

Rockwall Land Use/Vehicle-Mile Equivalency Table

CATEGORY	LAND USE	DEVELOPMENT UNITS (X)	TOTAL SERVICE UNITS (VEH-MI / DEV UNIT)	IMPACT FEE
RESIDENTIAL				
	SINGLE-FAMILY DETACHED	D.U.	3.184227	\$815.16
	APARTMENT/TOWNHOUSE	D.U.	1.797039	\$460.04
	RETIREMENT COMMUNITY	D.U.	0.659496	\$168.83
	INDEPENDENT SR. LIVING FACILITY	D.U.	0.586724	\$150.20
OFFICE				
	GENERAL OFFICE BLDG	1000 GFA	5.078460	\$1,300.09
	CORPORATE HEADQUARTERS BLDG	1000 GFA	4.771708	\$1,221.56
	MEDICAL-DENTAL OFFICE BLDG	1000 GFA	9.664706	\$2,474.16
	U.S. POST OFFICE	1000 GFA	7.368007	\$1,886.21
	BUSINESS PARK	1000 GFA	4.396788	\$1,125.58
	RESEARCH AND DEVELOPMENT CENTER	1000 GFA	3.473121	\$889.12
COMMERCIAL				
	RETAIL/SHOPPING CENTER	1000 GLA	2.618139	\$670.24
	QUALITY RESTAURANT	1000 GFA	3.331693	\$852.91
	FAST FOOD RESTAURANT WITH DRIVE-THROUGH	1000 GFA	10.308957	\$2,639.09
	HIGH TURNOVER RESTAURANT	1000 GFA	4.793935	\$1,227.25
	GAS STATION w/CONVENIENCE MARKET	1000 GFA	5.933749	\$1,519.04
	CONVENIENCE MARKET WITH GASOLINE PUMPS	1000 GFA	3.640891	\$932.07
	GROCERY/SUPERMARKET	1000 GFA	2.127405	\$544.62
	DISCOUNT CLUB	1000 GFA	2.267498	\$580.48
	AUTO SALES	1000 GFA	1.999788	\$511.95
	VIDEO RENTAL STORE	1000 GFA	2.966792	\$759.50
	BANK	1000 GFA	9.165126	\$2,346.27
	PHARMACY/DRUGSTORE WITH DRIVE-THROUGH	1000 GFA	1.785939	\$457.20
	APPAREL STORE	1000 GFA	1.319663	\$337.83
	MOVIE THEATER	SCREENS	10.811782	\$2,767.82
	FURNITURE STORE	1000 GFA	0.220906	\$56.55
	HOME IMPROVEMENT SUPERSTORE	1000 GFA	1.254380	\$321.12
	HARDWARE/PAINT STORE	1000 GFA	0.965587	\$247.19
	BUILDING MATERIALS/LUMBER STORE	1000 GFA	0.895762	\$229.32
	NURSERY (GARDEN CENTER)	1000 GFA	1.242254	\$318.02
	NURSERY (WHOLESALE)	1000 GFA	1.042840	\$266.97
	HOTEL	ROOMS	0.691368	\$176.99
	MOTEL	ROOMS	0.550751	\$140.99
	ALL SUITES HOTEL	ROOMS	0.644496	\$164.99
	AUTO CARE CENTER	1000 GFA	1.856992	\$475.39
	QUICK LUBE SHOP	1000 GFA	1.845035	\$472.33
	AUTO PARTS SALES	1000 GFA	2.125878	\$544.22
	TIRE SUPERSTORE	1000 GFA	3.297261	\$844.10
	WHOLESALE TIRE STORE	1000 GFA	2.508294	\$642.12
	MINI-WAREHOUSE/SELF STORAGE	1000 GFA	0.465673	\$119.21
INDUSTRIAL				
	GENERAL LIGHT INDUSTRIAL	1000 GFA	1.989699	\$509.36
	MANUFACTURING	1000 GFA	2.149452	\$550.26
	INDUSTRIAL PARK	1000 GFA	2.231000	\$571.14
	WAREHOUSING	1000 GFA	1.173200	\$300.34
INSTITUTIONAL				
	PRIVATE SCHOOL (K-12)	STUDENTS	0.197863	\$50.65
	JUNIOR/COMMUNITY COLLEGE	STUDENTS	0.142380	\$36.45
	UNIVERSITY/COLLEGE	STUDENTS	1.158250	\$296.51
	DAY CARE CENTER	STUDENTS	0.095509	\$24.45
	HOSPITAL	BEDS	1.903457	\$487.28
	NURSING HOME	BEDS	0.322123	\$82.46
	ASSISTED LIVING CENTER	BEDS	0.322123	\$82.46
	PLACE OF WORSHIP	1000 GFA	0.462396	\$118.37

* THIS REPRESENTS TOTAL SERVICE UNIT EQUIVALENCY FOR LAND USES NOT SPECIFIED IN THIS CATEGORY. ACTUAL EQUIVALENCY MAY VARY AND MAY BE DEMONSTRATED BY PROPERTY OWNER TO BE DIFFERENT.

DU= Dwelling Unit
GFA= Gross Floor Area
GLA= Gross Leasable Area