

What is a Transit Overlay District (TOD)?



TOD is a type of zoning that allows different housing types and businesses to be built in and around **Bus Rapid Transit (BRT)** routes.

TOD makes it possible to create **transit-oriented development**.



How the city of Raleigh is preparing for BRT

1

City Council adopted a text change in 2021 called TC-17A-20 that updated Transit Overlay District (TOD) zoning codes to allow more things to be built near BRT routes.

2

The City is currently working on the Wake BRT project that will build 20 miles of transit lanes along four corridors: Eastern Corridor, Western Corridor, Southern Corridor, and Northern Corridor.

3

Transit overlay districts have been mapped for the Southern and Western Corridors with mapping and construction on the New Bern Avenue corridor starting this summer.

Transit Overlay District (TOD) Along New Bern Ave.

What's being proposed?

The **Wake BRT: New Bern Avenue** project is currently in the construction phase and will connect downtown Raleigh with WakeMed and New Hope Road. This New Bern Avenue Corridor will provide people with frequent and reliable transit.



Image: James Willamor
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How will TOD impact you?

New Bern Ave. corridor will be mapped for a TOD and will add zoning changes that increase the maximum height of future development and update older zoning codes to support the coming BRT route.

TODs set the stage for **future** development around BRT corridors so that they can better serve transit routes.

Benefits of Transit Overlay Districts



- Residents will have access to a world class transportation system that is convenient, reliable, and frequent.
- TOD will create development that works better with neighborhoods, making them less car oriented and more walkable.
- TOD will also allow for more affordable housing options.
- Small businesses can thrive in TODs with greater access to customers.
- TODs along with BRT routes will reduce overall carbon emissions by reducing the need for cars.
- BRT construction will include sidewalks and multiuse paths for bikes.