

Clark County Trip Generation Table – Adopted Rates

Effective October 20, 2009

The table below presents trip generation rates and other factors by land use type that have been adopted for use in the TIF program. These rates are based on the Institute of Transportation Engineers Trip Generation User's Guide. However, by statute, an applicant may choose to do an independent fee calculation (if applicable). Trip generation rates are calculated by land use category according to the following formula:

TIF = (Size of development by Unit of Measure) / (Unit of Measure) x (Daily Trips per Unit of Measure) x (Pass-by Factor) x (BEF)^a x (0.85)^b x (Fee per Daily Trip by district)

ITE Land Use Code	Land Use	Daily Trips per Unit of Measure	Unit of Measure ^c	Pass-by Factor
010	Waterport/Marine	171.52	# Berths	1
022	General Aviation	1.97	Average Flights Per Day	1
110	General Light Industrial	6.97	1000 sq. ft.	1
130	Industrial Park	6.97	1000 sq. ft.	1
140	Manufacturing	3.82	1000 sq. ft.	1
150	Warehousing	3.56	1000 sq. ft.	1
151	Mini Warehouse	2.5	1000 sq. ft.	1
210	SFR	9.57	Dwelling Units	1
220	Apartment	6.65	Dwelling Units	1
230	Condo/Townhome	5.81	Dwelling Units	1
240	Mobile Home Park	4.99	Dwelling Units	1
251	Senior Adult Housing Detached	3.71	Dwelling Units	1
254	Assisted Living - Alzheimer	2.74	Occupied Beds	1
255	Continuing Care Retirement	2.81	Occupied Beds	1
310	Hotel	8.17	Rooms	1
320	Motel	5.63	Rooms	1
412	County Park	2.28	Acres	1
540	Community College	1.2	Student Capacity	1
550	University/College	2.38	Student Capacity	1
560	Church	9.11	1000 sq. ft.	1
565	Day Care Center	79.26	1000 sq. ft.	0.45
590	Library	56.24	1000 sq. ft.	1
610	Hospital	11.81	Beds	1
620	Nursing Home	2.37	Beds	1
710	General Office (<10,000 sf)	11.01	1000 sq. ft.	1
710	General Office (10,001-100k sf) ^d	13.60 (x) - 26	1000 sq. ft.	1
710	General Office (100,001-300k sf) ^d	8.87 (x) + 447	1000 sq. ft.	1
710	General Office (>300k sf) ^d	6.51 (x) + 155	1000 sq. ft.	1
720	Medical Dental	36.13	1000 sq. ft.	1

750	Office Park	11.42	1000 sq. ft.	1
770	Business Park	12.76	1000 sq. ft.	1
813	Free-Standing Discount Superstore	53.13	1000 sq. ft.	0.72
815	Free-Standing Discount	57.24	1000 sq. ft.	0.83
817	Nursery Garden Center	36.08	1000 sq. ft.	.45
820	Shopping Center (<25k)	42.94	1000 sq. ft.	.45
820	Shopping Center (25,001-50k) ^d	130.16 (x) - 2180	1000 sq. ft.	.55
820	Shopping Center (50,001-100k) ^d	49.26 (x) + 1865	1000 sq. ft.	.6
820	Shopping Center (100,001-300k) ^d	35.40 (x) + 3250	1000 sq. ft.	.65
820	Shopping Center (300,001-600k) ^d	26.31 (x) + 5978	1000 sq. ft.	.7
820	Shopping Center (>600K) ^d	19.69 (x) + 9947	1000 sq. ft.	0
841	Car Sales	33.34	1000 sq. ft.	1
843	Automobile Part Sales	61.91	1000 sq. ft.	0.57
848	Tire store	24.87	1000 sq. ft.	0.72
851	Convenience Market Open 24 hours	737.99	1000 sq. ft.	0.4
852	Convenience Market Open 15-16 hours	345.7	1000 sq. ft.	0.4
853	Convenience Market w/ Pumps	542.6	Fueling Positions	0.35
854	Discount Supermarket	96.82	1000 sq. ft.	0.77
857	Discount Club	41.8	1000 sq. ft.	0.9
862	Home Improvement	29.8	1000 sq. ft.	0.5
875	Department Store	22.88	1000 sq. ft.	0.3
880	Pharmacy/Drug Store w/o Drive through	90.06	1000 sq. ft.	0.45
890	Furniture Store	5.06	1000 sq. ft.	0.5
912	Drive In Bank	148.15	1000 sq. ft.	0.45
931	Quality Restaurant	89.95	1000 sq. ft.	0.55
932	High Turnover Sit Down Restaurant	127.15	1000 sq. ft.	0.55
934	Fast Food w/ drive thru	496.12	1000 sq. ft.	0.5
936	Coffee/Donut w/o drive thru	407.5	1000 sq. ft.	0.32
942	Auto Repair	33.8	1000 sq. ft.	1
944	Gasoline/Service Station	168.56	Fueling Positions	0.6

a. BEF means Business Enhancement Factor, a multiplier of 0.70 used to reduce the TIF payment for retail and service related businesses.

b. This adjustment, 0.85, is applied pursuant to CCC 40.620.010(D)

c. Terms: sf=square feet, ksf=thousand square feet, gfa=gross floor area, gla=gross leaseable area

d. In Daily Trip Equation - (x) = total sq ft/1,000 sq ft (unit of measure)