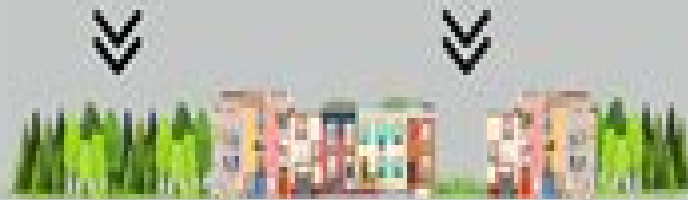


Transfer of Development Rights (TDR)

Sending Zone

We should **not** build here, because it has environmental value and lacks infrastructure.

BEFORE



Receiving Zone

We **should** build here, because it is an already-developed area.

AFTER - WITH TDR



Development Rights are Restricted

The right to develop has been restricted via a protection mechanism (e.g., restrictive covenant). The owner often maintains the right to use the land for specific purposes.

Development Rights are Increased

A common benefit to TDR programs is that the receiving parcel gains additional development rights (e.g., increased height and/or density).

AFTER - WITHOUT TDR



Fragmentation of Open Space

Development of open space can encourage sprawl if infrastructure is brought to the area. Moreover, fragmentation of open space can reduce the environmental value of the area.

Inefficient Use of Developable Land

Without an increase in the development rights, developers are not fully incentivized to maximize the use of the land. This can lead to developments that do not maximize the value of the land.

Development And Rights

M Woodhall



Development And Rights:

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