	High School	0.97	0.97/1000 s.f.	4.3	90	3.75	0.743
29	560	Church	0.66	0.66/1,000 s.f.	3.9	90	2.32	0.459
30	565	Day Care Center	13.18	13.18/1,000 s.f.	2	74	19.51	3.863
31	590	Library	7.09	7.09/1,000 s.f.	3.9	90	24.89	4.928
32	610	Hospital	1.18	1.18/1,000 s.f.	6.4	77	5.82	1.151
33	620	Nursing Home	0.42	0.42/1,000 s.f.	2.8	75	0.88	0.175
34	630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.530
35	710	Office: Up to 50,000 s.f.	2.35	2.35/1,000 s.f.	5.1	92	11.03	2.183
36	710	Office: 50,001 - 150,000 s.f.	1.66	1.66/1,000 s.f.	5.1	92	7.79	1.542
37	710	Office: 150,001 - 300,000 s.f.	1.28	1.28/1,000 s.f.	5.1	92	6.01	1.189
38	710	Office: 300,001 - 500,000 s.f.	1.15	1.15/1,000 s.f.	5.1	92	5.40	1.068
39	710	Office: 500,000 - 800,000 s.f.	1.08	1.08/1,000 s.f.	5.1	92	5.07	1.003
40	710	Office: > 800,000 s.f.	1.06	1.06/1,000 s.f.	5.1	92	4.97	0.985
41	720	Medical - Dental Office Building	3.72	3.72/1000 s.f.	5.1	77	14.61	2.893
42	812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.544
43	814	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.507
44	815	Discount Store	5.06	5.06/1,000 s.f.	1.8	57	5.19	1.028
45	816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.587
46	817	Nursery	3.80	3.80/1,000 s.f.	1.7	36	2.33	0.461
47	820	Shopping Center: < 200,000 s.f.	6.26	6.26/1,000 s.f.	1.8	59	6.65	1.316
48	820	Shopping Center: 200,001-500,000 s.f.	4.09	4.09/1,000 s.f.	2.3	76	7.15	1.416
49	820	Shopping Center: 500,000s.f.-1,000,000	3.16	3.16/1,000 s.f.	3	78	7.39	1.464
50	820	Shopping Center: >1,000,000 s.f.	2.49	2.49/1,000 s.f.	3.6	78	6.99	1.385
51	931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.929
52	932	High Turnover Restaurant	10.92	10.92/1,000 s.f.	1.9	76	15.77	3.122
53	933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.313
54	934	Fast Food Drive-In	34.64	34.64/1,000 s.f.	1.7	49	28.86	5.714
55	941	Quick Lube Vehicle Shop	5.19	5.19/Srvc. Pos.	2.2	83	9.48	1.877
56	942	Automobile Care Center	3.38	3.38/1000 s.f.	2.2	83	6.17	1.222
57	841	New Car Sales	2.64	2.64/1,000 s.f.	2.4	76	4.82	0.954
58	843	Automobile Parts Sales	5.98	5.98/1000 s.f.	3.6	78	16.79	3.325
59	944	Gasoline/Service Station	13.86	13.86/Fueling Pos.	1.9	20	5.27	1.043
60	945	Gas/Serv. Stn. W/Conv. Market	13.38	13.38/Fueling Pos.	1.9	20	5.08	1.007
61	946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.33	13.33/Fueling Pos.	1.9	20	5.07	1.003
62	848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.446
63	850	Supermarket	10.45	10.45/1,000 s.f.	1.7	48	8.53	1.689
64	851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.425
65	852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.259
66	853	Convenience Market w/Gas Pumps	60.61	60.61/1,000 s.f.	1.5	22	20.00	3.961
67	861	Discount Club	4.24	4.24/1,000 s.f.	2.3	79	7.70	1.526
68	862	Home Improvement Superstore	2.45	2.45/1000s.f.	1.8	52	2.29	0.454
69	863	Electronics Superstore	4.50	4.50/1000s.f.	1.8	60	4.86	0.962
70	864	Toy/Childrens Superstore	4.99	4.99/1000 s.f.	1.8	59	5.30	1.049
71	880	Drugstore W/O Drive-Thru	8.42	8.42/1000 s.f.	1.8	47	7.12	1.411
72	881	Drugstore W/Drive-Thru	8.62	8.62/1000 s.f.	1.8	51	7.91	1.567
73	890	Furniture Store	0.46	0.46/1,000 s.f.	3.6	78	1.29	0.256
74	911	Walk-In Bank	33.15	33.15/1,000 s.f.	1.6	77	40.84	8.087
75	912	Drive-In Bank	45.74	45.74/1,000 s.f.	1.6	57	41.71	8.260

1. Source: ITE Trip Generation, 7th Edition. A Transportation Systems Management (TSM) factor has been applied to Industrial and Office land use categories.
2. Source: ITE Journal, May 1992 (Note percentage of new trips were adjusted to reflect peak hour versus daily travel conditions based on data in ITE Trip Generation, 5th Edition).
3. VMT = Vehicle Miles of Travel
4. DUE = Dwelling Unit Equivalence

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