

KINGS HIGHWAY TRANSIT-ORIENTED DEVELOPMENT (KHTOD) OVERLAY DISTRICT

The KHTOD is a new overlay district that will encompass the existing commercial and industrial areas around the MBTA train platform (Church Street, Kings Highway, and Mt. Pleasant Street).

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 area east of Church Street.** See map on next page.

What is the purpose of the KHTOD?

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

There are several large, vacant and underutilized industrial and commercial properties in the KHTOD. New uses allow for higher density, walkable development to activate these sites, create more housing, and generate new jobs in the district.

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



Compliance with the MBTA Communities Act or “3A.”

New Bedford must comply by the end of 2024 or lose access to state funding. To comply with the new state law, the KHTOD must:

- ✓ Allow for multifamily housing at minimum density of 15 units per acre. **KH-TOD meets this requirement.**
- ✓ Not impose restrictions on age or children in the development of housing. **KH-TOD meets this requirement.**
- ✓ Be located, at least in part, within ½ mile from a train station. **KH-TOD meets this requirement.**

Allowing new uses and encouraging denser, walkable development can transform vacant sites, like the former Newport Creamery on Kings Highway (left). As an example, the mixed-use development on the right was built in Long Island a TOD on the site of an underutilized, car-centric shopping plaza



