

Only those portions of Chapter 18.25 that are proposed to be amended are shown. Remainder of text, tables and/or figures is unchanged.

**Chapter 18.25**

**DEFINITIONS**

**Sections:**

- 18.25.010 Purpose.**
- 18.25.020 Applicability.**
- 18.25.030 Definitions.**
- 18.25.040 Acronyms**

**18.25.030 Definitions.**

"Agricultural rights" means an interest in and the right to use and possess for purposes and activities related to horticultural, livestock, dairy, and other agricultural and open space uses.

"Conversion rate" means the relationship between the number of development rights allocated to a sending site (typically a specified number of single-family dwelling units) and the amount of density credits available on a receiving site (which may be extra single-family units, multi-family units, commercial square footage, and/or flexibility in development standards). The Conversion rate is determined by reference to the Conversion Table in 18G.10.190. The term encompasses both simple transfers of dwelling units from one site to another and more complex conversions of density credits.

"Density credit" is the TDR commodity used in receiving sites.

"Development right" means an interest in and the right under current law to use and subdivide a lot for any and all residential, commercial, and industrial purposes.

"Development Rights Bank" means an entity that exists to purchase TDR certificates from the owners of designated sending sites for the purpose of future resale to the owners of designated receiving sites.

"PDR application" means an application that a landowner must file in order to be eligible for consideration for the PDR program.

"PDR program" means a program that provides a public benefit by permanently conserving agricultural resource lands and recreational conservation lands by establishing a means to purchase development rights from eligible properties through a voluntary process that fairly compensates landowners while providing a public benefit for communities and the environment.



1 "PDR ranking criteria" means the criteria used to prioritize purchasing development rights from  
2 the most strategic farmland parcels.

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4 "Purchase of Development Rights" means the act of buying the development rights of a parcel or  
5 parcels of property that are sending sites. The development rights of a parcel are based upon the  
6 type of uses permitted pursuant to the Comprehensive Plan Designation and Zoning  
7 Classification of the land. Development rights are typically purchased to retain the land as it  
8 currently exists (such as forest land or agricultural land) or to acquire and preserve the  
9 environmentally sensitive or unique lands (such as Recreational Conservation Lands,  
10 cultural/historic sites, wetlands, streams and marine shorelines) in perpetuity for future  
11 generations.

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13 "Receiving site" means those lots where the procurement of density credits facilitate a  
14 permissible change in the allowed intensity on the property pursuant to the TDR/PDR chapter  
15 and all other controlling policies and law.

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17 "Recreational Conservation Lands" means lands which are in an Urban Growth Area or  
18 designated shorelines (urban or rural) and are: 1) threatened with probable development within  
19 the next ten years, 2) comprise a significant part of the inventory of available open space in an  
20 area or community, and 3) provide the public with passive recreational opportunities or active  
21 recreational opportunities such as golf, baseball, softball, soccer or other sports or activities not  
22 requiring intensive development of the land.

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24 "Sending site" means designated lot or lots where landowners may sell their development rights  
25 either directly to a receiving site owner, a Development Rights Bank, or a TDR investor in  
26 exchange for placing a conservation easement on the property.

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28 "TDR acquisition" means obtaining, for the purpose of transfer, a partial interest in the sending  
29 property that conserves in perpetuity the public benefit supporting the designation or  
30 qualification of the property as a sending site.

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32 "TDR Administrator" means the staff position or positions responsible for managing and  
33 implementing the TDR program.

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35 "TDR certificate" is a form of currency that displays how many density credits are available for  
36 sale and use.

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38 "TDR Committee" means the Pierce County committee that is responsible for the oversight of  
39 the Pierce County TDR and PDR program.

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41 "TDR/PDR conservation easement" means a legal agreement between a landowner and a land  
42 trust or government agency that permanently limits uses of the land in order to protect its  
43 conservation values and is recorded on the title of the property. It allows the landowner to  
44 continue to own and use the land and to sell it or pass it on to heirs. Conservation easements are  
45 placed on a sending site at the time development rights are transferred from the property. The  
46 conservation easement typically prohibits any further development of the property but allows  
47 resource uses such as farming and forestry to continue.



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"TDR program" means a market based program that provides a public benefit by permanently conserving rural and resource lands by establishing a means to transfer development rights from eligible sending sites to eligible receiving sites through a voluntary process that fairly compensates landowners while providing a public benefit for communities and the environment.

"TDR agreement" means a written agreement between Pierce County and a city that describes the transfer process of density credits from Pierce County to the city.

"TDR sending site application" means an application that a sending site landowner must file in order to be eligible for consideration for designation as a TDR sending site.

"Transfer of Development Rights (TDR)" means the transfer of the right to develop or build from sending sites to receiving sites. ~~expressed in dwelling units per acre, from land in one zoning district to land in another district where such density/development is permitted.~~

"Urban Subcommittee" means the subcommittee of the TDR Committee established in Chapter 2.101 PCC.