The **Transfer of Development Rights (TDR) Program** is a voluntary, incentive-based program that allows landowners to sell development rights in a certain location in order to increase development density at another designated location in the Town. The seller’s land is placed in a conservation easement that prevents future development, but maintains the owner’s right to the access and use the property. A TDR program helps protect land resources or open space while providing additional income to both the landowner and the holder of the development rights. In Scarborough, the goal of the program is to focus development in existing developed areas east of Rt. 95, and conserve open space west of Rt. 95, per the Town’s Comprehensive Plan.

**How does it work?** **Credits** or **fees** are used to transfer development from the Town’s limited and very low density areas to designated growth areas. This can be done in 2 different ways:

1. Transfer of development rights from limited and very low density growth areas to growth areas, at the rate of 1.5 dwelling unit credits per each potential dwelling unit that could have been developed in limited and very low density zoning districts.
2. Payment of determined fees for additional residential density in designated growth areas, at the rate of 1 dwelling unit for each dwelling unit credit.

**Why do we need the TDR program?** The TDR program is one of the identified strategies to help the Town achieve the goals of its Comprehensive Plan. The Plan specifies that a long term goal for the Town is to identify certain areas that should be focused for higher development intensity, and other areas where the rural or natural characteristics of the landscape should be maintained for the future.

The TDR program can be used to voluntarily help achieve the goal of guiding higher intensity development into certain designated areas of the Town, while helping protect farmland or natural resources in other areas of Scarborough.

Participation in the TDR program as a “seller” or a “receiver” is completely voluntary.

**How do I know if my property qualifies?** If you are interested in being a “seller” of development rights, your property must:

1. Be located in a limited or very low density growth area zoning district according to the Comprehensive Plan;
2. Have a contiguous acreage of ownership with a minimum of ten (10) acres;
3. Have a minimum of one (1) dwelling unit credit created on the property.

If you are interested in being a “receiver” of development rights, to be eligible, your property must:

1. Be a residential or mixed use development in a growth area zone district according to the Comprehensive Plan;
2. Have additional potential development intensity potential.

**Where can I get more information?** If interested in the program, please contact the Town’s Planning Department at (207) 730-4047. You can also read more about the TDR Program at:

[http://www.scarborough.me.us/common/ordinances/405zoning.pdf](http://www.scarborough.me.us/common/ordinances/405zoning.pdf)