

ZONING

350 Attachment 3

Township of Upper Mount Bethel

**SCHEDULE IV
TRIP GENERATION RATES
AVERAGE DAILY TRAFFIC (ADT)**

KEY:

GSFLA: Gross square feet of leasable area

GSFBA: Gross square feet of building area

Land Use	Trip Generations Average Trip Rate
A. <u>RESIDENTIAL</u>	
- Single-family	9.55/dwelling unit
- Low-rise residential structures (two or more DUs/structure)	6.59/dwelling unit
- Condominium units	5.86/dwelling unit
- Mobile homes	4.81/dwelling unit
- Retirement, senior citizens developments	3.3/dwelling unit
- Timesharing	Add 50% to above rates
B. <u>LODGING (all types)</u>	10.19 per room
C. <u>RECREATION</u>	
- Open space uses (includes golf courses)	8.33/acre
- Outdoor recreation (limited to Township and local residents)	6.0/acre
- Resort outdoor recreation (no spectator events or places for public assembly)	10.0/acre
- Commercial indoor recreation	11.2/GSFBA
- Outdoor sports and recreation (including large-scale places for public assembly)	100 to 250/acre
D. <u>MEDICAL</u>	
- Hospital	11.77/bed
- Nursing home	2.6/bed
- Outpatient office or clinic	54.6/1,000 GSFBA
E. <u>GENERAL OFFICE BUILDING</u>	
- Under 25,000 square feet	24.60/1,000 GSFBA
- 25,000 to 49,999 square feet	19.72/1,000 GSFBA
- 50,000 to 99,999 square feet	16.58/1,000 GSFBA
- 100,000 to 599,999 square feet	14.03/1,000 GSFBA
- 600,000 square feet and over	9.05/1,000 GSFBA
- Office park	11.42/1,000 GSFBA
F. <u>COMMERCIAL SHOPPING</u>	
- Small specialty retail center	40.67/1,000 GSFLA
- Convenience market	
- Open less than 16 hours daily	322.6/1,000 GSFBA

UPPER MOUNT BETHEL CODE

Land Use	Trip Generations Average Trip Rate
- Open 16 to 24 hours daily	737.99/1,000 GSFBA
- Shopping center	
- Under 50,000 square feet	167.59/1,000 GSFLA
- 50,000 to 99,999 square feet	91.65/1,000 GSFLA
- 100,000 to 199,999 square feet	70.67/1,000 GSFLA
- 200,000 to 299,999 square feet	54.50/1,000 GSFLA
- 300,000 to 399,999 square feet	46.81/1,000 GSFLA
- 400,000 square feet and over	42.02/1,000 GSFLA
- Discount store	70.13/1,000 GSFLA
- Supermarket	125.5/1,000 GSFBA 6.73/1,000 GSFBA
- Furniture store	4.34/1,000 GSFBA
- Hardware/paint store	51.29/1,000 GSFBA
- New car sales	47.91/1,000 GSFBA
G. RESTAURANTS	
- Low turnover (over one-hour seating)	96.51/1,000 GSFBA
- High turnover (less than one-hour seating)	205.36/1,000 GSFBA
- Fast-food restaurant without drive-through window	786.22/1,000 GSFBA
- Fast-food restaurant with drive-through window	632.12/1,000 GSFBA
H. SERVICES	
- Bank (walk-in)	140.61/1,000 GSFBA
- Bank (drive-in)	265.21/1,000 GSFBA
- S&L (walk-in)	61.0/1,000 GSFBA
- S&L (drive-in)	74.17/1,000 GSFBA
- Auto service station	133.0/gas pump
I. INDUSTRIAL	
- Industrial and manufacturing	3.85/1,000 GSFBA
- Industrial park	6.97/1,000 GSFBA
- Warehousing, general	4.88/1,000 GSFBA
- Research center or (whichever is greater)	2.67/employee 7.70/1,000 GSFBA
- Truck terminal	9.85/1,000 GSFBA
- Storage (personal) warehouse	2.8/1,000 GSFBA

Source: Adapted from "Trip Generation, An Informational Report" published by the Institute of Transportation Engineers, Fifth Edition, 1991.