



# TDR-A: Transfer of Development Rights using density based on rural character areas of the Rural Preservation Study

**WHAT IS A TRANSFER OF DEVELOPMENT RIGHTS (TDR) AND HOW DO THEY WORK?** In a TDR program, a landowner voluntarily sells his or her development rights to a developer in return for cash payment. The development rights are severed from the sending property and transferred to a receiving property.

**DESCRIPTION:** This alternative provides for the right to purchase development rights from identified sending areas and to transfer them to identified receiving areas. Units would be transferred to the transitional ribbon. Sewer would be permitted within the transitional ribbon. The basis for the number of dwelling units that could be purchased from properties within the receiving area would be the recommendations of the rural character areas identified in the Rural Preservation Study. It would require a deed of severance to be placed on the land which sold its development rights (cannot be subdivided in the future). As part of this alternative, the A-1, Agricultural zoning district would be revised from one unit per 10 acres to one unit per 50 acres, which would apply to properties that choose to develop by-right uses and not utilize the TDR alternative.

**WHAT DOES THE MAP SHOW US?** Where development rights (dwelling units) could be purchased (sending area) and where those development rights (dwelling units) could be transferred to (receiving areas).

## DATA:

Lots in transfer: **2,643**

Total acreage in sending area: **23,050**

Total acreage in receiving area: **4,011**

Density in receiving area: 1.5 acres per DU

Amount of proposed open space under easement: **23,889**

Density in sending area:

<b>Rural Character Areas</b>	<b>Density for Calculation</b>
▶ Bull Run Mountainside	10 acres per DU
▶ Older, Smaller lot Residential Enclaves	2.5 acres per DU
▶ Rural Gateway Corridors	10 acres per DU
▶ Stream Valley Estates & Subdivisions	5 acres per DU
▶ Valley Agricultural & Forests	10 acres per DU

## CONSIDERATIONS:

Designed to foster the preservation of open space or existing farmland; to protect the distinct visual quality and the natural landscape, topographic, and natural resource features of the rural area.

Amends existing density of one dwelling unit per 10 acres to one dwelling unit per 50 acres for by-right A-1 development.

Requires a minimum of 20 acres to utilize the TDR option.

Minimum size of lots in the receiving area would need to be determined. Development standards for the receiving area would need to be recommended/adopted with alternative.

Transferred units would be by-right in the receiving area and not require a rezoning.

Allows sewer extension into the receiving area (transitional ribbon).

Provides a more cost-effective way to construct a subdivision.

High cost associated with sewer infrastructure (pump stations, etc.).

Consolidates access points (i.e., fewer driveways to main road).

Creates potential for increased sense of community.

Reduces amount of impervious surface in the sending areas.

+/- 23,000 acres of land preserved in open space.

Consolidation of lots in sending areas could lead to even more open space acreage preservation opportunities.