

City of Roseville Traffic Mitigation Fees				With TSM Factor Applied to Office and Industrial Land Uses			
Detailed DUE Rates - ITE 8th Edition							
ITE Code	Land Use Category	P.M. Peak Hour Trip Rate Per Unit <sup>1</sup>		Trip Length <sup>2</sup>	% New Trips <sup>2</sup>	VMT <sup>3</sup> per Unit	DUE <sup>4</sup> per Unit
1							
2 110	Light Industrial	0.97	0.97/1,000 s.f.	5.1	92	4.55	0.781
3 130	Industrial Park	0.86	0.86/1,000 s.f.	5.1	92	4.04	0.697
4 140	Manufacturing	0.73	0.73/1,000 s.f.	5.1	92	3.43	0.587
5 150	Warehousing	0.32	0.32/1,000 s.f.	5.1	92	1.50	0.258
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	0.52/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	0.27	0.27/DU	5	100	1.35	0.267
13 252	Senior Adult Housing - Attached	0.16	0.16/DU	5	100	0.80	0.158
14 253	Congregate Care	0.17	0.17/DU	2.8	74	0.35	0.070
15 254	Assisted Living	0.22	.22/Room	2.8	74	0.46	0.090
16 260	Recreational Home	0.26	0.26/DU	2.8	75	0.55	0.108
17 310	Hotel	0.59	0.59/Room	6.4	71	2.68	0.531
18 311	All Suites Hotel	0.40	0.40/Room	6.4	71	1.82	0.360
19 312	Business Hotel	0.62	0.62/Room	6.4	71	2.82	0.558
20 320	Motel	0.47	0.47/Room	6.4	59	1.77	0.351
21 411	City Park	0.16	0.16/Acre	6.4	90	0.92	0.182
22 430	Golf Course	2.78	2.78/Hole	7.1	90	17.76	3.518
23 444	Movie Theater >10 Screens	3.80	3.80/1000 sf	2.3	85	7.43	1.471
24 492	Health/Fitness Club	3.53	3.53/1000 s.f.	3	75	7.94	1.573
25 493	Athletic Club	5.96	5.96/1000 s.f.	3	75	13.41	2.655
26 495	Recreational Community Center	1.45	1.45/1,000 s.f.	3	75	3.26	0.646
27 520	Elementary School	1.21	1.21/1000 s.f.	4.3	80	4.16	0.824
28 536	Private School (K - 12)	1.70	5.50/1000 s.f.	4.3	80	5.85	1.158
29 530	High School	0.97	0.97/1000 s.f.	4.3	90	3.75	0.743
30 560	Church	0.55	0.55/1,000 s.f.	3.9	90	1.93	0.382
31 565	Day Care Center	12.46	12.46/1,000 s.f.	2	74	18.44	3.652
32 590	Library	7.30	7.30/1,000 s.f.	3.9	90	25.62	5.074
33 610	Hospital	1.14	1.18/1,000 s.f.	6.4	77	5.62	1.112
34 620	Nursing Home	0.74	0.74/1,000 s.f.	2.8	75	1.55	0.308
35 630	Clinic	5.18	5.18/1,000 s.f.	4.8	92	22.87	4.530
36 710	Office: Up to 50,000 s.f.	4.27	2.35/1,000 s.f.	5.1	92	20.03	2.182
37 710	Office: 50,001 - 150,000 s.f.	1.91	1.66/1,000 s.f.	5.1	92	8.96	1.542
38 710	Office: 150,001 - 300,000 s.f.	1.47	1.28/1,000 s.f.	5.1	92	6.90	1.188
39 710	Office: 300,001 - 500,000 s.f.	1.32	1.15/1,000 s.f.	5.1	92	6.19	1.068
40 710	Office: 500,000 - 800,000 s.f.	1.24	1.08/1,000 s.f.	5.1	92	5.82	1.003
41 710	Office: > 800,000 s.f.	1.21	1.06/1,000 s.f.	5.1	92	5.68	0.977
42 720	Medical - Dental Office Building	3.46	3.46/1000 s.f.	5.1	77	13.59	2.691
43 812	Building Materials & Lumber Yard	4.49	4.49/1,000 s.f.	1.7	36	2.75	0.544
44 814	Specialty Center	2.71	2.71/1,000 s.f.	3.6	78	7.61	1.507
45 815	Discount Store	5.00	5.00/1,000 s.f.	1.8	57	5.13	1.016
46 816	Hardware Store	4.84	4.84/1,000 s.f.	1.7	36	2.96	0.587
47 817	Nursery	3.80	3.80/1,000 s.f.	1.7	36	2.33	0.461
48 820	Shopping Center: < 200,000 s.f.	6.36	6.36/1,000 s.f.	1.8	59	6.75	1.337
49 820	Shopping Center: 200,001-500,000 s.f.	4.21	4.21/1,000 s.f.	2.3	76	7.36	1.457
50 820	Shopping Center: 500,000s.f.-1,000,000 s.	3.27	3.27/1,000 s.f.	3	78	7.65	1.515
51 820	Shopping Center: >1,000,000 s.f.	2.88	2.88/1,000 s.f.	3.6	78	8.09	1.601
52 931	Quality Restaurant	7.49	7.49/1,000 s.f.	2.5	79	14.79	2.929
53 932	High Turnover Restaurant	11.15	11.15/1,000 s.f.	1.9	76	16.10	3.188
54 933	Fast Food w/o Drive-In	26.15	26.15/1,000 s.f.	1.7	49	21.78	4.313
55 934	Fast Food Drive-In	33.84	33.84/1,000 s.f.	1.7	49	28.19	5.582
56 925	Drinking Place	11.34	11.34/1,000 s.f.	1.9	76	16.37	3.243
57 941	Quick Lube Vehicle Shop	5.19	5.19/Srv. Pos.	2.2	83	9.48	1.877
58 942	Automobile Care Center	3.38	3.38/1000 s.f.	2.2	83	6.17	1.222
59 841	New Car Sales	2.59	2.59/1,000 s.f.	2.4	76	4.72	0.935
60 843	Automobile Parts Sales	5.98	5.98/1000 s.f.	3.6	78	16.79	3.325
61 944	Gasoline/Service Station	13.87	13.87/Fueling Pos.	1.9	20	5.27	1.044
62 945	Gas/Serv. Stn. W/Conv. Market	13.38	13.38/Fueling Pos.	1.9	20	5.08	1.007
63 946	Gas/Serv. Stn. W/Conv. Mkt./Wash	13.94	13.94/Fueling Pos.	1.9	20	5.30	1.049
64 848	Tire Store	4.15	4.15/1,000 s.f.	2.2	80	7.30	1.446
65 850	Supermarket	10.50	10.50/1,000 s.f.	1.7	48	8.57	1.697
66 851	Convenience Market 24-hour	52.41	52.41/1,000 s.f.	1.5	22	17.30	3.425
67 852	Convenience Market < 24-hour	34.57	34.57/1,000 s.f.	1.5	22	11.41	2.259
68 853	Convenience Market w/Gas Pumps	59.69	59.69/1,000 s.f.	1.5	22	19.70	3.901
69 861	Discount Club	4.24	4.24/1,000 s.f.	2.3	79	7.70	1.526
70 862	Home Improvement Superstore	2.37	2.37/1000s.f.	1.8	52	2.22	0.439
71 863	Electronics Superstore	4.50	4.50/1000s.f.	1.8	60	4.86	0.962
72 864	Toy/Childrens Superstore	4.99	4.99/1000 s.f.	1.8	59	5.30	1.049
73 880	Drugstore W/O Drive-Thru	8.42	8.42/1000 s.f.	1.8	47	7.12	1.411
74 881	Drugstore W/Drive-Thru	10.35	10.35/1000 s.f.	1.8	51	9.50	1.881
75 890	Furniture Store	0.45	0.45/1,000 s.f.	3.6	78	1.26	0.250
76 911	Walk-In Bank	12.13	12.13/1,000 s.f.	1.6	77	14.94	2.959
77 912	Drive-In Bank	25.82	25.82/1,000 s.f.	1.6	57	23.55	4.663
SAMPLE CALCULATION: (0.97) (5.1) (0.92) = 4.55				4.55	=	0.901	
FOR 110 - LIGHT INDUSTRIAL				5.050			
1. Source: ITE Trip Generation, 8th 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							