

Existing TDR Programs in Oregon

Jurisdiction	Objectives	Sending Areas	Receiving Areas	Citations	Comments	Program Contact Info
<b>Deschutes County</b> (2002): Transferable Development Credits	Ground water quality, wildlife habitat	Properties without septic systems located in the Regional Problem Solving study area	Neighborhood Planning Area (a residential subdivision that will be served by sewer, water, and paved roads)	Ordinance 2004-007 DC 11.12 Ordinance 2006-016 Resolution 2006-043	Regarded as Oregon's most successful program. County buys TDC from property owner and places a Restrictive Covenant on the property. Amended 2006 with a new focus on Pollution Reduction Credits that can be earned by retrofitting a septic system with nit	Catherine Morrow Planning Director 541-385-1708
<b>Clatsop County</b> (2004): Density Transfer Standards	Build density within urban growth boundaries	Clatsop Plains Planning Area	Clatsop Plains Planning Area (lot size 1/2 - 1 acre minimum)	Ordinance 80-14 S3.161	Sending areas rezoned to Open Space Parks and Recreation, Natural Upland, Conservation Shorelands, or Natural Shorelands zone. Deed restriction placed on sending area until it is within an urban growth boundary. No inter-local agreement or TDR bank. No	Ed Wenger Jr. Community Development Director 503-325-8611
<b>City of Portland: Central City Plan District</b> (1988): Transfer of Development Rights	Flexibility in developing density, preserve single room occupancy housing, open space	1: Lots in CX and EX zones 2: SRO housing units 3: Sites in Central City District 4: Sites developed as Residential 5.	1. Lots abutting sending area lots 2: Any site in Central City district 3. Sites developed by the same developer within same district 4. Any site in Central City	Section 33.510.255	Uses FAR (Floor Area Ratio) and density transfers. Transfers are approved in a Type II (quasi-judicial) process. No inter-local agreement or TDR bank. Program has not been widely used because developers have other options for achieving added density.	Jeff Joslin Land Use Supervisor 503-823-7705
<b>City of Portland: Johnson Creek Plan District</b> (1996): Transfer of Development Rights	Sensitive lands preservation	1. Sites in single-dwelling zones and at least 50% within Environmental Protection Overlay Zones 2. Sites with any portion within the 100-year floodplain	Sites within Johnson Creek Plan District Planned Development	Section 33.537.110	Transfer is approved if Planned Development Review criteria is met and if owner executes a covenant with the City. No inter-local agreement or TDR bank. No one has yet used this program.	Jeff Joslin Land Use Supervisor 503-823-7705
<b>City of Portland: Northwest Hills Plan District</b> (1991): Transfer of Development Rights	Sensitive lands preservation	Sites in single-dwelling zones entirely within Environmental Protection Overlay Zones	Sites in RF zone, inside the UGB, approved for Planned Development, not within an environmental zone, and with density less than .75 units per acre (with exceptions up to 1 unit per acre)	Section 33.563.030	Transfer is approved if Planned Development Review criteria is met and if owner executes a covenant with the City. No inter-local agreement or TDR bank. No one has yet used this program.	Jeff Joslin Land Use Supervisor 503-823-7705