

CLASKY COMMON TRANSIT-ORIENTED DEVELOPMENT (CCTOD) OVERLAY DISTRICT

The CCTOD is a new overlay district that will encompass the existing mixed-use and industrial areas near the MBTA platform (Acushnet Ave. and Purchase St.).

The TOD overlay “floats” on top of existing zoning districts and encourages new development that’s functional for users of all modes of transit – cars, buses, trains, bikes, walking, or wheeling. **It does not affect the established residential areas between Pleasant St. and County St.** See map on next page.

What is the purpose of the CCTOD?

Encourage multifamily construction and economic development on vacant and underutilized parcels.

There are several vacant and underutilized industrial and mixed-use properties in the CCTOD. New uses allow for higher density, walkable development to activate these sites, create more housing, generate new jobs in the district, and provide neighborhood amenities.

Design standards are included in the zoning to ensure that new development considers neighborhood context, occurs at a reasonable scale, and incorporates sustainability.



The CCTOD contains 3 subdistricts with similar but varying uses to align with the neighborhoods.

- A. Located east of Rt. 18, Subdistrict A allows for 100’ buildings, hotels, and event centers.
- B. On the east side of Purchase St., Subdistrict B allows for 65’ buildings and a variety of commercial and residential uses.
- C. On the west side of Purchase St. and some select vacant parcels on Pleasant St., Subdistrict C allows for 40’ buildings, residential, and neighbor-scale commercial uses.

Allowing new uses and encouraging denser, walkable development can transform vacant sites. The area already has a good example of the type of development the CCTOD seeks to incentivize on Purchase St , where an old foundation and parking was developed for housing.



CITY OF NEW BEDFORD ZONING ORDINANCE UPDATE

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