

Rural Preservation- Transfer of Development Rights (TDR)

- Separates the development value of land from the residual or farm value of land
- Development right is a commodity that can be bought, sold, and transferred
- VA statute allows TDR programs between counties and cities
 - Sending areas- areas to be preserved
 - Receiving areas- areas where development is appropriate
- Participation can be mandatory or voluntary:
 - Mandatory programs limit development potential of sending areas
 - Voluntary programs allow rural landowners to develop their land or sell the development rights



Rural Preservation- Transfer of Development Rights (TDR)

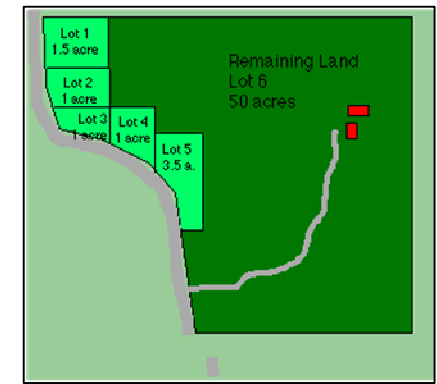
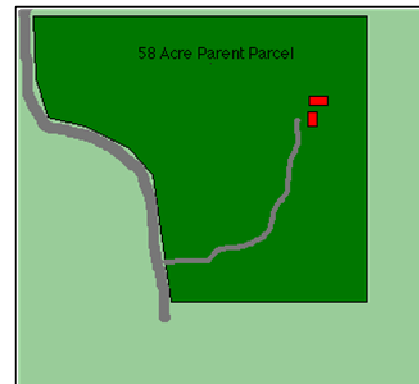
- Advantages
 - Can redirect growth
 - Can preserve open space
 - Uses private sector funds to preserve land
 - Can provide economic benefit to rural landowner
- Challenges
 - Complicated/expensive to set up and administer
 - Must have market demand in receiving area
 - Mandatory programs are politically difficult
 - Voluntary program may be ineffective

Rural Preservation- Conservation Easement

- Description
 - Landowner sells the development rights to a conservation organization
 - Organization may be public or private
 - Easement specified what activities can be conducted on land
 - Easement is bound to the deed of property
- Advantages
 - Easements are 'tailored' to the property
 - Can protect habitat and/or allow continued agricultural use
 - Landowner receives economic benefit
 - Little additional burden on the county
- Disadvantages
 - Limited funding for easement programs
 - May result in uncoordinated patchwork of protected lands

Rural Preservation- Sliding Scale Zoning

- Essentially limits the number of times a parcel can be subdivided/split
- Establishes a large minimum parcel size
- May permit land to be used for non-agricultural uses



'Parent' and 'Child' Tracts

Sliding Scale (Example)	
Area of Lot of Record	Maximum Additional Lots Permitted
1 to 10 acres	1
10.1 to 20 acres	2
20.1 to 40 acres	3
40.1 to 80 acres	4
80.1 to 160 acres	5
160.1 to 320 acres	6
over 320.1 acres	7



Rural Preservation- Sliding Scale Zoning


- Advantages
 - Relatively flexible
 - Allows some additional development/subdivision
 - Retains larger ‘unbroken’ parcels
- Challenges
 - Complicated to track and administer
 - Results in multiple density categories (20-30)
 - Requires extensive up-front work to map parent parcels and set up program

Rural Preservation- Large Minimum Lot Size

- Description
 - Requires a lot to be of a certain size to be developed
 - Limits the number of development parcels that can be subdivided from a parent lot
 - Minimum lot sizes are generally over 10 acres, although numbers up to 150 are not unusual
- Advantages
 - Very simple to administer
 - Can preserve open space if lots are large enough
- Challenges
 - May produce rural sprawl
 - May produce lots that are too large to mow, and too small to plow”
 - Politically difficult to implement
 - Should be part of a coordinated open space program



Rural Preservation Right-to-Farm Ordinance

- **Description**
 - Statement of County's intent prioritize local farming
 - Not a land-use tool per se
 - Little regulatory effect
 - **Advantages**
 - Emphasizes County's support for farming
 - May protect farmers from nuisance lawsuits
 - Can be used to educate the non-farm population
 - **Challenges**
 - Does not directly conserve open space
 - Should be part of a larger educational program to inform County residents
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Rural Preservation- Initial Recommendations

- Define “Rural Character”
- Develop an integrated Open Space Plan
- Revise development standards in the A-1 and A-2 districts
 - *Require* conservation development
 - Impose *maximum* lot size and minimum open space requirement
 - Allow multiple housing types in conservation developments
- Consider incentives such as expedited permitting or increased density
- Enhance buffering standards
- Focus new development in appropriate areas
 - Primary growth area
 - Rural Villages
- Promote Conservation Easements and Land Trusts
- Evaluate TDR or Sliding Scale Zoning programs

Promoting Housing Alternatives- Background

- 2000 Census
 - Median home price- \$131,600
 - Median mortgage- \$908
 - Median household income- \$36,000
 - 17% paying more than 35% of income towards homeownership
 - 86% of housing stock is single family
- Existing County Programs
 - Plumbing assistance program
 - Developing a Workforce Housing program
- Land Use Tools are **ONE PIECE OF THE TOOLKIT!**
 - Most affordable housing programs are found in urban areas with significant development pressure
 - Problem must be approached on a regional level



PROMOTING HOUSING ALTERNATIVES



Promoting Housing Alternatives- Mixed Housing Types

- Description
 - Allow multiple types of dwelling units in one development
 - Single Family
 - Townhouse
 - Duplex/Attached
 - Provides a range of housing alternatives in various price ranges
 - Some communities mandate housing mixture
- Advantages
 - More expensive units can 'subsidize' the smaller, more affordable units
 - Prevents concentration of low-income housing
 - Smaller units may allow increased open space preservation
- Challenges
 - Does not automatically guarantee affordability
 - This market is still maturing
 - May be resistance to allowing this type of development

Promoting Housing Alternatives- Mixed Housing Types



Promoting Housing Alternatives- Density Bonus

- Description
 - Provides additional density in exchange for providing affordable housing
- Advantages
 - Incentive-based
 - Affordable housing more economical for developer
 - Provides developer flexibility to determine feasibility
- Challenges
 - Works best in larger-scale developments
 - There must be demand for additional density
 - Standards must ensure high quality development
 - Additional approval requirements may negate any cost benefit to developer

Promoting Housing Alternatives- Lot Standard Reductions

- Description
 - Allows reduced lot dimensions in exchange for affordable housing
 - Smaller setbacks
 - Smaller lot size
 - Zero lot line or patio homes
- Advantages
 - Can be a voluntary incentive for developer
 - Can reduce the cost of the land portion of a home
 - Can reduce the price of a house
- Challenges
 - Standards must be developed to ensure compatibility with neighboring properties
 - Standards must ensure high-quality development
 - Additional approval requirements may negate any cost benefit to developer

Promoting Housing Alternatives- Inclusionary Zoning

- Description
 - Typically requires a developer to provide a minimum amount of affordable housing, or pay into a housing fund
 - Some are voluntary and incorporate a density bonus to encourage housing
- Advantages
 - Ensures that affordable housing is integrated into all projects
 - Can be voluntary or mandatory
- Challenges
 - Requires County oversight and administration
 - Housing fund may not be funded appropriately
 - Doubtful that developers will utilize a voluntary program
 - May be community resistance to increased density

Promoting Housing Alternatives- Affordable Housing Districts

- Description
 - Zoning overlay that is applied in targeted areas
 - Modifies zoning requirements such as lot size, height, or other standards
 - Portion of a development must be affordable
 - Should be implemented in conjunction with an affordable housing plan
 - Typically used in urban areas
- Advantages
 - Provides incentive for developer
 - Allows County to target development where affordable housing is beneficial
- Challenges
 - Additional district standards may complicate approval process
 - Must encompass sufficient land to address housing deficiency
 - Additional approval requirements may negate any cost benefit to developer

Promoting Housing Alternatives- Initial Recommendations

- Engage neighboring communities in the issue-develop a regional approach
- Promote affordable housing near jobs and in areas where density is appropriate
- Allow multiple housing types to provide housing options to range of incomes
- Develop income eligibility for affordable housing
- Provide expedited permitting or reduced fees in exchange for affordable housing
- Pursue non-regulatory options

Questions for Tonight's Meeting

- What is the *Rural Character* we are trying to preserve?
- How much density is appropriate in the *primary growth area*?
- What types of development are appropriate in the *rural areas*?
- What approaches are appropriate to provide *housing alternatives*?
- What practices do we need to change?





Discussion

