

ZONING

27 Attachment 2

Township of Spring

APPENDIX A

Transfer of Development Rights (TDR)

Commentary: As identified in the Nittany Valley Regional Comprehensive Plan, the Interchange Commercial District and the Traditional Neighborhood Development Residential Option are designated as receiving areas for transferred development rights. Spring Township acknowledges the desirability of providing means for preservation of regional farmland and recognizes the value of implementation of a TDR ordinance throughout the Nittany Valley Regional Comprehensive Plan member municipalities.

At the time of enactment of this Zoning Ordinance, coordination of a regional TDR program between Nittany Valley member municipalities has not been finalized. Ordinances and/or intermunicipal agreements throughout the Nittany Valley region have yet to be developed and enacted, and sending and receiving areas that have not been identified at this time. The Township reserves the right to establish sending and receiving areas within the Township and to establish its own TDR ordinance.

Therefore, upon adoption and enactment of a Transfer of Development Rights Ordinance and/or adoption of intermunicipal agreements between member municipalities of the Nittany Valley region (Spring Township, Walker Township, Marion Township, Benner Township, Bellefonte Borough), the following additions and/or substitutions to Spring Township Zoning Ordinances shall be in effect.

TND Option (R-1, A-2 Conditional Use)

Applicants shall notify the Township of intent to develop with transferred development rights and shall submit evidence of the purchase of development rights prior to the submission of any subdivision and/or land development plan.

The purchase of TDRs (Transfer of Development Rights) shall permit an increase in density of 0.005 per acre of lands purchased. There shall be a minimum of 50 acres purchased. Overall density shall not exceed four units per acre.

Interchange Commercial District (IC)

The following standards shall apply to all developments within the Interchange Commercial District utilizing transferred developments rights.

Applicants shall notify the Township of intent to develop with transferred development rights and shall submit evidence of the purchase of development rights prior to the submission of any subdivision and/or land development plan.

The purchase of TDR's (Transfer of Development Rights) shall permit an increase in impervious coverage and/or increase in building heights as follows:

- * Impervious coverage - for every five acres purchased an increase of 1% impervious coverage shall be allowed for a maximum of 75%.
- * Building height - for every five acres purchased an increase of one foot in building height shall be allowed for a maximum increase of 10 feet.
- * Minimum acreage shall be 25.