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Park sending area

- Located in areas designated as park sending areas on the Map entitled “Transfer of Development Rights (TDR) Sending and Receiving Areas” in the Comprehensive Plan; and
- Designated for park land use in the Comprehensive Plan and inclusive of all properties designated as park in the Comprehensive Plan within the sending area under common or related entity ownership on the effective date of this Article; or zoned A-1 (Agricultural) or A-2 (Rural Residential) and share a minimum 500 foot common property line with a publicly owned park or a property designated for park land use in the Comprehensive Plan.

Park sending area

- Eliminates lot size and common ownership requirements;
- Requires that it be designated as park land in Comp Plan, or share property line with such or a public park;
- Requires “all or none” for lots designated as park land

504 development rights



DRAFT

Agricultural sending area

- Located in areas designated as agricultural, horticultural or forestry sending areas on the Map entitled “Transfer of Development Rights (TDR) Sending and Receiving Areas” in the Comprehensive Plan; and
- Zoned A-1 (Agricultural) or A-2 (Rural Residential); and
- A separate parcel comprised of at least twenty (20) acres.

Agricultural sending area

- Eliminates eligibility for contiguous parcels less than 20 acres and under common ownership

326 development rights

Total

830 development rights

(vs. 1,236 as proposed in
amendments)