



Frequently Asked Questions - Regarding Jackson/Teton County Scenarios and Survey Questions

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What is a Development Right? Each parcel in the county has the potential for some level of development, which is typically measured in residential dwelling units or commercial floor area, based on a zoning classification. The amount of development allowed on a parcel of land is commonly called a “development right”, and can be bought, sold, or transferred from a parcel.

What is a TDR Program? A Transfer of Development Rights (TDR) Program separates the amount of development allowed on a parcel (typically measured in dwelling units) from the title of the property for the purpose of selling the development rights for use on another parcel. The development rights are removed from one property (known as the sending property) and used to increase the amount of development on another property (known as the receiving property). Such a transfer typically involves the relocation of development from an area undesirable for development (e.g., sensitive resource areas or agricultural lands) to an area suited for development (e.g., within a town).

What is a PDR Program? Under a Purchase of Development Rights (PDR) Program, a landowner voluntarily sells his or her rights to develop a parcel of land to a public agency or a charitable organization, such as a land trust. Unlike a TDR program where rights are transferred (see above), a PDR program is intended to reduce the overall amount of development by “extinguishing” development rights. Land trusts in Teton County have been very active in securing conservation easements with private land owners through purchase of development rights.

What is Deed Restricted Workforce/Affordable Housing? A deed restriction is a legal document filed in the County's official property records, placing restrictions on the use or sale of a property. A common deed restriction used in Teton County sets limitations on appreciation of affordable/workforce housing for the purpose of keeping the housing affordable in future sales.

What is “town-level density”? Town-level density is that which would develop as town-like neighborhoods with paved streets, municipal water and sewer, and a full range of other public support services and infrastructure. The town has various levels of density that include single-family lots and multi-family units.