

Appendix: Development Review Land Use Categories and Trip Rates

The following land-use definitions are derived from the ITE Trip Generation (11th Edition) publication. They have been modified as appropriate for the City of Portland. ITE land-use codes are shown; where multiple codes are listed, the code used for trip generation is marked with an asterisk (*).

Grouping	Category	Definition	ITE Daily Vehicle Trip Rates	Unit of Measure ¹
<u>Residential</u>	Single Family, detached	Includes all single-family detached homes (ITE # 210).	9.43	Dwelling
	Multi Family	A building designed to house two or more families living independently of each other. Includes low-rise, mid-rise, and high-rise apartments (ITE # 220*). Also applies to single family, attached (ITE # 215).	6.74	Dwelling
	Senior Housing/Assisted Living/Nursing Home	Residential units similar to apartments or condominiums restricted to senior citizens (ITE # 252*). Also includes assisted living facilities (ITE # 253) and nursing homes (ITE # 620).	3.24	Dwelling
<u>Commercial-Services</u>	Bank	A building, with or without a drive-up window, for the custody or exchange of money, and for facilitating the transmission of funds (ITE # 911*, 912).	12.13	GFA
	Day Care	A facility for the care of infant and preschool age children during the daytime hours. Generally, includes classrooms, offices, eating areas, and a playground. This also includes preschools (ITE # 520).	2.27	Student Capacity
	Hotel/Motel	A place of lodging providing sleeping accommodations. May include restaurants, cocktail lounges, meeting and banquet rooms or convention facilities (ITE # 310*, 320).	7.99	Room
	Service Station/Gasoline Sales	A facility used for the sale of gasoline, oil, and lubricants. May include areas for servicing or repairing vehicles. May include a minimart and/or carwash (ITE # 944).	172.01	VFP
	Movie Theater/Event Hall	Movie theaters consist of audience seating, with one or more screens, and a lobby and refreshment stand. Typically includes matinee showings. Also applies to event halls that offer entertainment activities (ITE # 445).	78.09	GFA
	Carwash	Manual operations where the driver parks and washes the vehicle in a stall, or an automated facility for the same purpose (ITE # 947).	108.00	Wash Stall
	Health Club/Racquet Club	Privately owned facility that may include swimming pools and whirlpools, saunas, weight-lifting and gymnastics equipment, exercise classes, tennis, racquetball, and handball courts. May feature exercise sports and other active physical conditioning, as well as a broader range of services such as juice bars and meeting rooms (ITE # 492*, 493). Converted PM hour to daily.	34.50	GFA
<u>Commercial-Institutional</u>	School, K-12	Covers full range of primary and secondary schools. Includes elementary, junior high, middle school and high school uses. Both public and private schools are included in this land use (ITE # 520, 522, 525, average).	2.10	Student Capacity
	University / College / Jr College	Facilities of higher education including two-year, technical, four-year and graduate-level institutions (ITE # 540, 550, average).	1.36	Student Capacity
	Church	A building providing public worship facilities. Generally, houses assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining facilities (ITE # 560).	7.60	GFA
	Hospital	A building or buildings designed for the medical, surgical diagnosis, treatment and housing of persons under the care of doctors and nurses. Rest homes, nursing homes, convalescent homes and clinics are separate uses (ITE # 610).	10.77	GFA

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	Park	Parks are typically owned and operated by the City, but may include private uses. They can vary widely as to location, type and number of facilities, including recreational centers, boating or swimming facilities, sport fields, playgrounds and picnic facilities. Applies to creation of a developed park from existing undeveloped park land or from newly acquired land. A developed park includes at least one built amenity that provides a park experience beyond open space. Land preserved for natural areas, trails and trailheads are not considered developed parks (ITE # 411). Trip generation from new uses or new buildings, as defined under the GFA definition below, will be calculated based on their appropriate land use category.	0.78	Acre
<u>Commercial-Restaurant</u>	Restaurant (standalone)	An eating establishment that sells prepared food or beverages and generally offers accommodations for consuming the food or beverage on the premises. Usually serves breakfast, lunch, and/or dinner; does not have a drive-up window. Applies to standalone restaurants not directly connected to other shopping facilities (ITE # 931).	83.84	GFA
	Quick Service Restaurant (Drive-through)	An eating establishment that offers quick food service and a limited menu of items. Food is generally served in disposable wrappings or containers, and may be consumed inside or outside the restaurant building. Restaurants in this category have a drive-up window (ITE # 934).	467.48	GFA
<u>Commercial-Retail</u>	Shopping/Retail	Includes most forms of retail establishments, located in an integrated group of commercial establishments in a shopping center or designated retail area. Also includes retail space within a mixed-use building. (This definition does not cover Convenience Markets, Movie Theater/Event Halls or Quick Service Restaurants (Drive-Throughs); these uses will be assessed at their own respective rate.) For the purpose of this definition a mixed-use building consists of two or more of the following land use categories; residential, shopping/retail, entertainment, hotel/motel, or office. These land use categories have similar internal trip-making characteristics (ITE # 820).	37.01	GFA
	Convenience Market	A use that combines retail food sales with fast food or take-out food service, is under 4,000 SF in area, requires a package store liquor license, and is open more than 15 hours per day. If gasoline sales are included on-site, use Service Station/Gasoline Sales rate (ITE # 851).	762.28	GFA
	Free-Standing Retail Store/Supermarket	Includes free-standing retail stores, including big-box stores of various types and supermarkets. Use the Shopping/Retail category for retail stores in a mixed-use building (ITE # 815).	53.87	GFA
	Car Sales (New/Used)	Facilities are generally located as strip development along major arterial streets that already have a preponderance of commercial development. Generally included are auto services and parts sales along with a sometimes substantial used-car operation. Some dealerships also include leasing activities and truck sales and servicing (ITE # 840).	27.84	GFA
<u>Commercial-Office</u>	Administrative Office	An administrative office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building or buildings may be limited to one tenant, either the owner or lessee, or contain a mixture of tenants including professional services, insurance companies, investment brokers, and company headquarters (ITE # 710).	10.84	GFA

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	Medical Office/Clinic	A facility that provides diagnoses and outpatient care on a routine basis but does not provide prolonged in-house medical/surgical care. A medical office is generally operated by either a single private physician/dentist or a group of doctors and/or dentist (ITE # 720).	36.00	GFA
<u>Industrial</u>	Light Industrial/Manufacturing	A facility that may contain industrial or manufacturing uses. Manufacturing facilities have the primary activity of converting raw materials or parts into finished products. In addition to the actual production of goods, manufacturing facilities may also have office, warehouse, research and associated functions. Light Industrial facilities may be characterized by a mix of manufacturing, service and warehouse functions. Many produce goods by assembling other products, such as assembly of computers or other electronics (ITE # 110*, 130).	4.87	GFA
	Warehouse/Storage	Warehouses are primarily devoted to the storage of materials, but may also include limited office and maintenance areas (ITE # 150).	1.71	GFA
	Self Storage	Buildings in which a number of storage units or vaults are rented for the storage of goods. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point (ITE # 151).	1.45	GFA

¹**Gross Floor Area (GFA):** The sum (in square feet) of the area of each floor level in the building, including cellars, basements, mezzanines, penthouses, corridors, lobbies, stores and offices, that are within the principal outside faces of exterior walls, not including architectural setbacks or projections. Included are all areas that have floor surfaces with clear standing head room (6 feet, 6 inches minimum) regardless of their use. If a ground-level area, or part thereof, within the principal outside faces of the exterior walls is not enclosed, this GFA is considered part of the overall square footage of the building. However, unroofed areas and unenclosed roofed-over spaces, except those contained within the principle outside faces of exterior walls, should be excluded from the area calculations. For purposes of trip generation and parking generation calculations, the GFA of any parking garages within the building should not be included within the GFA of the entire building. The unit of measurement for office buildings is currently GFA; however, it may be desirable to also obtain data related to gross rentable area and net rentable area.

Student Capacity: Student capacity refers to the maximum number of students permitted within classroom spaces, determined by the building code.