



South Burlington Planning Commission

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Planning Commission Recommendations related to TDR Report – Accepted 2020-02-03

Note: The Planning Commission has reviewed and accepted the following recommendations related to the work of the TDR Interim Zoning Committee and its Report. This does not address all recommendations of the Committee Report at this time but instead reflects the Commission's proposed priority work, alongside the approved overall approach to PUDs and regulations approved by the Commission on February 3 2020, on this subject in the nearer term.

- 1. Expand the applicable geography of the Transfer of Development Rights Program throughout the City where appropriate and possible.**
- 2. Expand the TDR Marketplace to establish Receiving Areas outside the SEQ in areas targeted for greater intensity development.**
 - a. Determine areas where TDRs can positively affect the marketplace in receiving areas
 - b. Consider how TDR density bonuses could be set for where appropriate or possible - number of bonus dwelling units per acres and/or amount of coverage residential zones, and/or additional coverage and/or building bulk in commercial/industrial zones.
 - c. Consider bonuses for dwelling unit or non-residential building size, height, etc.
- 3. Consider establishing additional optional Sending Area and/or Parcels from throughout the City, including:**
 - a. Land within parcels identified by the Open Space IZ committee as priority for conservation. At this point doing this would not conserve those parcels and/or areas but would give the owners a choice to conserve by selling TDRs, an option they do not have at present. This would not change the zoning for these parcels/areas.
 - b. Areas designated as Level 1 Resources (Habitat Blocks & Steep Slopes 15-20%) as being reviewed under Article 12 of the Land Development Regulations.
- 4. Consider basing the number of TDRs on a particular parcel (the area used to calculate the number of TDRs) on acreage that excludes natural resources designated as Hazard Areas in the Land Development Regulations.**
- 5. In making determinations, strive to establish a balance between capacity for TDR usage and the supply in order to create a fair and well-functioning TDR market.**
 - a. Estimate projected supply of sending areas land and TDRs available
 - b. Estimate the potential market demand of proposed receiving areas
 - c. Consider modifications to the TDR formula in receiving and/or sending zones
- 6. Collaborate with City Committees including the Affordable Housing Committee to find ways to service housing & conservation goals through tools available.**