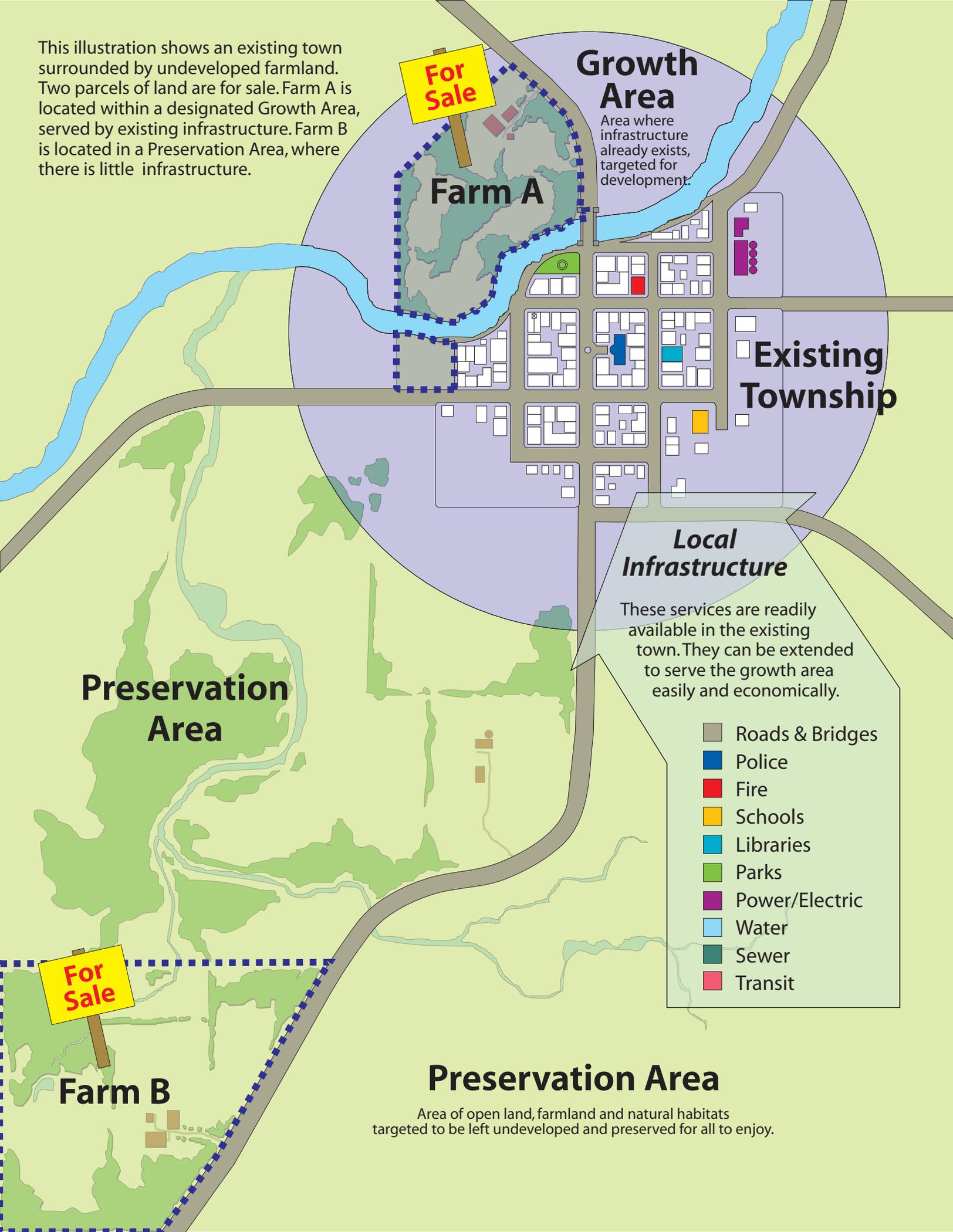


This illustration shows an existing town surrounded by undeveloped farmland. Two parcels of land are for sale. Farm A is located within a designated Growth Area, served by existing infrastructure. Farm B is located in a Preservation Area, where there is little infrastructure.



Developer buys land parcels A & B and develops both in accordance with zoning laws. Total units: 143 on half-acre to one-acre lots.

Growth Area

Area where infrastructure already exists, targeted for development

A

Existing Township

Growth Area spreading into Preservation area equals SPRAWL.

- Roads & Bridges
- Police
- Fire
- Schools
- Libraries
- Parks
- Power/Electric
- Transit

Extend Local Infrastructure

Serving Area "B" (at a distance) strains local infrastructure. Adding buses for schoolchildren, building new roads, etc., is difficult and expensive.

Upgrade roads to serve increased traffic.

Preservation Area

Area of open land, farmland and natural habitats targeted to be left undeveloped and preserved for all to enjoy.

B

Typical residential zoning practices

Farms A (above) and B (at left) are developed according to local zoning codes – fewer homes on larger lots.

In order to preserve open land, development is restricted to Growth Areas where existing infrastructure can economically serve new residents. Communities are allowed to be developed more densely, with planned parklands and common areas. New residents are within walking/biking distance of town centers and local services.

Farm A

Growth Area

New growth developed per Livable DE principles.

Existing Township

Transfer of Development Rights

Both farmers wish to sell their land, however, Farm B is located in a Preservation Area. The farmer can choose to sell his development rights, but the farm must remain undeveloped. Farm A can be sold for development because it is within a designated Growth Area.

A developer wishes to build 148 homes in the area. He purchases Farm A, but cannot place 148 homes on this parcel since it exceeds local zoning density codes.

In order to build 148 units, the builder buys the development rights of Farm B and transfers them to Farm A. This allows the developer to exceed the zoning requirements on Farm A and build his 148 units.

Local Infrastructure

With new development concentrated in the Growth Area, local infrastructure can be extended easily and economically to new residents.

Preservation Area

Farms and open land for generations to come!

-  Roads & Bridges
-  Police
-  Fire
-  Schools
-  Libraries
-  Parks
-  Power/Electric
-  Water
-  Sewer
-  Transit

Farm B

Preserved Farmland may be sold but never developed

Farmer B, in selling his development rights gains immediate cash for these rights. He retains his property and can continue to live and farm there. He may also sell the farm or will it to his heirs, but the property may never be developed for a use other than as a farm or a residence.