



Land Use Department
Bethel Municipal Center
203-794-8578
Bethel Ct

Transit Oriented Development Overlay Zone

The Transit-Oriented Development Zone is an overlay zone consisting of approximately 238 acres to guide the physical development of the area around the Train station into a walkable, mixed use, connected community within an enhanced public realm. Its intent is to encourage a harmonious mix of building types that are in keeping with the scale and character of Bethel, discourage sprawl development that may negatively impacts the pedestrian environment encourages transit, cycling and walking and protect environmentally sensitive lands.

All existing buildings and uses will not be affected by the overlay zone until a substantial modification is requested. All new construction will conform to section 5.11 TOD Zoning Code.

The following complete streets are included within the TOD overlay zone:

Willow Street, Paul Street, Whitney Ave, Elgin Ave, Diamond Ave, Farnum Hill Road, High Street, Division Street, Grand Street, Library Place, School Street, Main Street, Seeley Street, Rector Street, Depot Place, Front Street, Durant Ave.

The following partial streets are located in the TOD Zone:

Even numbers:

2 thru 62 Grassy Plain St

78 Greenwood Ave to 286 Greenwood Ave

4a thru 14 Elizabeth St

10, 12 Nashville Rd

10 thru 20 Wooster St

Odd Numbers

25 thru 55 Grassy Plain St

77 Greenwood Ave thru 295 Greenwood Ave

1 thru 11 Elizabeth St

5, 9 Nashville Rd

9 Chestnut St