

**CITY OF MIDLOTHIAN
ROADWAY LAND USE EQUIVALENCY TABLE**

C					EFFECTIVE DATE: 10-01-2022				
					Impact Fee				
Service Area		Non-Residential		Residential					
1	\$	972.00	\$	972.00	Per Veh-Mile				
2	\$	972.00	\$	972.00	Per Veh-Mile				
3	\$	972.00	\$	972.00	Per Veh-Mile				
4	\$	972.00	\$	972.00	Per Veh-Mile				
5	\$	-		-	Per Veh-Mile				
6	\$	972.00	\$	972.00	Per Veh-Mile				
7	\$	972.00	\$	972.00	Per Veh-Mile				

AMENDMENTS ADOPTED BY COUNCIL ON APRIL 12, 2022 - EFFECTIVE OCTOBER 1, 2022

ORDINANCE NO. 2022-12 PER AGENDA ITEM 2022-149

		A		B			
		Development Units		Service Units		Fee Per SFD	
Category	Land Use						
Residential	Single-Family Detached Housing	Dwelling Units		2.99		\$ 2,906.28	
	Single-Family Attached Housing	Dwelling Units		1.81			
	Multi-Family (low-rise, 1-3 floors)	Dwelling Units		1.62			
	Multi-Family (mid-rise, 4-10 floors)	Dwelling Units		1.24			
	Condominium/Townhouse	Dwelling Units		1.15			
	Low-Rise Residential w/grnd floor Comm	Dwelling Units		1.15			
	Mid-Rise Residential w/grnd floor Comm	Dwelling Units		0.54			
	Senior Adult Housing - Single Family	Dwelling Units		0.69			
	Congregate Care Facility	Dwelling Units		0.46			
	Assisted Living Center	Beds		0.35			
	Continuing Care Retirement Community	Unit		0.44			
	Residential Planned Unit Development	Dwelling Units		2.19			
	Others Not Specified*	Dwelling Units		2.99			
Office	General Office Building	1,000 sq.ft. GFA		4.95			
	Small Office Building	1,000 sq.ft. GFA		8.05			
	Corporate Headquarters Bldg	1,000 sq.ft. GFA		4.47			
	Medical-Dental Office Bldg	1,000 sq.ft. GFA		10.8			
	Government Office Bldg	1,000 sq.ft. GFA		5.88			
	U.S. Post Office	1,000 sq.ft. GFA		7.68			
	Business Park	1,000 sq.ft. GFA		4.2			
	Research & Development Ctr	1,000 sq.ft. GFA		3.37			
	Others Not Specified*	1,000 sq.ft. GFA		4.95			
	Commercial/ Retail/Services	Retail/Shopping Center	1,000 sq.ft. GFA		1.6		
Strip Retail Plaza (<40k sf)		1,000 sq.ft. GFA		1.98			
Quality Restaurant		1,000 sq.ft. GFA		2.42			
Fast Food Restaurant w/Drive-Thru		1,000 sq.ft. GFA		8.88			
Fast Food w/Drive-Thru & No Indoor Seating		1,000 sq.ft. GFA		15.99			
High Turnover Restaurant (sit down)		1,000 sq.ft. GFA		3.16			
Fast Casual Restaurant		1,000 sq.ft. GFA		3.89			
Gas Station w/Convenience Market		Fueling Positions		0.87			
Convenience Market w/Gasoline Pumps		Fueling Positions		1.06			
Grocery/Supermarket		1,000 sq.ft. GFA		1.23			
Discount Club		1,000 sq.ft. GFA		0.91			
Liquor Store		1,000 sq.ft. GFA		2.28			
Auto Sales (New)		1,000 sq.ft. GFA		3.08			
Commercial/ Retail/Services		Auto Sales	1,000 sq.ft. GFA		4.78		
	Bank Drive-In	1,000 sq.ft. GFA		4.3			
	Bank Walk-In	1,000 sq.ft. GFA		2.49			

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	Pharmacy w/Drive-Thru	1,000 sq.ft. GFA	2.14
	Pharmacy without/Drive-Thru	1,000 sq.ft. GFA	1.78
	Apparel Store	1,000 sq.ft. GFA	3.98
	Movie Theater w/Matinee	Screens	16.16
	Movie Theater	Screens	11.16
	Sporting Goods Superstore	1,000 sq.ft. GFA	1.01
	Furniture Store	1,000 sq.ft. GFA	0.11
	Discount Home Furnishing Superstore	1,000 sq.ft. GFA	0.5
	Bed and Linen Superstore	1,000 sq.ft. GFA	0.7
	Home Improvement Superstore	1,000 sq.ft. GFA	0.75
	Office Supply Superstore	1,000 sq.ft. GFA	0.88
	Electronic Superstore	1,000 sq.ft. GFA	1.35
	Pet Supply Superstore	1,000 sq.ft. GFA	1.13
	Tractor Supply Store	1,000 sq.ft. GFA	1.64
	Construction Equipment Rental Store	1,000 sq.ft. GFA	1.16
	Hardware/Paint Store	1,000 sq.ft. GFA	0.63
	Building Materials/Lumber Store	1,000 sq.ft. GFA	2.06
	Nursery (Garden Center)	1,000 sq.ft. GFA	5.2
	Nursery (Wholesale)	1,000 sq.ft. GFA	3.93
	Hotel	Rooms	0.7
	Business Hotel	Rooms	0.45
	All Suites Hotel	Rooms	0.43
	Self-Service Car Wash	Wash Stalls	1.14
	Car Wash and Detail Center	Wash Stalls	2.79
	Automated Car Wash	Tunnel	15.88
	Auto Care Center	1,000 sq.ft. GFA	2.53
	Quick Lubrication Vehicle Stop	Serving Positions	7.09
	Auto Parts Service Center	1,000 sq.ft. GFA	2.27
	Auto Parts Sales	1,000 sq.ft. GFA	1.76
	Tire Store	1,000 sq.ft. GFA	2.73
	Tire Superstore	1,000 sq.ft. GFA	1.54
Recreational	Golf Course	Holes	2.36
	Golf Driving Range	Positions	1.02
	Rock Climbing Gym	1,000 sq.ft. GFA	0.94
	Multi-Recreational Facility	1,000 sq.ft. GFA	2.06
	Trampoline Park	1,000 sq.ft. GFA	1.2
	Soccer Complex	Fields	9.46
	Health/Fitness Club	1,000 sq.ft. GFA	1.99
	Recreational Community Center	1,000 sq.ft. GFA	2.35
Industrial	General Light Industrial	1,000 sq.ft. GFA	1.84
	Manufacturing	1,000 sq.ft. GFA	2.17
	Industrial Park	1,000 sq.ft. GFA	0.96
	Warehousing	1,000 sq.ft. GFA	0.45
	Mini-Warehouse/Self Storage	1,000 sq.ft. GFA	0.27
	High-Cube Transload & Short-Term Storage	1,000 sq.ft. GFA	0.25
	High-Cube Fulfillment Center	1,000 sq.ft. GFA	3.02
	High-Cube Parcel Hub Warehouse	1,000 sq.ft. GFA	1.61
	High-Cube Cold Storage Warehouse	1,000 sq.ft. GFA	0.3
Industrial	Data Center	1,000 sq.ft. GFA	0.23
	Utility	1,000 sq.ft. GFA	5.44
	Intermodal Truck Terminal	Acres	5.2
	General Aviation Airport	Employees	4.37

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	Others Not Specified*	1,000 sq.ft. GFA	1.84
Rail Port	T.I.R.Z.	N/A	0
Institutional	Private School (K-12)	Students	0.2
	Charter Elementary School	Students	0.24
	Junior/Community College	Students	0.13
	University/College	Students	0.21
	Library	1,000 sq.ft. GFA	3.14
	Day Care Center	Students	0.37
Medical	Hospital	Beds	1.27
	Nursing Home	Beds	0.21
	Clinic	1,000 sq.ft. GFA	5.45
	Animal Hospital/Veterinary Clinic	1,000 sq.ft. GFA	4.02
	Free-Standing Emergency Room	1,000 sq.ft. GFA	2.24
	Cemetery	Acres	0.33
	Place of Worship	1,000 sq.ft. GFA	0.35
	Waived by Council		
<p>*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.</p>			