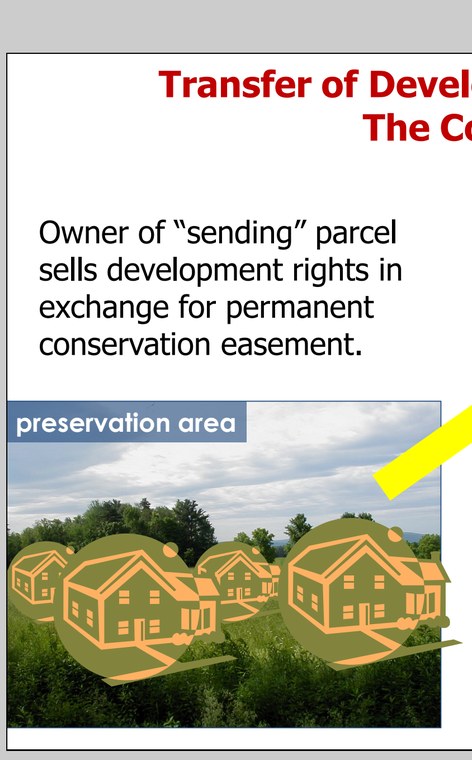
TRANSFER OF DEVELOPMENT RIGHTS
NORTH KINGSTOWN, RI

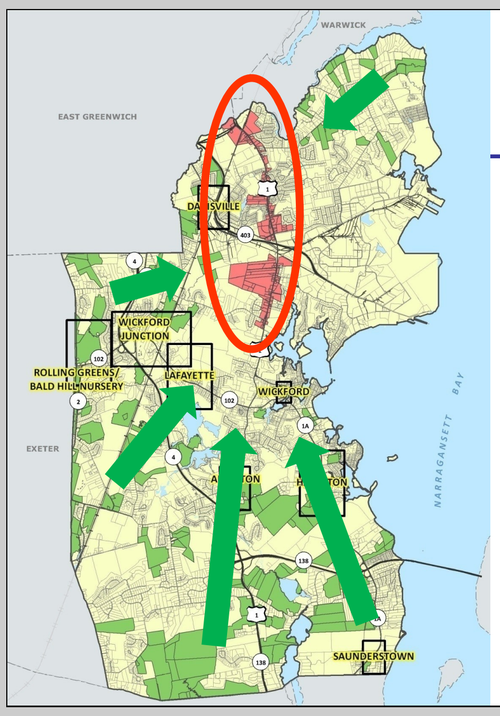
Transfer of Developments Rights…
The Concept

Owner of "sending" parcel sells development rights in exchange for permanent conservation easement.



Owner of "receiving" parcel buys development rights to build at densities higher than allowed under base zoning.

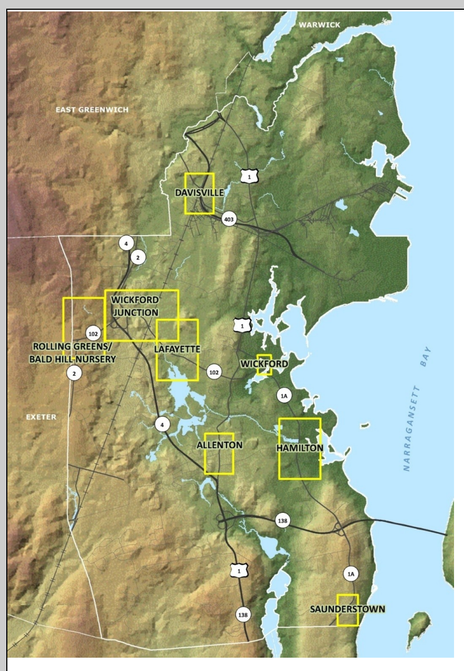
1



Where Can This Happen Today?

- Sending Area:
  Sending Area Overlay District
- Receiving Area:
  Post Road District

2

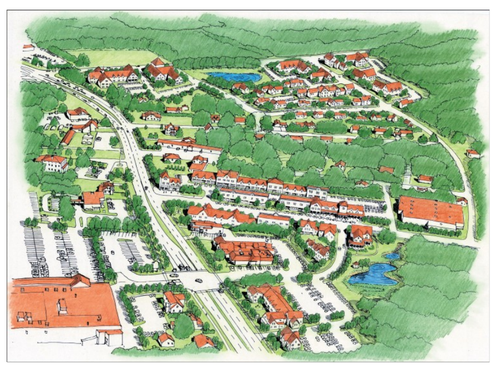


Other Areas for Growth?

- Historic Villages
- Emerging Villages

3

Other Applications for TDR…
Commercial Strips



Rhode Island Rural Design Manual

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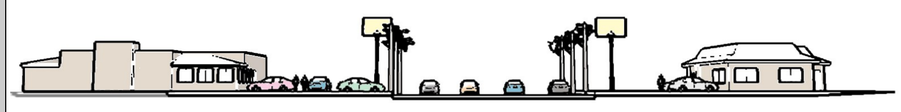
Changing the Face of Our Receiving Area



Existing Conditions

Potential Future Conditions

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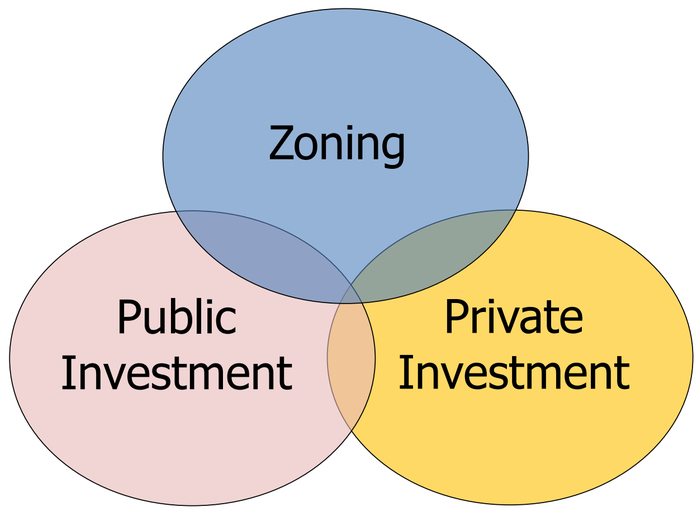
The Redevelopment Equation…



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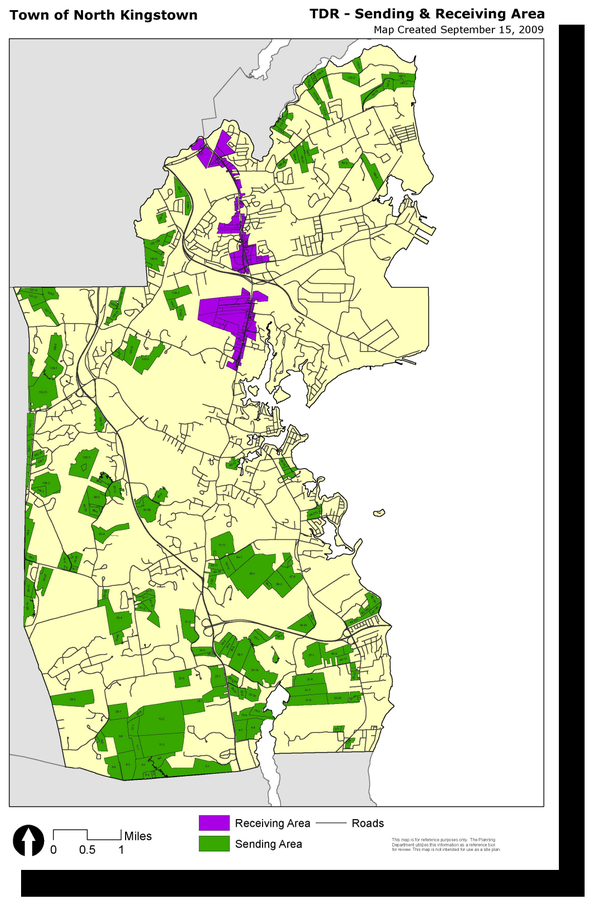
Transfer of Development Rights…
Dual Objectives

Concentrate Development in Growth Centers

Preserve Existing Open Space

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