

Policy Guidance for Transfer of Development Rights, beyond the Arlington County Zoning Ordinance Section 36.H.5.b.:

1. TDRs could occur only through a site plan process on the receiving site. County Board must approve all sending and receiving sites.
2. The amount of density transferred would generally be based on the unused by-right density on the site.
3. In cases where certification was based on historic preservation, either a restrictive covenant or historic designation would be required on a sending site at the time that development rights are transferred.
4. Additional density and other development rights associated with TDRs shall be subject to the limitations on maximum height and other building form regulations applicable to the receiving site, as provided for in the zoning district regulations, the adopted General Land Use Plan (GLUP), and other adopted plans for the area.
5. If there are existing or future adopted sector plans or other adopted plans that include TDR policies, the TDR policies within those sector or areas plans supersede this Policy, recognizing that there are a variety of development patterns and community priorities throughout the County.
6. The owner(s) of both the sending site and the receiving site are required to record deed restrictions on the sites, with substance and form acceptable to the County Attorney.
7. The County Board may allow the following types of transfers: 1) a single transfer of all certified density or other development rights from one sending site to one receiving site, 2) a single transfer of all certified density or other development rights from one sending site to multiple receiving sites, 3) a multiple transfer of certified density or other development rights over time from one sending site to one or more receiving sites.
8. Conversion Table to be used as guide when transferring density from units/acre districts to FAR districts:

Type of Development	Square Footage Conversion
Single-family and Townhouse	3,000 square feet
Multi-family Apartment Unit	1,500 square feet
Commercial	One square feet for one square feet

9. The Manager will promulgate procedures to ensure fair administration of these policies.