

Draft Alachau County Mobility Fee	Draft Mobility Fee (Western AC)			Draft Mobility Fee (Eastern AC)			Currently Adopted MMTM			Percent Increase
Use Categories, Use Classifications, and Representative Uses	NON TND/TOD	TND	TOD	NON TND/TOD	TND	TOD	NON TND/TOD	TND	TOD	NON TND/TOD
Residential Per 1,000 Sq. Ft.										
Urban Cluster Affordable, Attainable & Workforce Residential	\$ 1,932	\$ 1,645	\$ 1,451	\$ 1,127	\$ 960	\$ 847	--	--	--	--
Urban Cluster Residential	\$ 3,865	\$ 3,283	\$ 2,902	\$ 2,255	\$ 1,915	\$ 1,693	\$ 3,164	\$ 2,494	\$ 1,851	22%
Urban Cluster Residential Expansion	\$ 1,932	\$ 1,645	\$ 1,451	\$ 1,127	\$ 960	\$ 847	\$ 1,582	\$ 1,247	\$ 929	22%
Outside Urban Cluster Residential	\$ 6,498	\$ -	\$ -	\$ 3,791	\$ -	\$ -	--	--	--	--
Outside Urban Cluster Residential Expansion	\$ 3,249	\$ -	\$ -	\$ 1,895	\$ -	\$ -	--	--	--	--
Recreation per 1,000 Sq. Ft. or unit of measure										
Outdoor Recreation (Amusement, Golf, Multi-Purpose, Parks, Sports, Tennis) per Acre	\$ 5,473	\$ 4,651	\$ 4,104	\$ 3,193	\$ 2,714	\$ 2,394	--	--	--	--
Indoor Recreation (Fitness, Health, Indoor Sports, Kids Activities, Theater, Yoga)	\$ 10,358	\$ 8,805	\$ 7,767	\$ 6,043	\$ 5,136	\$ 4,531	\$ 9,864	\$ 8,384	\$ 6,904	5%
Institutional per 1,000 Sq. Ft.										
Community Serving (Civic, Clubhouse, Lodge, Museum, Performing Arts, Place of Assembly or Worship)	\$ 3,784	\$ 3,215	\$ 2,838	\$ 2,207	\$ 1,875	\$ 1,655	\$ 3,256	\$ 2,767	\$ 2,306	16%
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	\$ 2,139	\$ 1,819	\$ 1,604	\$ 1,248	\$ 1,061	\$ 936	\$ 1,934	\$ 1,644	\$ 1,354	11%
Private Education (Day Care, Private Primary School, Pre-K)	\$ 4,357	\$ 3,705	\$ 3,268	\$ 2,542	\$ 2,161	\$ 1,906	\$ 3,502	\$ 2,977	\$ 2,480	24%
Office per 1,000 Sq. Ft.										
Office (General, Higher Education, Hospital, Professional, Tutoring)	\$ 5,391	\$ 4,581	\$ 4,046	\$ 3,145	\$ 2,673	\$ 2,360	\$ 4,899	\$ 4,164	\$ 3,429	10%
Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	\$ 8,555	\$ 7,273	\$ 6,418	\$ 4,991	\$ 4,243	\$ 3,744	\$ 7,133	\$ 6,063	\$ 4,993	20%
Industrial Buildings per 1,000 Sq. Ft.										
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	\$ 3,375	\$ 2,869	\$ 2,532	\$ 1,969	\$ 1,674	\$ 1,477	\$ 4,384	--	--	-23%
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	\$ 1,513	\$ 1,286	\$ 1,135	\$ 883	\$ 750	\$ 662	\$ 1,393	--	\$ 697	9%
General Commercial Retail per 1,000 Sq. Ft.										
Local Retail [Non-Chain or Franchisee] (Entertainment, Restaurant, Retail, Sales, Services)	\$ 5,576	\$ 4,739	\$ 4,183	\$ 3,253	\$ 2,765	\$ 2,440	\$ 8,321	\$ 6,585	\$ 4,938	-33%
Multi-Tenant Retail (Excludes Retail Uses with Specific Land Use)	\$ 12,478	\$ 10,607	\$ 9,359	\$ 7,280	\$ 6,188	\$ 5,460	\$ 13,397	\$ 11,642	\$ 9,588	-7%
Free-Standing Retail (Discount, Entertainment, Financial, Pharmacy, Retail, Sales, Services, Superstore)	\$ 22,542	\$ 19,161	\$ 16,907	\$ 13,151	\$ 11,178	\$ 9,863	\$ 21,898	\$ 18,614	\$ 15,329	3%
Grocery & Liquor Store (Grocery, Package Store, Supermarket, Wine & Spirits)	\$ 29,581	\$ 25,145	\$ 22,187	\$ 17,257	\$ 14,669	\$ 12,944	\$ 21,775	\$ 18,509	\$ 15,242	36%
Convenience Store (With or Without Motor Vehicle Fueling)	\$ 38,375	\$ 32,619	\$ 28,782	\$ 22,388	\$ 19,029	\$ 16,791	\$ 33,085	\$ 28,123	\$ 23,160	16%
Sit-Down Restaurant (Drinking Establishment, Full Service, Quality, Table Service)	\$ 13,393	\$ 11,383	\$ 10,045	\$ 7,813	\$ 6,641	\$ 5,860	\$ 8,321	\$ 6,585	\$ 4,938	61%
Quick Service Restaurant (Casual, Delivery, Drive-up, Fast Casual, Fast Food, Take Away, Virtual)	\$ 45,974	\$ 39,078	\$ 34,481	\$ 26,821	\$ 22,797	\$ 20,116	\$ 26,295	\$ 22,351	\$ 18,406	75%
Non-Residential per Unit of Measure										
Financial Service Drive-Thru Lane or Free-Standing ATM per Lane or ATM	\$ 25,212	\$ 21,431	\$ 18,910	\$ 14,708	\$ 12,503	\$ 11,032	\$ 20,519	\$ 17,441	\$ 14,364	23%
Overnight Lodging per Room	\$ 5,437	\$ 4,623	\$ 4,080	\$ 3,172	\$ 2,697	\$ 2,380	\$ 4,708	\$ 3,767	\$ 2,825	15%
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax) per Station / Tunnel	\$ 13,262	\$ 11,272	\$ 9,946	\$ 7,737	\$ 6,576	\$ 5,803	\$ 6,858	\$ 5,541	\$ 4,563	93%
Motor Vehicle Charging or Fueling per Station / Pump	\$ 20,406	\$ 17,345	\$ 15,304	\$ 11,904	\$ 10,119	\$ 8,928	\$ 33,085	\$ 28,123	\$ 23,160	-38%
Motor Vehicle Service (Maintenance, Quick Lube, Service, Tires) per Bay	\$ 7,966	\$ 6,770	\$ 5,974	\$ 4,647	\$ 3,950	\$ 3,485	\$ 6,243	\$ 5,254	\$ 4,327	28%
Pharmacy Drive-Thru per Lane	\$ 14,468	\$ 12,297	\$ 10,851	\$ 8,440	\$ 7,174	\$ 6,330	\$ 14,897	\$ 12,662	\$ 10,428	-3%
Quick Service Restaurant Drive-Thru Lane per Lane	\$ 28,093	\$ 23,880	\$ 21,070	\$ 16,389	\$ 13,931	\$ 12,292	\$ 26,295	\$ 22,351	\$ 18,406	7%