

VOLUNTARY TRANSFER OF DEVELOPMENT RIGHTS

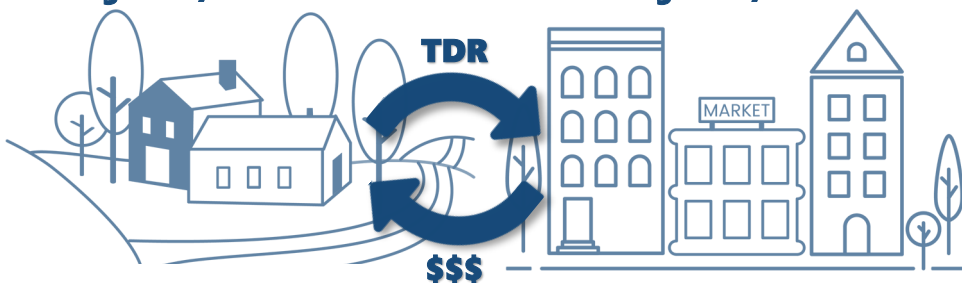


PRESERVING SCARBOROUGH'S RURAL CHARACTER

The **Transfer of Development Rights (TDR) Program** is a *voluntary, incentive-based program* that allows landowners to sell development rights in limited growth areas to help ensure development occurs in designated locations. The seller's land is placed in a conservation easement that prevents future development, but the landowner maintains the right to access and use the property. The TDR program helps protect land resources and open space while providing additional income to both the landowner and the holder of the development rights. In Scarborough, the goal of the program is **to focus development in existing developed areas east of I-95, and conserve open space west of I-95**, as outlined in the Town's Comprehensive Plan.

Sending Zone / Limited Growth Area

Receiving Zone / Growth Area



HOW DOES IT WORK?

Credits or fees are used to transfer development from the Town's limited growth areas (sending zone) to designated growth areas (receiving zone). This transfer can be done in two ways:

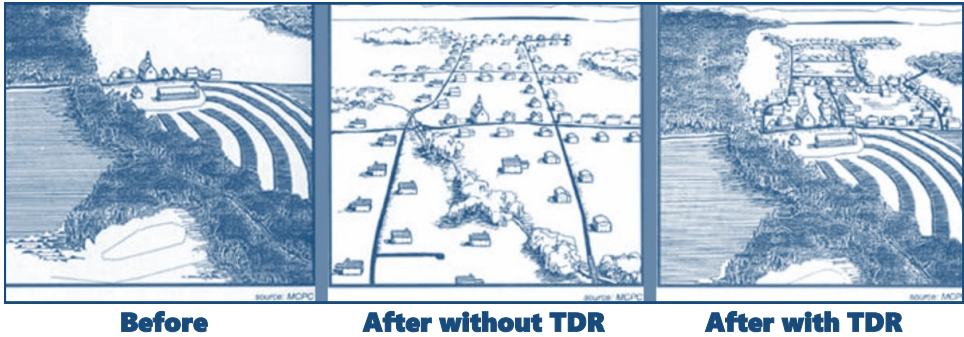
1. Transfer of development rights from the sending zone to the receiving zone at a rate of 1.5 dwelling unit credits for each potential dwelling unit that could have been developed in the sending zone.
2. Payment of determined fees for additional residential density in growth areas at a rate of 1 dwelling unit for each dwelling unit credit.

WHY DO WE NEED THE TDR PROGRAM?

The TDR program is a strategy to help the Town achieve goals in the Comprehensive Plan. The Plan recommends that the Town identify certain areas that should be more intensely developed and other areas where the rural or natural character should be maintained.

The TDR program can be used to help achieve the goal of **guiding higher intensity development to designated areas of Town, while protecting farmland or natural resources in other areas of Scarborough.**

Participating in the TDR program as a “seller” or “receiver” is completely voluntary.



QUALIFIED PROPERTIES

To be a “seller” of development rights, your property must:

To be a “receiver” of development rights, your property must:

- | | |
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| <ol style="list-style-type: none">1. Be located in a limited growth area, according to the most recent Comprehensive Plan;2. Have at least 10 acres of contiguous, undeveloped area;3. Have a minimum of one dwelling unit credit created on the property. | <ol style="list-style-type: none">1. Be a residential or mixed use development in a designated growth area, according to the most recent Comprehensive Plan;2. Have additional development intensity potential. |
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FOR MORE INFORMATION

If interested in the TDR program, please contact the Scarborough Planning Department at (207) 730-4040. More information is also available in Chapter 405, the [Scarborough Zoning Ordinance](#) (scarboroughmaine.org/business/zoning-ordinance; please see Section VII.D).