

**APPENDIX A TO ORDINANCE 08-1007
SUMMARY OF ITE MANUAL TRIP GENERATION**

ITE Code	Customer Type	Land Use Description	Average Daily Trips	Pass-By Trip Factor	Adjusted ADTs	Units	Bin Number
110	General Light Industrial	Typically less than 500 employees, free standing and single use. Examples: Printing plants, material testing laboratories, data processing equipment assembly, power stations.	6.97	1	6.97	KSF	#2
130	Industrial Park	Industrial Park areas that contain a number of industrial and/or related facilities (mix of manufacturing, service, and warehouse).	6.96	1	6.96	KSF	#2
140	Manufacturing	Facilities that convert raw materials into finished products. Typically have related office, warehouse, research, and associated functions.	3.82	1	3.82	KSF	#1
151	Mini-Warehouse	Storage Units or Vaults rented for storage of goods. Units are physically separate and access through an overhead door or other common access point. Example: U-Store-It.	2.5	1	2.5	KSF	#1
210	SF Detached	Single family detached housing.	9.57	1	9.57	DU	SFR
220	Apartment	Rental Dwelling Units within the same building. At least 4 units in the same building. Examples: Quadplexes and all types of apartment buildings.	6.72	1	6.72	DU	MFR
230	Condo/Townhouse	Residential Condominium/Townhouses under single-family ownership. Minimum of two single family units in the same building structure.	5.86	1	5.86	DU	MFR
240	Mobile Home	Trailers or Manufactured homes that are sited on permanent foundations. Typically the parks have community facilities (laundry, recreation rooms, pools).	4.99	1	4.99	Occupied DU	SFR
253	Elderly Housing	Restricted to senior citizens. Contains residential units similar to apartments or condos. Sometimes in self-contained villages. May also contain medical facilities, dining, and some limited, supporting retail.	2.15	1	2.15	Occupied DU	MFR
310	Hotel	Lodging facility that may include restaurants, lounges, meeting rooms, and/or convention facilities. Can include a large motel with these facilities.	8.17	1	8.17	Room	#2
320	Motel	Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting space.	5.63	1	5.63	Room	#1
411	Local Park	City-owned parks, varying widely as to location, type, and number of facilities, including boating / swimming facilities, ball fields, and picnic facilities.	1.59	1	1.59	Acres	#1

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417	Regional Park	Regional park authority-owned parks, varying widely as to location, type, and number of facilities, including trails, lakes, pools, ball fields, camp / picnic facilities, and general office space.	4.57	1	4.57	Acres	#1
430	Golf Course	Includes 9, 18, 27, and 36 hole municipal and private country clubs. Some have driving ranges and clubhouses with pro shops, restaurants, lounges. Many of the muni courses do not include such facilities.	35.74	1	35.74	Holes	#4
435	Multipurpose Recreation Facility	Multi-purpose recreational facilities contain two or more of the following land uses at one site: mini-golf, batting cages, video arcade, bumper boats, go-carts, and driving ranges.	90.38	1	90.38	Acres	#5
437	Bowling Alley	Recreational facilities with bowling lanes which may include a small lounge, restaurant or snack bar.	33.33	1	33.33	Lanes	#4
493	Athletic Club	Privately owned with weightlifting and other facilities often including swimming pools, hot tubs, saunas, racquet ball, squash, and handball courts.	43	1	43	KSF	#4
495	Recreational Community Center	Recreational community centers are facilities similar to and including YMCAs, often including classes, day care, meeting rooms, swimming pools, tennis racquetball, handball, weightlifting equipment, locker rooms, & food service.	22.88	1	22.88	KSF	#3
520	Elementary School	Public. Typically serves K-6 grades.	1.29	0.59	0.76	Student	N/A
522	Middle School	Public. Serves students that completed elementary and have not yet entered high school.	1.62	0.59	0.96	Student	N/A
530	High School	Public. Serves students that completed middle or junior high school.	1.71	0.59	1.01	Student	N/A
540	Junior/Community College	Two-year junior colleges or community colleges.	1.2	1	1.2	Student	#1
560	Church	Contains worship area and may include meeting rooms, classrooms, dining area and facilities.	9.11	1	9.11	KSF	#2
565 *	Day Care	Facility for pre-school children care primarily during daytime hours. May include classrooms, offices, eating areas, and playgrounds.	79.26	0.33	26.16	KSF	#3
			4.48	0.33	1.48	Student	#1
590	Library	Public or Private. Contains shelved books, reading rooms or areas, sometimes meeting rooms.	54	1	54	KSF	#4
591	Lodge/Fraternal Organization	Includes a club house with dining and drinking facilities, recreational and entertainment areas, and meeting rooms.	0.29	1	0.29	Members	#1

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710	General Office	Office building with multiple tenants. Mixture of tenants can include professional services, bank and Loan institutions, restaurants, snack bars, and service retail facilities.	11.01	1	11.01	KSF	#2
715	Single Tenant Office Building	Single tenant office building. Usually contains offices, meeting rooms, file storage areas, data processing, restaurant or cafeteria, and other service functions.	11.57	1	11.57	KSF	#2
720	Medical-Dental Office	Provides diagnosis and outpatient care on a routine basis. Typically operated by one or more private physicians or dentists.	36.13	1	36.13	KSF	#4
750	Office Park	Park or campus-like planned unit development that contains office buildings and support services such as banks & loan institutions, restaurants, service stations.	11.42	1	11.42	KSF	#2
760	Research & Development Center	Single building or complex of buildings devoted to research & development. May contain offices and light fabrication facilities.	8.11	1	8.11	KSF	#2
770	Business Park	Group of flex-type or incubator 1 - 2 story buildings served by a common roadway system. Tenant space is flexible to accommodate a variety of uses. Rear of building usually served by a garage door. Typically includes a mix of offices, retail & wholesale.	12.76	1	12.76	KSF	#2
812	Building Materials & Lumber	Small, free standing building that sells hardware, building materials, and lumber. May include yard storage and shed storage areas. The storage areas are not included in the GLA needed for trip generation estimates.	45.16	1	45.16	KSF	#4
813	Discount Super Store	A free-standing discount store that also contains a full service grocery dept. under one roof.	49.21	0.718	35.31	KSF	#4
814	Specialty Retail	Small strip shopping centers containing a variety of retail shops that typically specialize in apparel, hard goods, serves such as real estate, investment, dance studios, florists, and small restaurants.	44.32	1	44.32	KSF	#4
815	Discount Store	A free-standing discount store that offers a variety of customer services, centralized cashiering, and a wide range of products under one roof. Does not include a full service grocery dept. like Land Use 813, Free-standing Discount Superstore.	56.02	0.475	26.62	KSF	#3
816	Hardware/Paint Store	Typically free-standing buildings with off-street parking that sell paints and hardware.	51.29	0.450	23.08	KSF	#3

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817	Nursery/Garden Center	Free-standing building with yard containing planting or landscape stock. May have large green houses and offer landscape services. Typically have office, storage, and shipping facilities. GLA is Building GLA, not yard and storage GLA.	36.08	1	36.08	KSF	#4
820	Shopping Center	Integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Provides enough on-site parking to serve its own parking demand. May include non-merchandising facilities such as office buildings, movie theatres, restaurants, post offices, health clubs, and recreation like skating rinks and amusements.	42.94	0.393	16.86	KSF Leasable	#2
841	New Car Sales	New Car dealership with sales, service, parts, and used vehicles	33.34	1	33.34	KSF	#4
848	Tire Store	Primary business is tire sales and repair. Generally does not have a large storage or warehouse area.	24.87	1	24.87	KSF	#3
850	Supermarket	Free-standing grocery store. May also contain ATMs, photo centers, pharmacies, video rental areas.	102.24	0.265	27.05	KSF	#3
851	Convenience Market	Sells convenience foods, newspapers, magazines, and often Beer & Wine. Does not have gas pumps.	737.99	0.282	208.4	KSF	#5
880	Pharmacy w/o drive through	Facilities that fulfill medical Prescriptions	90.06	0.327	29.42	KSF	#3
881	Pharmacy w/ drive through	Facilities that fulfill medical Prescriptions	88.16	0.383	33.79	KSF	#4
890	Furniture Store	Sells furniture, accessories, and often carpet/floor coverings.	5.06	0.157	0.79	KSF	#1
911 *	Walk-In Bank	Usually a Free-standing building with a parking lot. Does not have drive-up windows. May have ATMs.	156.48	0.270	42.25	KSF	#4
912	Drive-In Bank	Provides Drive-up and walk-in bank services. May have ATMs.	246.49	0.270	66.55	KSF	#4
931	Quality Restaurant	High quality eating establishment with slower turnover rates (more than one hour).	89.95	0.288	25.86	KSF	#3
932	High Turnover Sit-Down Rest.	Sit-Down eating establishment with turnover rates of less than one hour.	127.15	0.315	40.11	KSF	#4
933	Fast Food w/o Drive-Thru	Fast Food but no drive-through window	716	0.265	190.08	KSF	#5
934	Fast Food With Drive-Thru	Fast Food with drive-through window	496.12	0.265	131.71	KSF	#5
936 *	Drinking Place	Contains a bar where alcoholic beverages and snacks are serviced and possibly some type of entertainment such as music, games, or pool tables	113.4	0.315	35.77	KSF	#4

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944	Gas Station	Sell gasoline and may also provide vehicle service and repair. Does not have Convenience Market and/or Car Wash.	168.56	0.235	39.61	Fueling Positions	#4
945	Gas/Service Station with Convenience Market	Selling gas and Convenience Market are the primary business. May also contain facilities for service and repair. Does not include Car Wash.	162.78	0.123	20.08	Fueling Positions	#3
946 *	Gas/Service Station with Convenience Market, Car Wash	Selling gas, Convenience Market, and Car Wash are the primary business. May also contain facilities for service and repair.	152.84	0.382	58.34	Fueling Positions	#4
947	Self-Service Car Wash	Allows manual cleaning of vehicles by providing stalls for the driver to park and wash.	108	1	108	Wash Stalls	#5

NOTES:

Source: Institute of Transportation Engineers, *Trip Generation*, Seventh Edition.

Pass-By Trip Factor reflects diverted linked trips in addition to pass-by trips.

ITE codes identified with asterisks (*) include information derived from the ITE manual (e.g., ADT rate is ten times peak-hour trips, pass-by factor is derived from pass-by counts for a similar land use or are as estimated by traffic engineers).

Land Use Units:

KSF = 1,000 gross square feet building area

DU = dwelling unit

Room = number of rooms for rent

Fueling Positions = maximum number of vehicles that can be served simultaneously

Student = number of full-time equivalent students enrolled