

What is TDR?

TDR empowers landowners to transfer development rights from farmland (sending area) to designated development land (receiving area). It's a win-win, fostering sustainable growth and preserving our cherished agricultural landscapes.

Why Choose TDR?

For Residents:

Balanced Development: Enjoy residential expansion without compromising the charm of our agricultural community.

Open Spaces: Support the creation of open spaces and the preservation of our rural character.

For Farmers:

Preserve Farmland: Safeguard the best farmable land, ensuring its perpetuity for agricultural use.

Flexibility: Explore options for your land without sacrificing its agricultural integrity.

For Potential Developers:

Greater Densities: Develop receiving areas at increased densities by transferring development rights.

Community Harmony: Contribute to a harmonious blend of residential expansion and agricultural preservation.rural character.

CONTACT US

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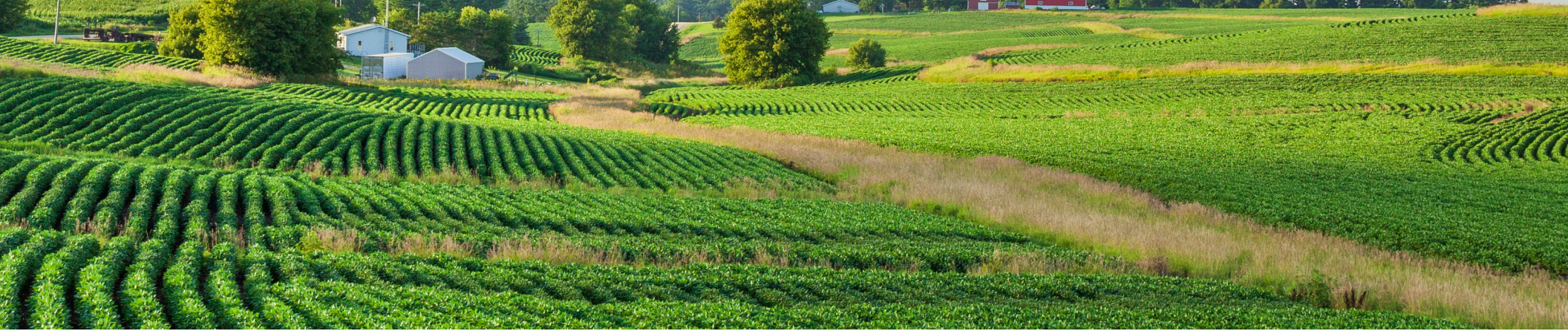
townoftroy.org



TOWN of TROY

TOWN OF TROY TDR PROGRAM

Are you a resident, farmer, or potential developer in the Town of Troy? Discover the Transfer of Development Rights (TDR) program, a voluntary market-driven initiative that balances growth and preservation.



40 Acres of Housing Development at Increased Density

- Conservation Easement
- 9 Development Rights Created
- 40% 12-Acre Density Housing
- 60% 3-Acre Density Housing
- Receive 9 Development Rights
- Permitting: 18 Houses, 16-acres of large lot farmettes, 8-acres of "Open Space" like roads, stormwater, HOA passive spaces.



40 Acres of Farmland Preserved

- Conservation Easement
- 9 Development Rights Created
- **TDR Permit to Transfer to Development**



40 Acres of Commercial Development with Increased Lot Coverage Allowed

- In the LECR District
- Conservation Easement
- 9 Development Rights Created
- Receive 9 Development Rights
- Permitting: 27-acres of "Hard Space" like commercial rooftops and parking surfaces.

