SEP 0 1 2026

CITY OF NEW BEDFORD

In the Year Two Thousand and Twenty-Six

AN ORDINANCE

Zoning for Form-Based Code Districts

Chapter 9 of the Code of Ordinances is hereby amended by adding a new Section 6000, as provided below.

6000. FORM-BASED CODE DISTRICTS

ARTICLE I - GENERAL AND INTRODUCTORY PROVISIONS

6001. Applicability

(A) Section 6000 applies to all real property and shall govern the use and development of all lots located within the Form-Based Code (FBC) Districts. Where there is a conflict between this Code and other requirements of the Zoning Ordinance, the requirements set forth in this Code shall prevail for all land and structures located within the FBC Districts.

(B) **Approval Processes.** The requirements of Section 5000 Administration and Procedures of the City of New Bedford Zoning Ordinance shall apply, as appropriate for the application for a new or new construction, rehabilitation, or addition of a structure or any other action subject to the City of New Bedford Zoning Ordinance, unless superseded by the language below.

(C) **Permitted Uses.** All permitted uses within the FBC Districts are shown in Appendix D – Table of Principal Use Regulations – Form-Based Code Subdistricts under the set of columns marked FBC and including the Districts and Subdistricts. Uses permitted within the FBC Districts by right are subject to the requirements of Section 5400 Site Plan Review, except for the Worker's Cottage and Detached Single Building Types.

(D) **Dimensional Regulations and Parking Standards.** All projects within the FBC Districts are subject to the dimensional standards for the Subdistricts and Building Types as defined in this Section 6000.

6002. Purpose and Intent

The purpose of this Form-Based Code is to provide zoning that encourages new construction, reconstruction, or rehabilitation that is sympathetic to the existing historic built environment of the City of New Bedford and promotes sustainable practices while providing new opportunities for housing, economic development, and preservation and celebration of natural, historic, and cultural resources. This zoning is intended to be consistent with the goals and policies endorsed by the City through the City of New Bedford Comprehensive Plan, as updated and amended.

The Form-Based Code is intended to achieve the following planning objectives:

(A) Preserve and enhance the traditional built form, architectural features, and development patterns common to New Bedford.

(B) Encourage the adaptive reuse of existing buildings and infill construction that contributes to New Bedford's architectural legacy.

(C) Enhance and maintain complete, mixed-use, walkable, transit-oriented neighborhoods throughout the City for all residents of New Bedford including people with disabilities, elderly, young, low-income, and those that do not drive or choose to own an automobile.

(D) Permit options for a range of housing types, unit sizes, and price points to accommodate the diverse household sizes, and life stages of New Bedford residents at all income levels.

(E) Promote a diverse mix of businesses and employment opportunities and a variety of goods and services within the City.

(F) Preserve and enhance the design of New Bedford's public spaces including streets, sidewalks, parks, open spaces, and other thoroughfares and civic gathering spaces.

(G) Capture a fiscal return on investments made in transportation infrastructure by locating higher intensity development, employment opportunities, and a broad mix of uses along major corridors and within walking distance of transit stops.

(H) Conserve and restore New Bedford's natural and historic resources.

6003. Text and Graphics

This Article includes illustrations, graphics, pictures, and flowcharts to explain and illustrate the intent and requirements of the text. In the case of a conflict between the text of this Article and any illustration, graphic, picture, or flowchart, the text shall govern.

ARTICLE II – FBC DISTRICTS and SUBDISTRICTS

6004 FBC Districts.

(A) The Form-Based Code applies to the following Form-Based Code (FBC) Districts:

(1) **Downtown Business District (DB).** The Downtown Subarea includes 63 blocks on 68 acres bounded on the east by the JFK Memorial Boulevard; on the north by Kempton Street; on the west by County Street; and on the south by Walnut Street. It is a dense walkable urban center with a combination of well-preserved historic buildings with a number of newer buildings with more modern architectural styles. The buildings host a mix of commercial, institutional, residential, and civic uses, all fronting pedestrian-friendly sidewalks. However, the extreme north and south edges of the District are peppered with surface parking lots and large buildings that sit well back from street edges. Most buildings range between two and five stories, and there are several buildings that range up to fifteen stories. The District is an important regional destination for arts, culture, dining, and entertainment and is characterized by its high number of cultural assets and variety of public open spaces and civic gathering areas. The streets have an attractive variety of materials (such as concrete, brick, cobblestone) and street trees, creating texture and interest for pedestrians. The purpose of the Downtown subarea is to preserve and enhance the existing mixed uses and encourage the growth of retail, creative enterprises, and cultural institutions while allowing a variety of building typologies to assist in meeting the City's housing and economic development goals.

(2) **Acushnet International Marketplace District (AVE).** The Acushnet Avenue Subarea includes 16 blocks centered on Acushnet Avenue from Coggeshall Street to Whitman Street. Blocks along Acushnet Avenue are 200 feet wide and 900 feet long reaching into the neighborhood. This is a highly walkable block pattern. Acushnet Avenue is a bustling mixed-use district with a broad range of shops, restaurants, and services with a predominate building type being the 3 and 4-story mixed-use building with commercial uses at ground level and apartments above. The purpose of the Acushnet Avenue subarea is to encourage façade improvements to existing buildings, ensure sensitive infill for vacant lots, facilitate opportunities for small locally-grown businesses and entrepreneurs while encouraging pedestrian and streetscaping enhancements.

(3) **Goulart Square Neighborhood Center District (GS).** The Goulart Square Subarea includes those portions of County, Rivet, Bonney, Orchard, and Bolton Streets which form a cohesive historic mixed-use neighborhood established at the turn of the century, accommodating the residential, commercial, and social needs of its residents. The purpose of the Goulart Square Subarea is to improve the streetscape and enhance walkability, increase attention to the Ashley Park recreational facility, and provide reinvestment opportunities for blighted, vacant, or underutilized properties.

(B) The locations and boundaries of the FBC Districts are shown on the City of New Bedford Zoning Map sheets titled: "Downtown FBC Zoning District", "Acushnet Avenue FBC Zoning District", "Goulart Square FBC Zoning District", dated: June 2025.

6005. FBC Subdistricts

Each FBC District is divided into one or more of the following described Subdistricts. The locations and boundaries of these Subdistricts are delineated on the applicable FBC Districts Map. The Subdistricts are defined as follows:

(A) **Neighborhood – Residential (N-R)**. This low-density residential Subdistrict is designed to conserve and permit the development of detached and semi-detached residential buildings and neighborhoods while allowing for diversity in housing styles.

(B) **Urban – Residential (U-R)**. This medium-density residential Subdistrict is designed to conserve established areas of primarily historical, detached residential buildings that are no more than three (3) stories in height. The

Subdistrict is primarily residential with the occasional institutional or commercial use and provides a transition between Neighborhood Residential and Mixed-Use.

(C) **Mixed-Use-3 (MU-3)**. This low- to medium-density Subdistrict is suitable for the development of attached and detached Mixed-Use Buildings that do not exceed three (3) stories in height. Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. The MU-3 Subdistrict is designed to protect and enhance existing commercial corridors that include a mix of attached and detached Mixed-Use Buildings that typically serve the needs of residents.

(D) **Mixed-Use-4 (MU-4)**. This medium-density Subdistrict is suited for the development of attached and detached Mixed-Use Buildings that do not exceed four (4) stories in height. Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. The MU-4 Subdistrict is designed to maintain the historical character of certain neighborhoods in the FBC Districts, to promote new developments of mixed-use buildings, and to allow for transitional mixed-use areas throughout the City.

(E) **Mixed-Use-6 (MU-6)**. This medium-high density Subdistrict is suited for multifamily residential, mixed-use, institutional, and commercial buildings that do not exceed six (6) stories in height. Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. The Subdistrict is mostly commercial, serving both the needs of the immediate residents and employees, while also providing goods and services to the wider region and visitors.

(F) **Mixed-Use-8 (MU-8)**. This high-density Subdistrict is designed for large-scale residential, institutional, and mixed-use development that will promote economic growth and do not exceed eight (8) stories in height. Buildings are set close to the sidewalk and have upper stories stepped back to create a midrise street wall that supports pedestrian activity and a sense of place. The Subdistrict is a mix of commercial and residential, serving both the needs of the immediate residents and employees, while also providing goods and services to the wider region and visitors.

(G) **Flex (Flex)**. This Subdistrict is designed to promote innovative economic development through creative and fabrication enterprises and the development or redevelopment of existing buildings. The FLEX Subdistrict can accommodate commercial, research, retail, and/or residential uses in buildings linked together and adjacent to nearby structured parking. This Subdistrict provides space for the production and consumption of goods and services produced by artists and the creative community.

(H) **Goulart Square/Orchard Street Reinvestment Special District (GS-SD).** The Goulart Square/Orchard Street Reinvestment Special District is within the GS District, and bounded by the east side of Bolton Street beginning at Rockdale Avenue and running north to Swift Street, Swift Street easterly to Orchard Street, both sides of Orchard Street southerly to the intersection with Rockdale Avenue and Cove Road, Cove Road easterly to Bonney Street, and the west side of Bonney Street northerly to the southern edge of Parcel 024-0003 and then westerly to Orchard Street. The purpose of this Special District is to encourage a series of neighborhood-oriented mixed-use, moderate to high-density developments within easy walking distance of public transportation, civic institutions, open spaces, and shops. The goal is to distribute publicly accessible open spaces throughout new developments to promote gathering and social interactions. Such spaces will be created by an interconnected street grid for multi-modal circulation and supported by a thoughtful mix of architectural and landscape treatments.

6006. Relationship of Districts to Subdistricts.

(A) **General Purpose and Intent**. The Districts have area-specific rules and standards for appropriate building form and placement. The Districts are identified in Table 6006, together with the applicable Subdistricts, which are further defined in Tables 6006.1 through 6006.7.

Table 6006 Relationship of Districts to Subdistricts

SUBDISTRICTS	ZONING DISTRICT		
	Downtown District	Acushnet International Marketplace District	Goulart Square Neighborhood Center District
6006.1 Neighborhood-Residential (N-R)			■
6006.2 Urban Residential (U-R)	■		
6006.3 Mixed-Use-3 (MU-3)		■	■
6006.4 Mixed-Use-4 Stories (MU-4)	■	■	■
6006.5 Mixed-Use-6 Stories (MU-6)	■		■
6006.6 Mixed-Use-8 Stories (MU-8)	■		
6006.7 Flex (Flex)		■	
6006.8 Goulart Square Special District (GS-SD)			■

Table 6006.1 Neighborhood Residential (N-R)

LOT STANDARDS			PARKING STANDARDS	
Lot Dimensions	**Min (ft)**	**Max (ft)**	**Parking Setback**	
Frontage	35	85	The entrance to an attached garage shall be set back from the principal street-facing façade by a minimum of two (2) feet. Parking is not permitted between the street-facing façade of the principal building and the front lot line. Parking is permitted in a driveway in front of the entrance to an attached garage.	
Depth	50	None		
Building Placement	**Min (ft)**	**Max (ft)**	**RESIDENTIAL DENSITY**	
Front Setback	6	15	Dwelling Units per Lot	No more than three (3) per lot
Side Setback	8	None	**ADDITIONAL STANDARDS**	
Rear Setback	20	None	None.	

Table 6006.2 Urban Residential (U-R)

LOT STANDARDS			PARKING STANDARDS
Lot Dimensions	**Min (ft)**	**Max (ft)**	**Parking Setback**
Frontage	25	100	The entrance to an attached garage shall be set back from the principal street-facing façade by a minimum of two (2) feet. Parking is not permitted between the street-facing façade of the principal building and the front lot line. Parking is permitted in a driveway in front of the entrance to an attached garage.
Depth	40	None	
Building Placement	**Min (ft)**	**Max (ft)**	**RESIDENTIAL DENSITY**
Front Setback	4	15	Dwelling Units per Lot — No more than four (4) per lot
Side Setback	8	None	**ADDITIONAL STANDARDS**
Rear Setback	15	None	Buildings on adjacent lots shall not be attached to each other.

Table 6006.3 Mixed-Use-3 (MU-3)

LOT STANDARDS			PARKING STANDARDS
Lot Dimensions	**Min (ft)**	**Max (ft)**	**Parking Setback**
Frontage	20	120	The entrance to an attached garage shall be set back from the principal street-facing façade by a minimum of five (5) feet. Parking is not permitted between the street-facing façade of the principal building and the front lot line.
Depth	65	None	
Building Placement	**Min (ft)**	**Max (ft)**	**RESIDENTIAL DENSITY**
Front Setback	2	10	Dwelling Units per Lot — No more than six (6) per lot
Side Setback	0	None	**ADDITIONAL STANDARDS**
Rear Setback	10	None	None.

Table 6006.4 Mixed-Use-4 (MU-4)

LOT STANDARDS			PARKING STANDARDS
Lot Dimensions	**Min (ft)**	**Max (ft)**	**Parking Setback**
Frontage	20	80	The entrance to an attached garage shall be set back from the principal street-facing façade by a minimum of five (5) feet. Parking is not permitted between the street-facing façade of the principal building and the front lot line. A drop-off area for ADA-compliant parking spaces or 15-minute drop-off/pick-up areas may be allowed between the street-facing façade of the principal building and the front lot line if shown as part of an overall parking management plan.
Depth	100	None	
Building Placement	**Min (ft)**	**Max (ft)**	**RESIDENTIAL DENSITY**
Front Setback	0	12	Dwelling Units per Lot — No maximum
Side Setback	0	None	**ADDITIONAL STANDARDS**
Rear Setback	10	None	Rowhouse may have a 0-foot side setback.

Table 6006.5 Mixed-Use-6 (MU-6)

LOT STANDARDS			PARKING STANDARDS
Lot Dimensions	**Min (ft)**	**Max (ft)**	**Parking Setback**
Frontage	20	200	The entrance to an attached garage shall be set back from the principal street-facing façade by a minimum of five (5) feet. Parking is not permitted between the street-facing façade of the principal building and the front lot line. A drop-off area for ADA-compliant parking spaces or 15-minute drop-off/pick-up areas may be allowed between the street-facing façade of the principal building and the front lot line if shown as part of an overall parking management plan.
Depth	50	None	
Building Placement	**Min (ft)**	**Max (ft)**	**RESIDENTIAL DENSITY**
Front Setback	0	12	Dwelling Units per Lot No maximum
Side Setback	0	12	**ADDITIONAL STANDARDS**
Rear Setback	10	None	None.

Table 6006.6 Mixed-Use-8 (MU-8)

LOT STANDARDS			PARKING STANDARDS
Lot Dimensions	**Min (ft)**	**Max (ft)**	**Parking Setback**
Frontage	50	None	The entrance to an attached garage shall be set back from the principal street-facing façade by a minimum of five (5) feet. Parking is not permitted between the street-facing façade of the principal building and the front lot line. A drop-off area for ADA-compliant parking spaces or 15-minute drop-off/pick-up areas may be allowed between the street-facing façade of the principal building and the front lot line if shown as part of an overall parking management plan.
Area	None	70,000 sf	
Building Placement	**Min (ft)**	**Max (ft)**	**RESIDENTIAL DENSITY**
Front Setback	0	12	Dwelling Units per Lot 30 dwelling units per 40,000 SF
Side Setback	0	12	**ADDITIONAL STANDARDS**
Rear Setback	10	None	Perimeter Block buildings are not required to conform to side and rear setback standards. A three (3) foot setback is required along a rear alley.

Table 6006.7 Flex District (Flex)

LOT STANDARDS			PARKING STANDARDS
Lot Dimensions	**Min (ft)**	**Max (ft)**	**Parking Setback**
Frontage	20	300	The entrance to an attached garage shall be set back from the principal street-facing façade by a minimum of five (5) feet. Parking is not permitted between the street-facing façade of the principal building and the front lot line. A drop-off area for ADA-compliant parking spaces or 15-minute drop-off/pick-up areas may be allowed between the street-facing façade of the principal building and the front lot line if shown as part of an overall parking management plan.
Depth	50	None	
Building Placement	**Min (ft)**	**Max (ft)**	**RESIDENTIAL DENSITY**
Front Setback	0	None	Dwelling Units per Lot — Not permitted
Side Setback	8	None	**ADDITIONAL STANDARDS**
Rear Setback	10	None	Perimeter Block buildings are not required to conform to side and rear setback standards.

Table 6006.8 Goulart Square Special District (GS-SD)

LOT STANDARDS			PARKING STANDARDS
Lot Dimensions	**Min (ft)**	**Max (ft)**	**Parking Setback**
Frontage			Parking shall be set back a minimum of five feet from the plane of the primary building façade.
By right	50	200	
By Special Permit	201	500	
Depth	50	N/A	
Building Placement	**Min (ft)**	**Max (ft)**	**RESIDENTIAL DENSITY**
Front Setback			Dwelling Units per Lot
By right	0	10	By right — 20 dwelling units per 40,000 SF
By Special Permit	--	75	By Special Permit — 30 dwelling units per 40,000 SF
Side Setback	0	None	**ADDITIONAL STANDARDS**
Rear Setback	10	None	None.

ARTICLE III – LOT AND BUILDING STANDARDS

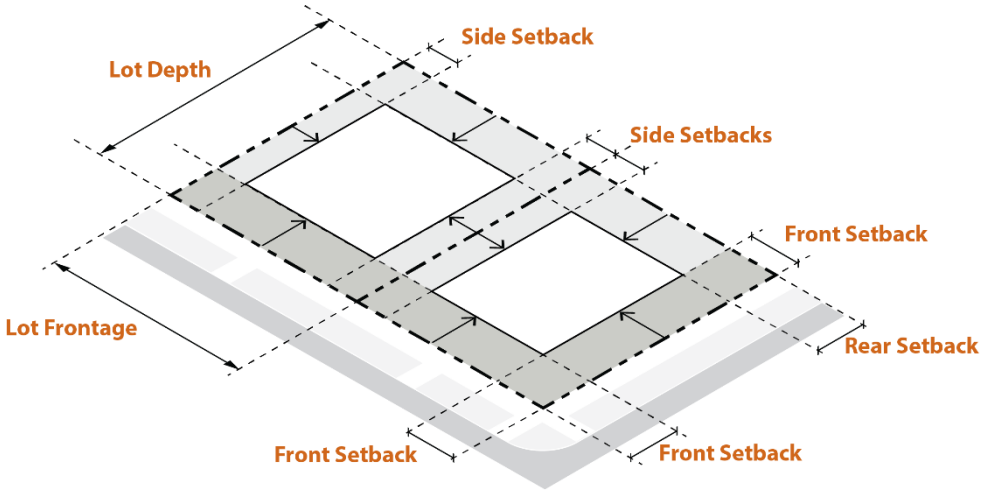
6007. Lot Standards

(A) **Number of Buildings.** More than one principal building may be located on a Lot by right, subject to Site Plan Review by the Planning Board. Side setbacks do not apply to buildings on the same lot.

(B) **Front Lot Lines.** The front lot line of a corner lot (one with frontage on two public rights-of-way), is determined by the orientation of the principal entrance.

(C) **Lot Dimensions.** Lot dimensions designate the range of lot sizes that a given Building Type is allowed to be built on. If a lot is smaller than the minimum required for a certain Building Type, a different type of building shall be built. If a lot is larger than the maximum specified for a certain Building Type, the lot may be split to accommodate one or more additional buildings, provided that the new lot(s) meet all required dimensional standards for a lot in the relevant Subdistrict.

Figure 6007.C Lot Dimensions



6008. Building Types

(A) **Applicability.** The physical development of each Lot within a District is governed by the following Building Types and Standards and by Table 6006.1 through 6006.8 applicable to the Subdistrict in which the Lot is located.

(B) **Assignment of Building Types to Subdistrict.** Table 6009 shows the Building Types permitted in each Subdistrict. These Building Types are permitted subject to the following Building Standards.

(C) **Building Type Standards.** The associated standards for each Building Type regulate the physical character of buildings through placement, form, and design. The Building Standards provide a range of standards appropriate to the context of each Subdistrict.

(D) **Determination of Building Type.** The Zoning Enforcement Officer will determine the Building Type of an existing principal building based on the placement, height, massing, use, and features described in the building type definitions in this Article III. If the Zoning Enforcement Officer is unable to classify an existing principal building as one of the building types allowed in the Subdistrict in which the building is located, the building will be considered nonconforming and subject to Section 2400 Nonconforming Uses and Structures.

6009. Building Type Standards

(A) Building Types are assigned to Subdistricts in Table 6009. Principal buildings are defined in Tables 6009.1 through 6009.20. Buildings Types for Accessory Dwelling Units are defined in Tables 6009.A through 6009.C.

(B) The standards in Tables 6009.1 through 6009.20 and Tables 6009.A through 6009.C apply to the relevant Building Type in all Subdistricts in which the building type is allowed, unless otherwise noted in the table.

Table 6009 Building Types by Subdistrict

Building Types	Subdistricts							
	6006.1 **N-R**	6006.2 **U-R**	6006.3 **MU-3**	6006.4 **MU-4**	6006.5 **MU-6**	6006.6 **MU-8**	6006.7 **FLEX**	6006.8 **GS-SD**
Principal Buildings								
6009.1. **Workers' Cottage**		P**						
6009.2. **Detached Single**	P	P						
6009.3. **Historic Estate**		P						
6009.4. **Duplex**	P	P						
6009.5. **Detached Tenement (3-unit)**	P		P	P				
6009.6. **Double Tenement (4-6-unit)**	P		P	P				
6009.7. **Rowhouse**		P		P*				P
6009.8. **Apartment Building**			P	P	P			P
6009.9. **Mixed Tenement**	P		P	P				P
6009.10. **Double Mixed Tenement**	P		P	P				P
6009.11. **Commercial - Single**	P		P	P	P		P	
6009.12. **Commercial - Multi**			P	P	P	P		P
6009.13. **Mixed-Use Building**			P	P	P	P	P	P
6009.14. **Mixed-Use Spire**						P		
6009.15. **Liner Building**			P		P	P	P	P
6009.16. **Flex**							P	P
6009.17. **Lined Big Box**								
6009.18. **Lined Parking Garage**				P	P	P	P	P
6009.19. **Parking Garage**								
Accessory Dwelling Units								
6009.A. One-Story Carriage House	P	P	P					
6009.B. Two-Story Carriage House	P	P	P					
6009.C. Back Cottage	P	P	P					

*MU-4 in the Downtown Business District (DB) only.
** Workers Cottage on Mechanics Lane only

Table 6009.1 Workers' Cottage

DESCRIPTION

A small floor plate detached residential building type with one dwelling unit. Defined by a narrow massing.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	18	26
Building Depth	--	40
Height (6011)	**Min**	**Max**
Total Stories	1.5	1.5
	(ft)	**(ft)**
First Story Height	8	10
Upper Story Height	Not applicable	
Roof		
Roof Type	Gable, hip, mansard	

FAÇADE COMPOSITION	
Ground Story Fenestration	20% minimum
Upper Story Fenestration	Not applicable
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. A minimum of two different Permitted Components shall be applied to the base building massing.
2. At least one (1) building frontage type is required for each principal building.
3. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
4. The narrow end of the building shall face the public way on which the building has frontage.

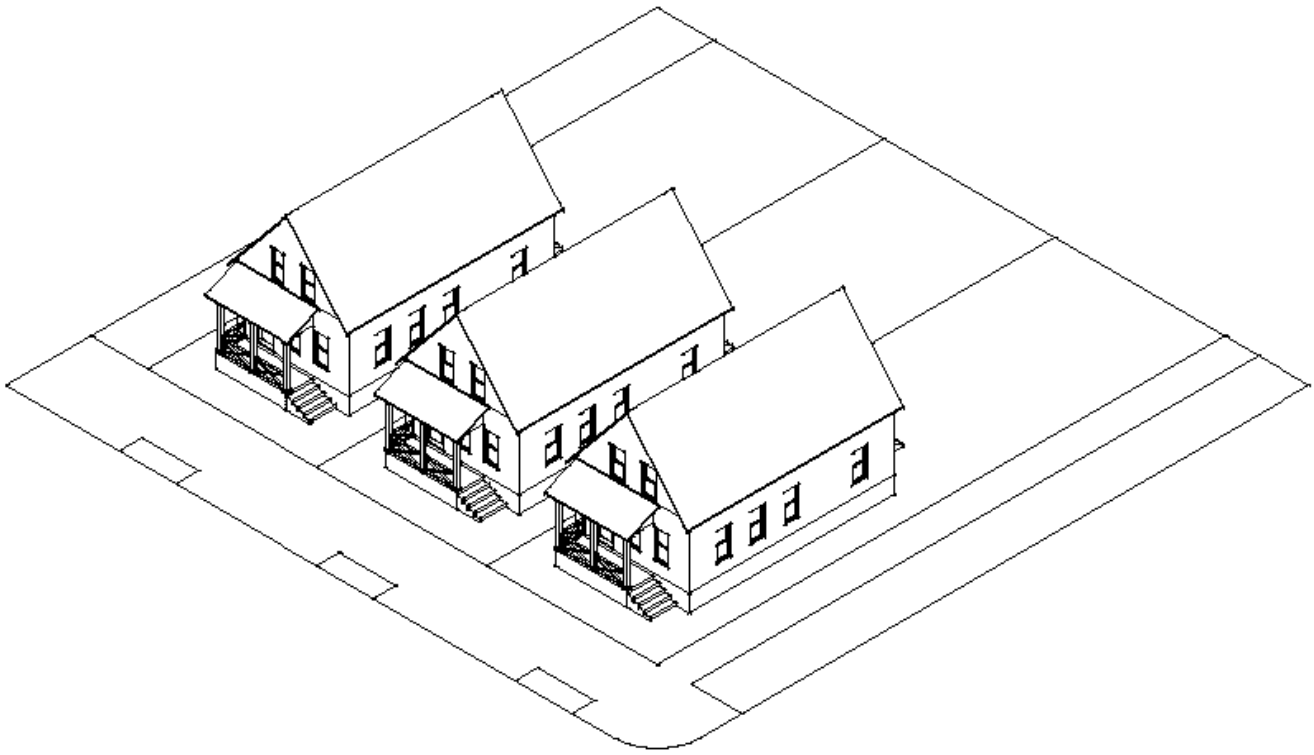


Table 6009.2 Detached Single

DESCRIPTION		
A moderate floor plate detached residential building type with one dwelling unit.		
BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	20	50
Building Depth	--	50
Height (6011)	**Min**	**Max**
Total Stories	1	2.5
	(ft)	**(ft)**
First Story Height	8	12
Upper Story Height	8	12
Roof		
Roof Type	Gable, hip, mansard, gambrel	

FAÇADE COMPOSITION	
Ground Story Fenestration	20% minimum
Upper Story Fenestration	20% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. A minimum of two different Permitted Components shall be applied to the base building massing.
2. At least one (1) building frontage type is required for each principal building.
3. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.

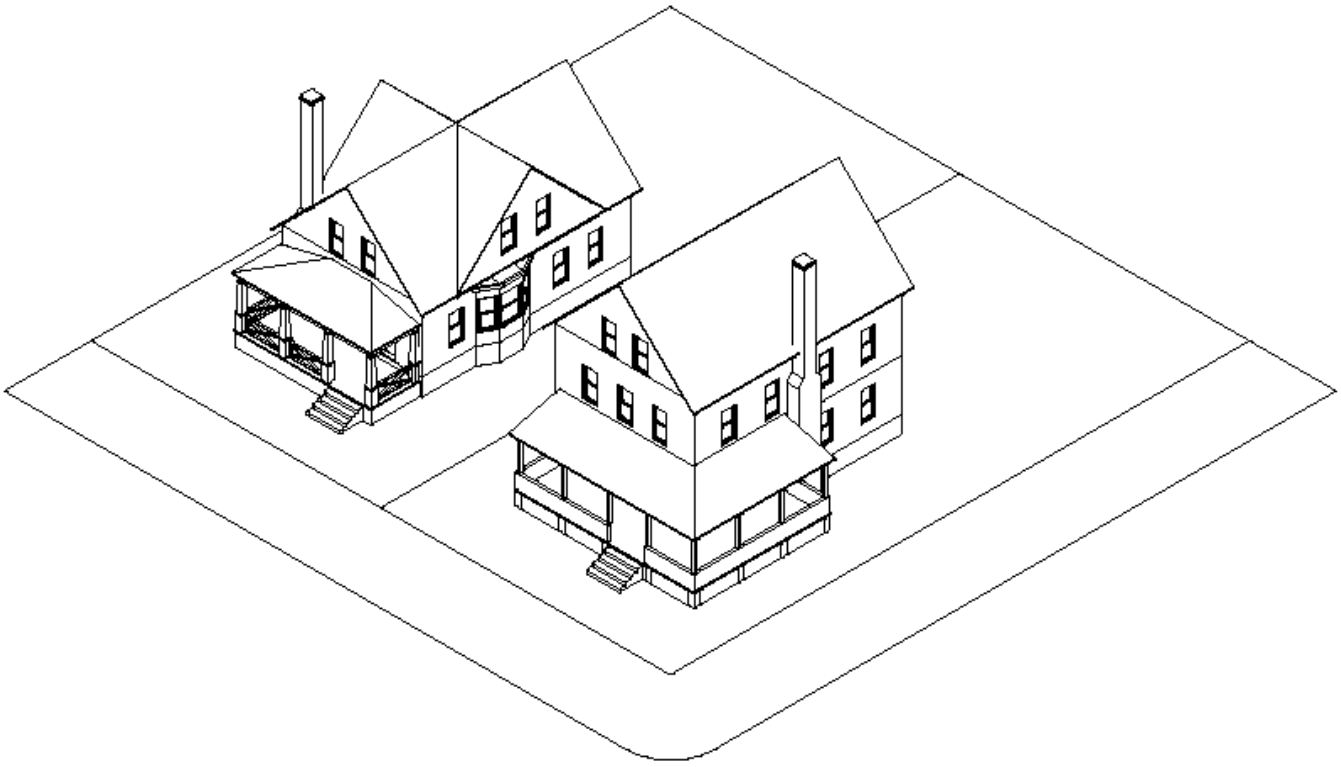


Table 6009.3 Historic Estate

DESCRIPTION			
A larger floor plate detached residential pre-existing building type originally designed for one family use.			
BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**	**FAÇADE COMPOSITION**
Building Width	Existing footprint at time of application		Ground Story Fenestration Upper Story Fenestration Permitted Components: Existing at time of application
Building Depth			
Height (6011)	**Min**	**Max**	**PERMITTED FRONTAGES**: See Table 6013
Total Stories	Existing at time of application		**STANDARDS** 1. This building type may be converted to a multi-unit with a minimum of 900 sf per dwelling unit, up to six (6) units maximum. 2. No addition to or expansion of the exterior of the structure is permissible, except for the creation of an independent entrance for a unit. Units may also be accessed through a common vestibule. 3. At least one (1) building frontage type is required for each principal building.
	(ft)	**(ft)**	
First Story Height	Existing at time of application		
Upper Story Height			
Roof			
Roof Type	Existing at time of application		

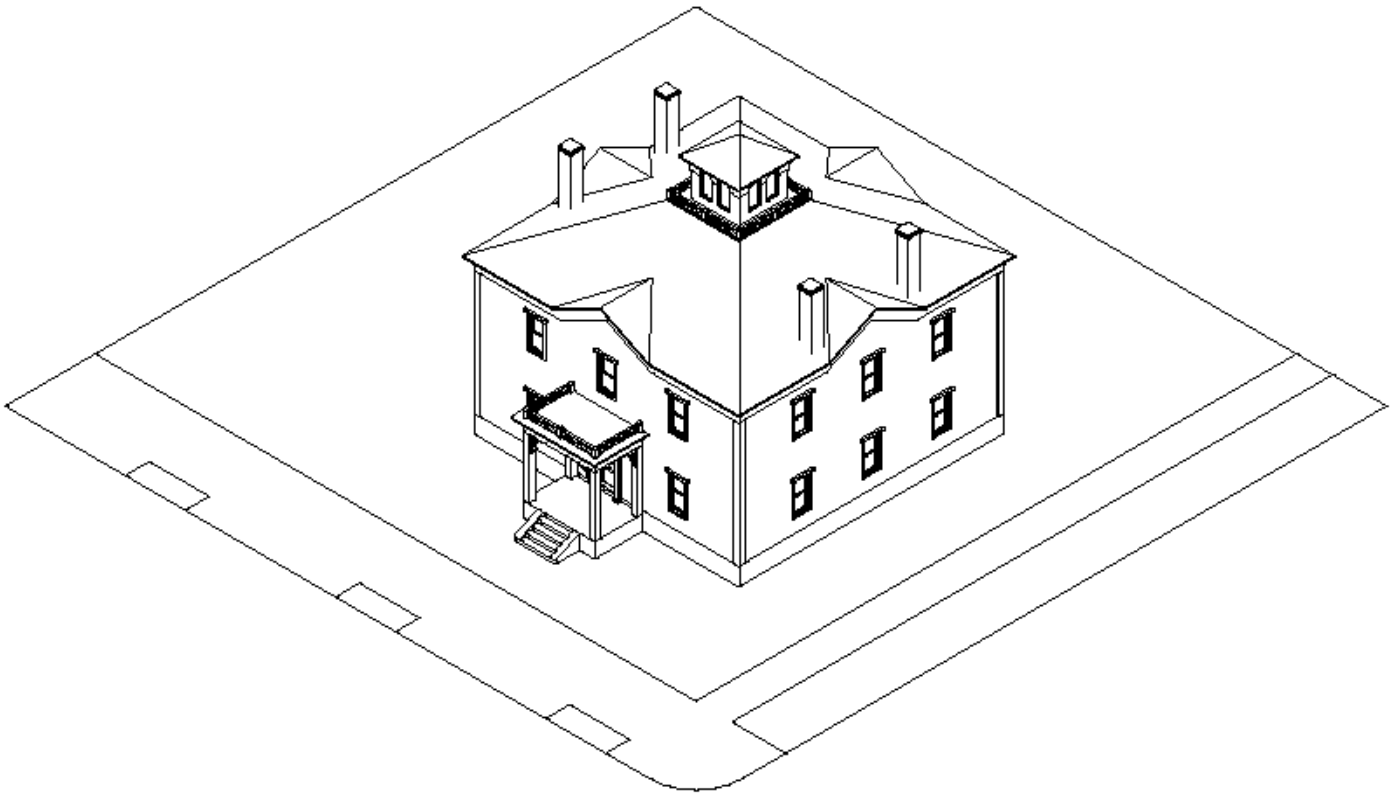


Table 6009.4 Duplex

DESCRIPTION		
A moderate floor plate detached residential building type with two dwelling units.		
BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	36	45
Building Depth	24	54
Height (6011)	**Min**	**Max**
Total Stories	2	2.5
	(ft)	**(ft)**
First Story Height	8	12
Upper Story Height	8	12
Roof		
Roof Type	Gable, hip, mansard, gambrel	

FAÇADE COMPOSITION	
Ground Story Fenestration	30% minimum
Upper Story Fenestration	30% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. The units are joined side by side, front to back, or one above the other, each with entry from the street.
2. A minimum of two different Permitted Components shall be applied to the base building massing.
3. At least one (1) building frontage type is required for each principal building.
4. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.

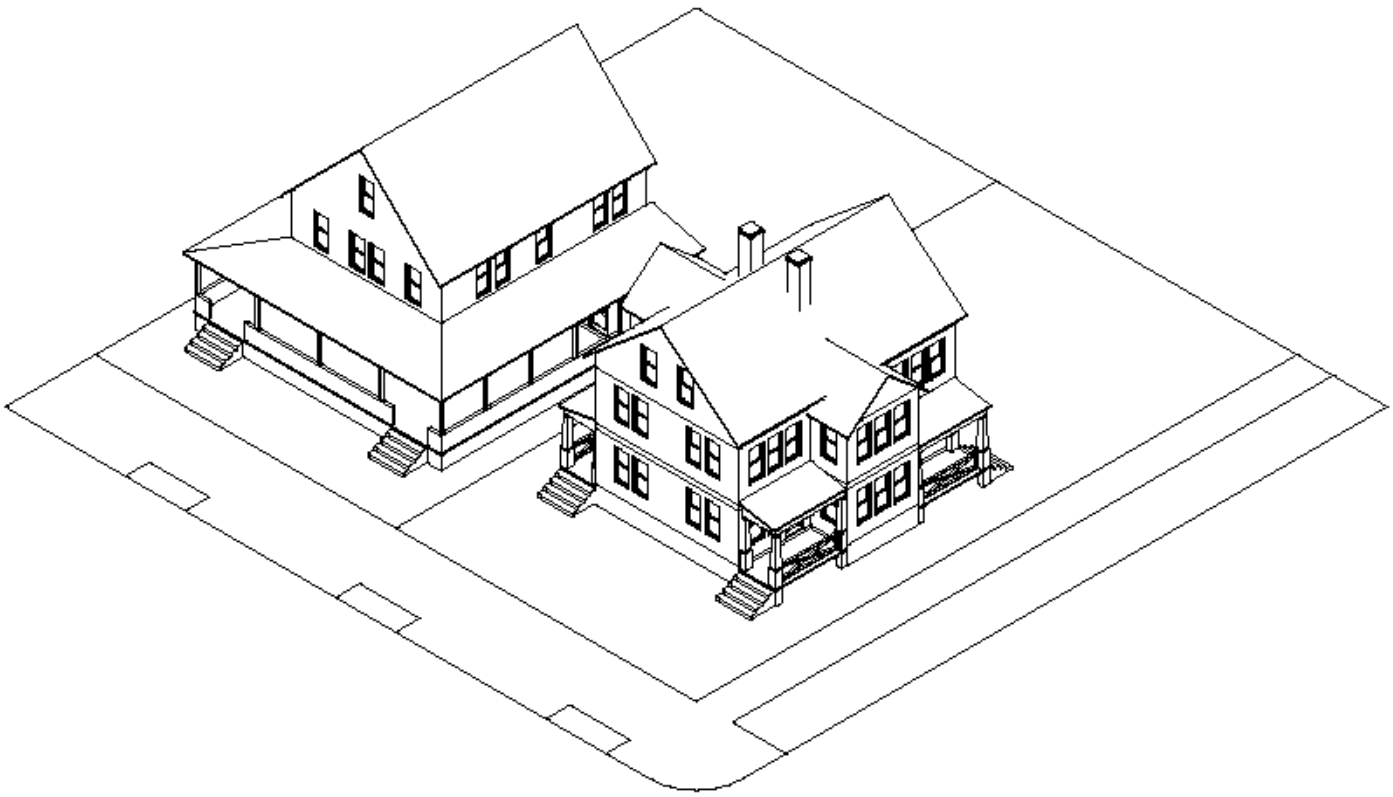


Table 6009.5 Detached Tenement (3-unit)

DESCRIPTION
A building containing three (3) dwelling units that is usually divided vertically, with one unit per floor.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	26	40
Building Depth	34	48
Height (6011)	**Min**	**Max**
Total Stories	2	3 in MU-3 3.5 all other
	(ft)	**(ft)**
First Story Height	8	12
Upper Story Height	8	12
Roof		
Roof Type	Gable, hip, mansard, gambrel, flat with a parapet or cornice.	

FAÇADE COMPOSITION	
Ground Story Fenestration	30% minimum
Upper Story Fenestration	30% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. Each unit has an independent entrance either directly from outside the building or through a common vestibule.
2. Each building shall have one unit per floor.
3. A minimum of two different Permitted Components shall be applied to the base building massing.
4. At least one (1) building frontage type is required for each principal building.
5. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
6. The narrow end of the building shall face the public way on which the building has frontage.

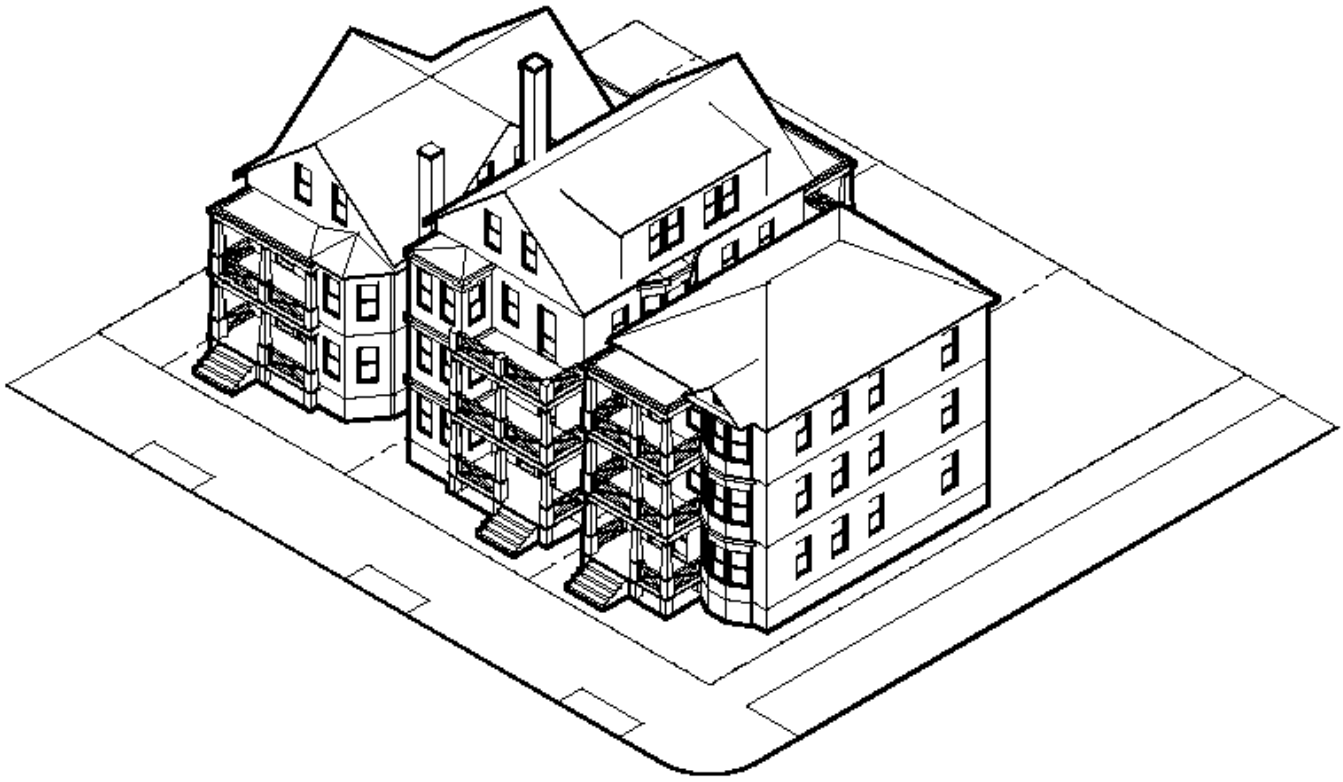


Table 6009.6 Double Tenement (4-6-unit)

DESCRIPTION
A detached three-story structure that consists of four (4) to six (6) dwelling units.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	36	65
Building Depth	34	60
Height (6011)	**Min**	**Max**
Total Stories	2	3 in MU-3 3.5 all other
	(ft)	**(ft)**
First Story Height	8	12
Upper Story Height	8	12
Roof		
Roof Type	Gable, hip, mansard, gambrel, flat with a parapet or cornice.	

FAÇADE COMPOSITION

Ground Story Fenestration	30% minimum
Upper Story Fenestration	30% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. Dwelling units may be arranged side-by-side and/or stacked, typically with a shared entry from the street.
2. A minimum of two different Permitted Components shall be applied to the base building massing.
3. At least one (1) building frontage type is required for each principal building.
4. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
5. The primary building mass may not exceed 1,440 SF per floor.

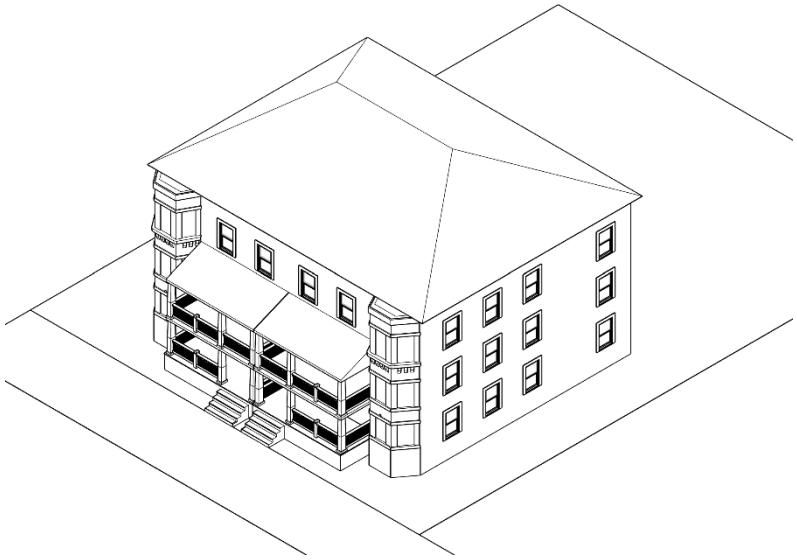


Table 6009.7 Rowhouse

DESCRIPTION

A row of at least three (3) single-unit attached dwelling units whose sidewalls are separated from other dwelling units by a fire separation wall or walls.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width (per unit)	24	30
Building Depth (per unit)	34	60
Height (6011)	**Min**	**Max**
Total Stories	2	2.5
	(ft)	**(ft)**
First Story Height	8	12
Upper Story Height	8	12
Roof		
Roof Type	Gable, hip, mansard, gambrel, flat with a parapet or cornice.	

FAÇADE COMPOSITION	
Ground Story Fenestration	30% minimum
Upper Story Fenestration	30% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. Each unit has its own at-grade access.
2. A minimum of two different Permitted Components shall be applied to the base building massing.
3. At least one (1) building frontage type is required for each principal building.

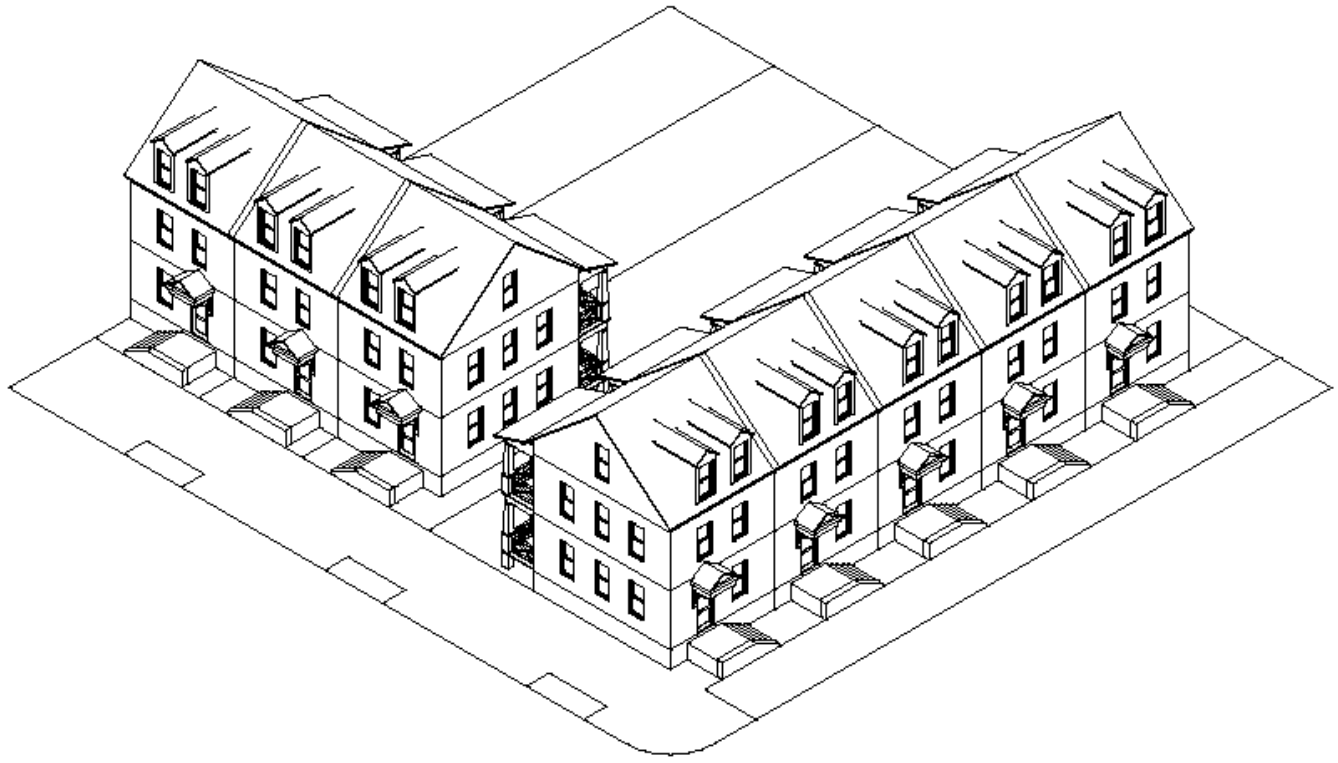


Table 6009.8 Apartment Building

DESCRIPTION		
A large floor plate residential building type with multiple dwelling units per floor accessed by common central hallways with an entry lobby.		
BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	--	100
Building Depth	--	100
Height (6011)	**Min**	**Max**
Total Stories	2	3 in MU-3 4 in MU-4 6 in MU-6
	(ft)	**(ft)**
First Story Height	10	15
Upper Story Height	8	12
Roof		
Roof Type	Gable, hip, mansard, gambrel, flat with a parapet or cornice.	

FAÇADE COMPOSITION	
Ground Story Fenestration	30% minimum
Upper Story Fenestration	30% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. A minimum of two different Permitted Components shall be applied to the base building massing.
2. At least one (1) building frontage type is required for each principal building.
3. The façade shall be articulated every 30-80 feet, based on the length of the building and the building style.

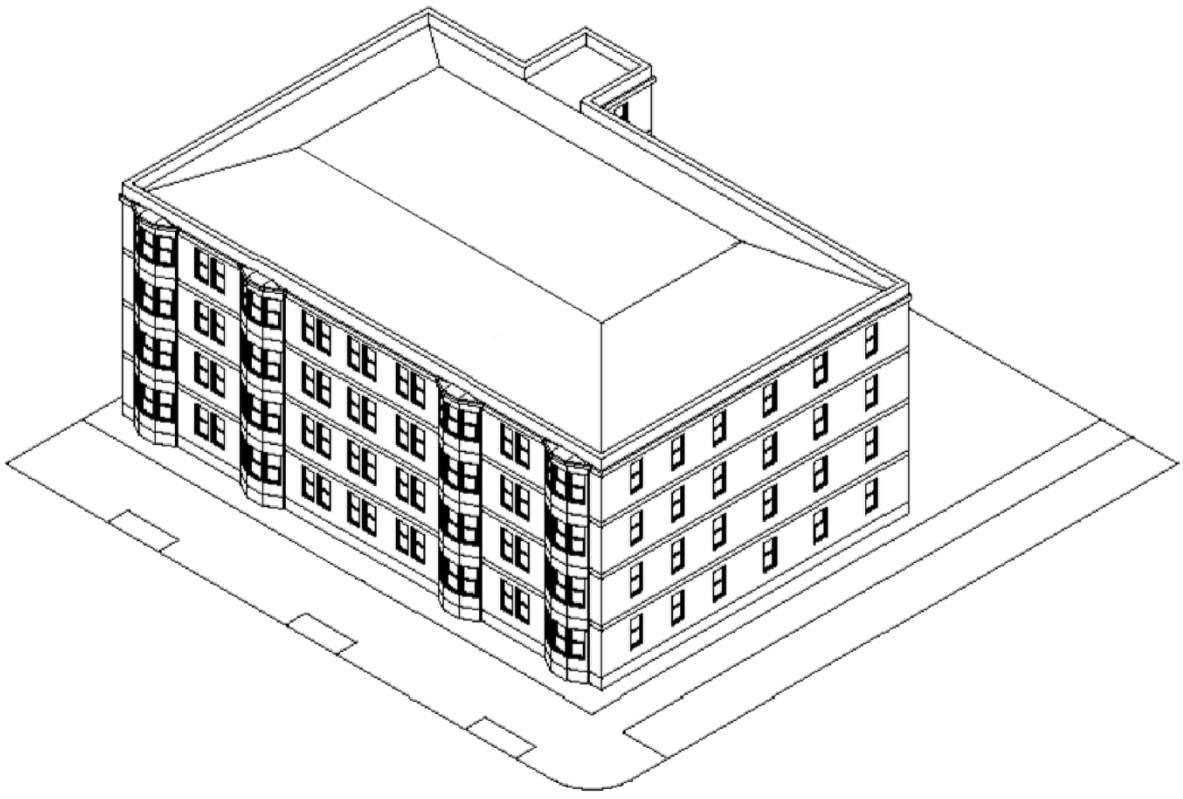


Table 6009.9 Mixed Tenement

DESCRIPTION				
A small floor plate mixed-use building type with one ground-floor retail unit, and one dwelling unit per upper floor.				
BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**	**FAÇADE COMPOSITION**	
Building Width	26	40	Ground Story Fenestration	70% minimum
Building Depth	--	48	Upper Story Fenestration	30% minimum
Height (6011)	**Min**	**Max**	Permitted Components	See Table 6012
Total Stories	2	3 in MU-3 3.5 all other	**PERMITTED FRONTAGES**	See Table 6013
	(ft)	**(ft)**	**STANDARDS**	
First Story Height	10	20	1. The Storefront Component is required for this Building Type.	
Upper Story Height	8	12	2. In addition, a minimum of two additional different Permitted Components shall be applied to the base building massing.	
Roof			3. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.	
Roof Type	Gable, hip, mansard, gambrel		4. At least one (1) building frontage type is required for each principal building.	



Table 6009.10 Double Mixed Tenement

DESCRIPTION
A medium floor plate mixed-use building type with one ground-floor retail unit, and two dwelling units per upper floor.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	36	65
Building Depth	--	60
Height (6011)	**Min**	**Max**
Total Stories	2	3 in MU-3 3.5 all other
	(ft)	**(ft)**
First Story Height	10	20
Upper Story Height	8	12
Roof		
Roof Type	Gable, hip, mansard, gambrel	

FAÇADE COMPOSITION	
Ground Story Fenestration	70% minimum
Upper Story Fenestration	30% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. The Storefront Component is required for this Building Type.
2. In addition, a minimum of two additional different Permitted Components shall be applied to the base building massing.
3. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
4. The primary building mass may not exceed 1,440 SF per floor.
5. At least one (1) building frontage type is required for each principal building.

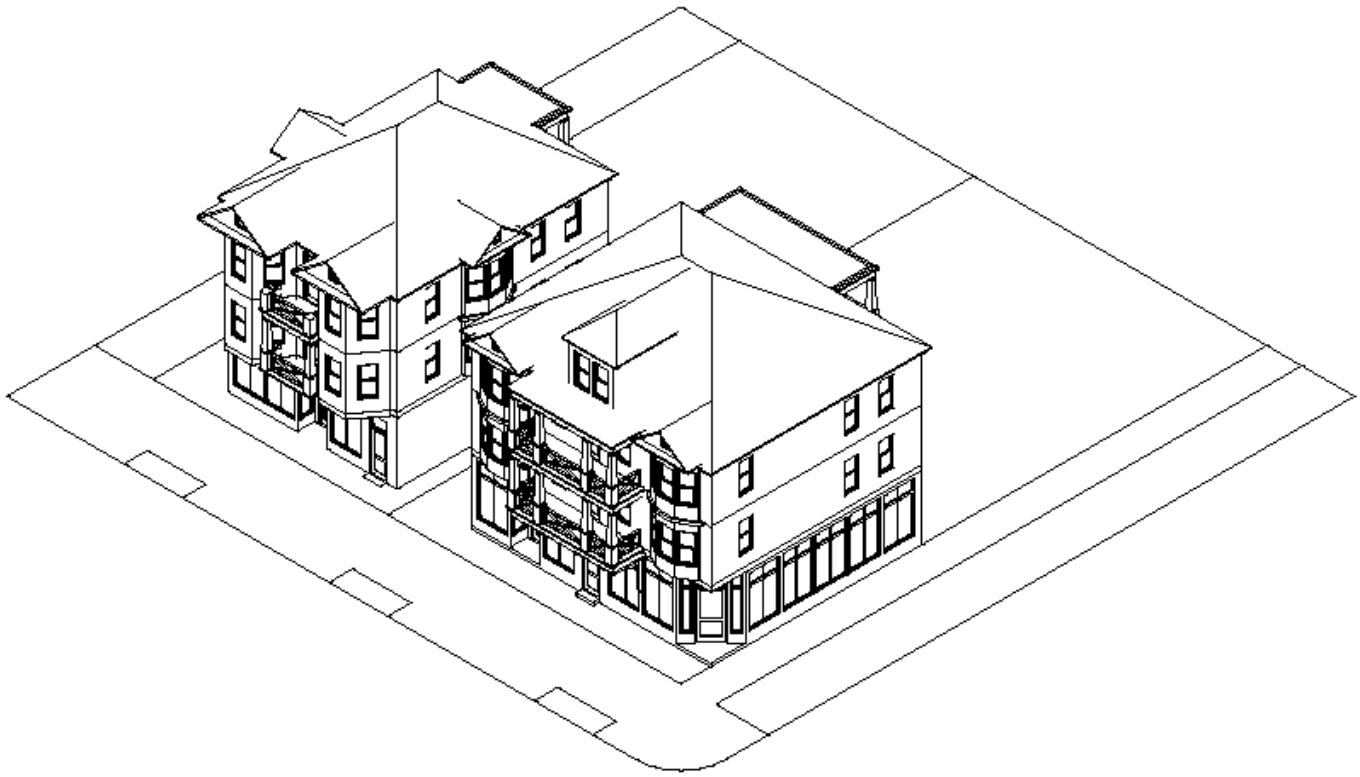


Table 6009.11 Commercial – Single

DESCRIPTION
A variable floor plate commercial building type with multiple commercial units and a single story.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	18	150
Building Depth	--	60
Height (6011)	**Min**	**Max**
Total Stories	--	1
	(ft)	**(ft)**
First Story Height	10	20
Upper Story Height	--	--
Roof		
Roof Type	Flat with a parapet or cornice.	

FAÇADE COMPOSITION	
Ground Story Fenestration	70% minimum
Upper Story Fenestration	--
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. A minimum of two different Permitted Components shall be applied to the base building massing.
2. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
3. At least one (1) building frontage type is required for each principal building.

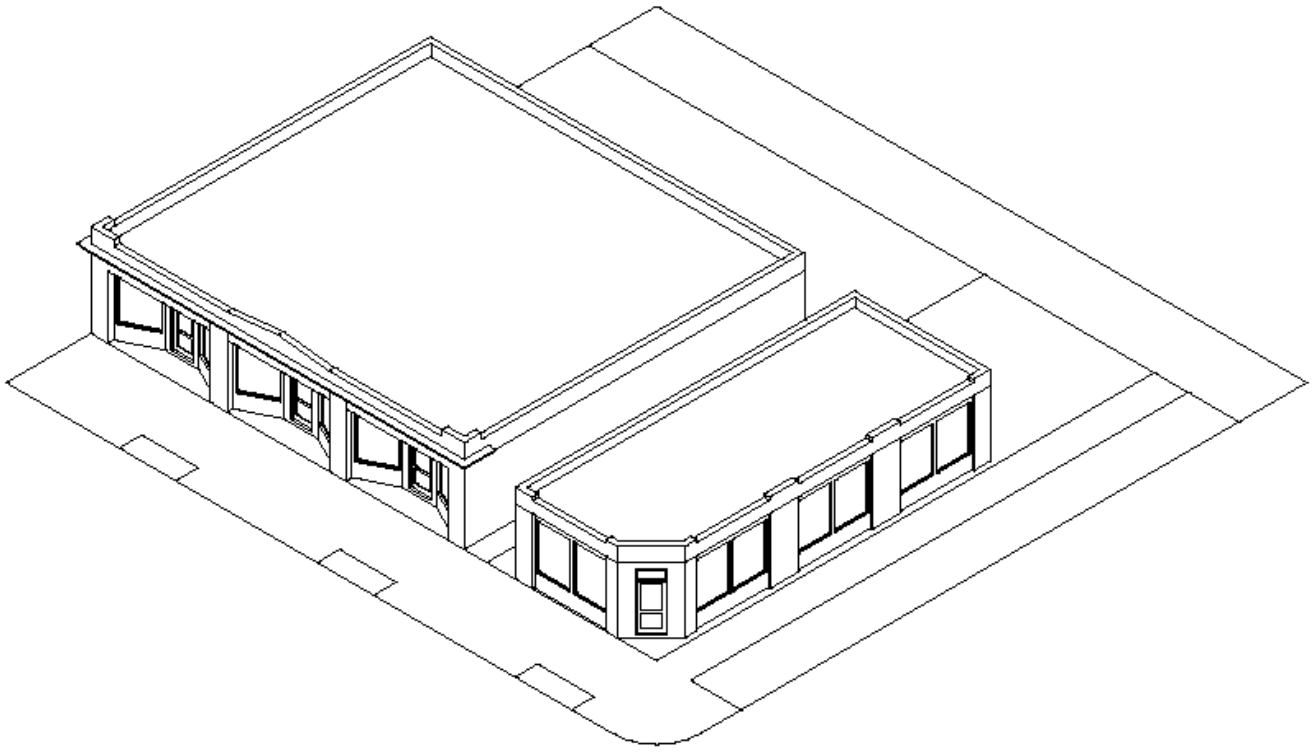


Table 6009.12 Commercial – Multi

DESCRIPTION
A 2-6 story structure with active ground floor uses as defined in 6019.B.1 and upper floors accommodating non-residential uses.

BUILDING FORM (6010)	**Min (sf)**	**Max (sf)**
Gross Floor Area		
By right	--	50,000
By special permit	50,001	--
Floor Area Ratio		
By right	--	2.0
By special permit	2.1	4.0
Height (6011)	**Min**	**Max**
Total Stories	2	3 in MU-3 4 in MU-4 6 in MU-6 8 in MU-8 4 in FLEX 6 in GS-SD
	(ft)	**(ft)**
First Story Height	10	20
Upper Story Height	8	12
Roof		
Roof Type	Flat with a parapet or cornice.	

FAÇADE COMPOSITION		
Façade Build-out		
By right	60%	
By special permit	40%	
Permitted Components	See Table 6012	
PERMITTED FRONTAGES	See Table 6013	
OPEN SPACE		
	Total	**Publicly-Accessible, Private Open Space**
By right	20%	10%
By special permit	10%	10%

STANDARDS
1. The Storefront Component is required for this Building Type.
2. In addition, a minimum of two additional different Permitted Components shall be applied to the base building massing.
3. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
4. At least one (1) building frontage type is required for each principal building.

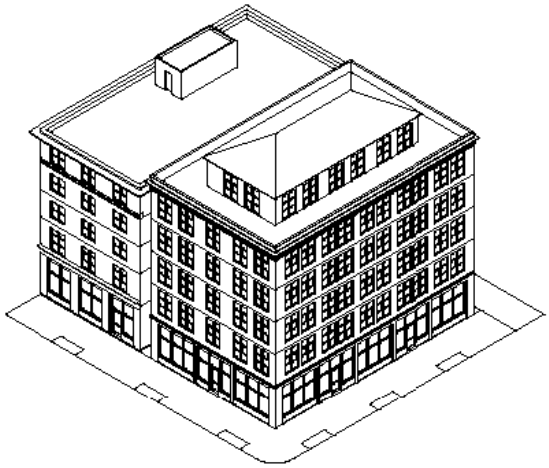


Table 6009.13 Mixed-Use Building

DESCRIPTION

A variable floor plate mixed-use building type with active ground floor uses as defined in 6019.B.1, and multiple dwelling or commercial units above.

BUILDING FORM (6010)	**Min**	**Max**
	(ft)	**(ft)**
Building Width	--	--
Building Depth	--	--
Height (6011)	**Min**	**Max**
Total Stories	2	3 in MU-3 4 in MU-4 6 in MU-6 8 in MU-8
	(ft)	**(ft)**
First Story Height	10	20
Upper Story Height	8	12
Roof		
Roof Type	Gable, hip, mansard, gambrel, flat with parapet or cornice.	

FAÇADE COMPOSITION

Ground Story Fenestration	70% minimum
Upper Story Fenestration	30% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. The Storefront Component is required for this Building Type.
2. In addition, a minimum of two additional different Permitted Components shall be applied to the base building massing.
3. At least one (1) building frontage type is required for each principal building.
4. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.

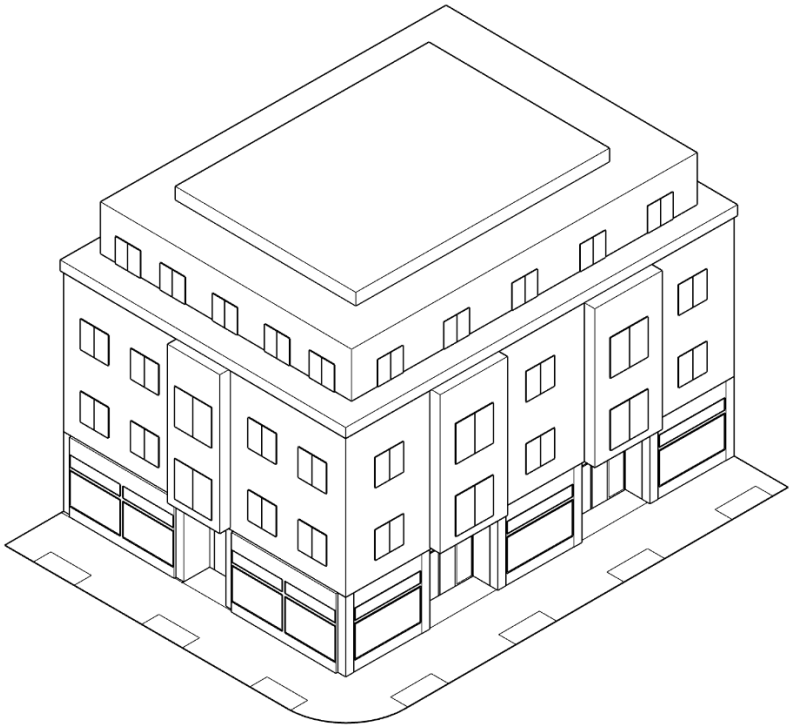


Table 6009.14 Mixed-Use Spire

DESCRIPTION

A variable floor plate, high-rise, mixed-use building type with active ground floor uses as defined in 6019.B.1, and multiple dwelling or commercial units above.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	--	60
Building Depth	--	75
Height (6011)	**Min**	**Max**
Total Stories	2	8 in MU-8
	(ft)	**(ft)**
First Story Height	10	20
Upper Story Height	8	12
Roof		
Roof Type	Flat with a parapet or cornice.	

FAÇADE COMPOSITION	
Ground Story Fenestration	70% minimum
Upper Story Fenestration	30% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. The Storefront Component is required for this Building Type.
2. In addition, a minimum of two additional different Permitted Components shall be applied to the base building massing.
3. At least one (1) building frontage type is required for each principal building.
4. The building may be oriented either perpendicular or parallel to the frontage line.

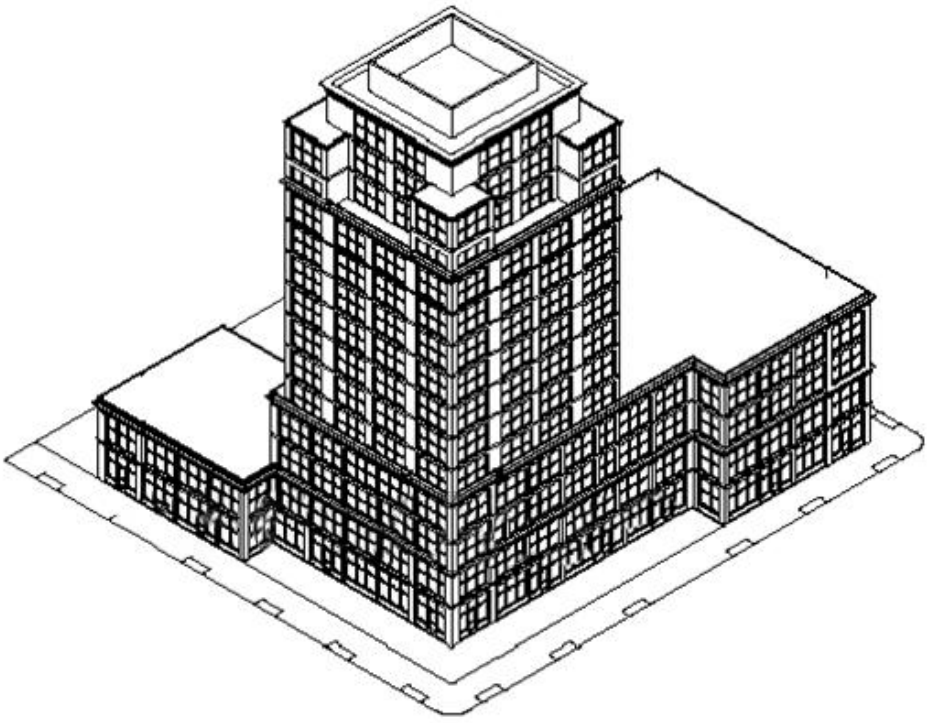


Table 6009.15 Liner Building

DESCRIPTION

A narrow floor plate detached building type with multiple residential or commercial units built above and concealing a ground floor parking lot.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	--	--
Building Depth	30	64
Height (6011)	**Min**	**Max**
Total Stories	1	3 in MU-3 6 in MU-6 8 in MU-8
	(ft)	**(ft)**
First Story Height	12	20
Upper Story Height	8	12
Roof		
Roof Type	Gable, hip, mansard, gambrel, flat, shed	

FAÇADE COMPOSITION	
Ground Story Fenestration	70% minimum on street-facing façades
Upper Story Fenestration	30% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. A minimum of two different Permitted Components shall be applied to the base building massing.
2. At least one (1) building frontage type is required for each principal building.
3. The Storefront Component is required for this Building Type.
4. Liner building can be Attached or Detached.

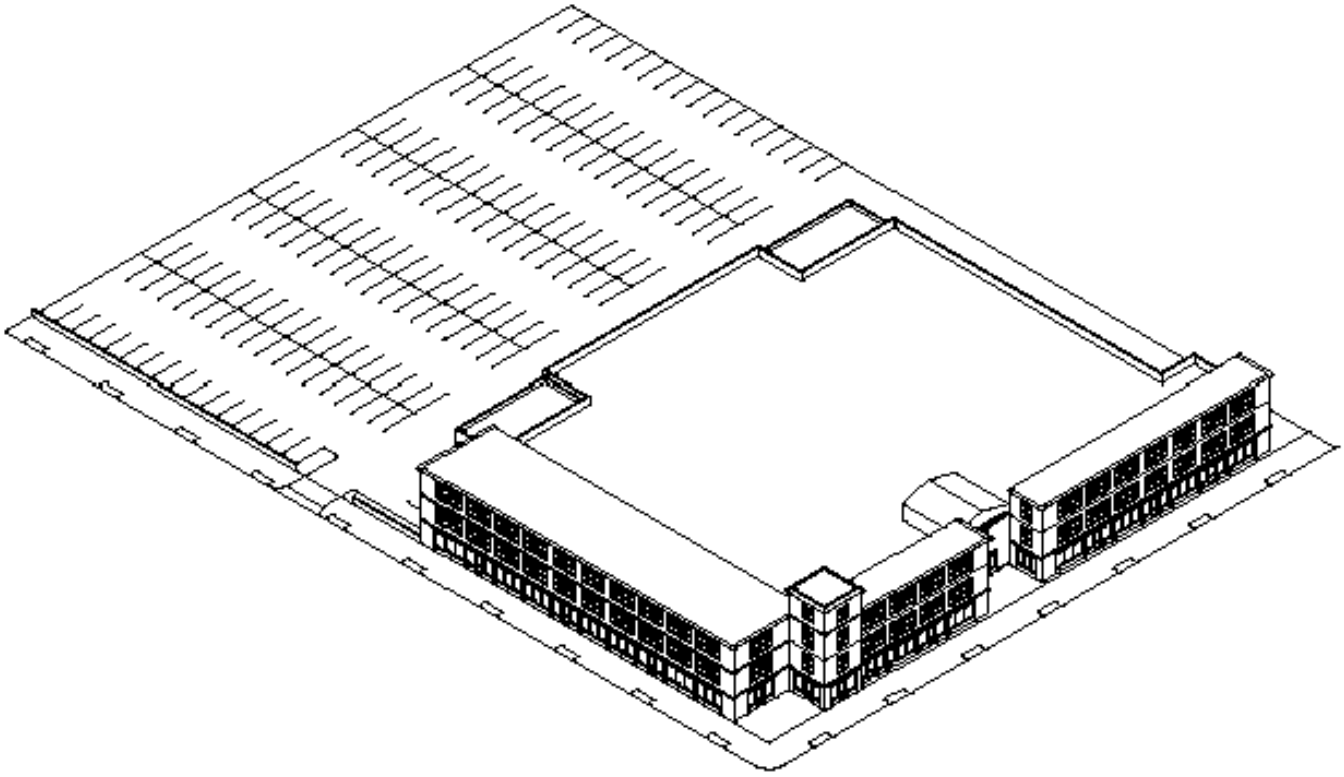


Table 6009.16 Flex Building

DESCRIPTION

A moderate to large floor plate, single- or multi-story building type, typically designed with tall ceilings, expansive windows, wide corridors and loading docks. It can be used to provide a vertical mix of uses with ground-floor industrial, service, or retail uses and upper-floor service or residential uses; or may be a single-use building.

BUILDING FORM (6010)	**Min (sf)**	**Max (sf)**
Gross Floor Area		
By right	--	50,000
By special permit	50,001	--
Floor Area Ratio		
By right	--	2.0
By special permit	2.1	4.0
Height (6011)	**Min**	**Max**
Total Stories	1	4
	(ft)	**(ft)**
First Story Height	10	20
Upper Story Height	8	12
Roof		
Roof Type	Flat with a parapet or cornice. with parapet	

FAÇADE COMPOSITION		
Façade Build-out		
By right	60%	
By special permit	40%	
Permitted Components	See Table 6012	
PERMITTED FRONTAGES	See Table 6013	
OPEN SPACE	**Total**	**Publicly-Accessible, Private Open Space**
By right	20%	10%
By special permit	10%	10%

STANDARDS

1. A minimum of two different Permitted Components shall be applied to the base building massing.
2. At least one (1) building frontage type is required for each principal building.
3. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.

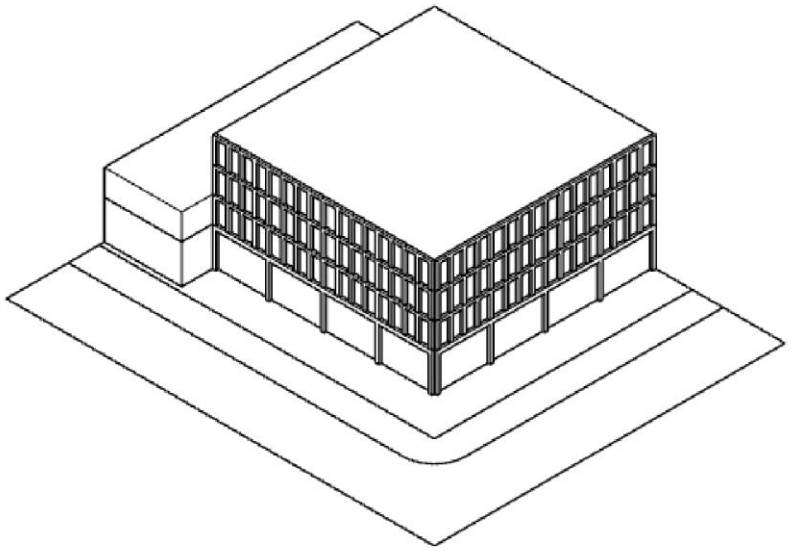


Table 6009.17 Lined Big Box

DESCRIPTION		
A very large floor plate warehouse retail type enhanced by liner buildings to improve an adjacent streetscape.		
BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	Limited by lot dimensions in each subdistrict	
Building Depth		
Height (6011)	**Min**	**Max**
Total Stories	--	1
	(ft)	**(ft)**
First Story Height	12	25
Upper Story Height	--	--
Roof		
Roof Type	Flat with a parapet or cornice.	

FAÇADE COMPOSITION	
Ground Story Fenestration	20% minimum for façades not lined by the Liner Building Type
Upper Story Fenestration	Not applicable
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. The liner(s) use shall be a multifamily or mixed-use building type on all street-facing façades
2. A minimum of two different Permitted Components shall be applied to the base building massing.
3. At least one (1) building frontage type is required for each principal building.
4. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
5. The Storefront Component is required for this Building Type.

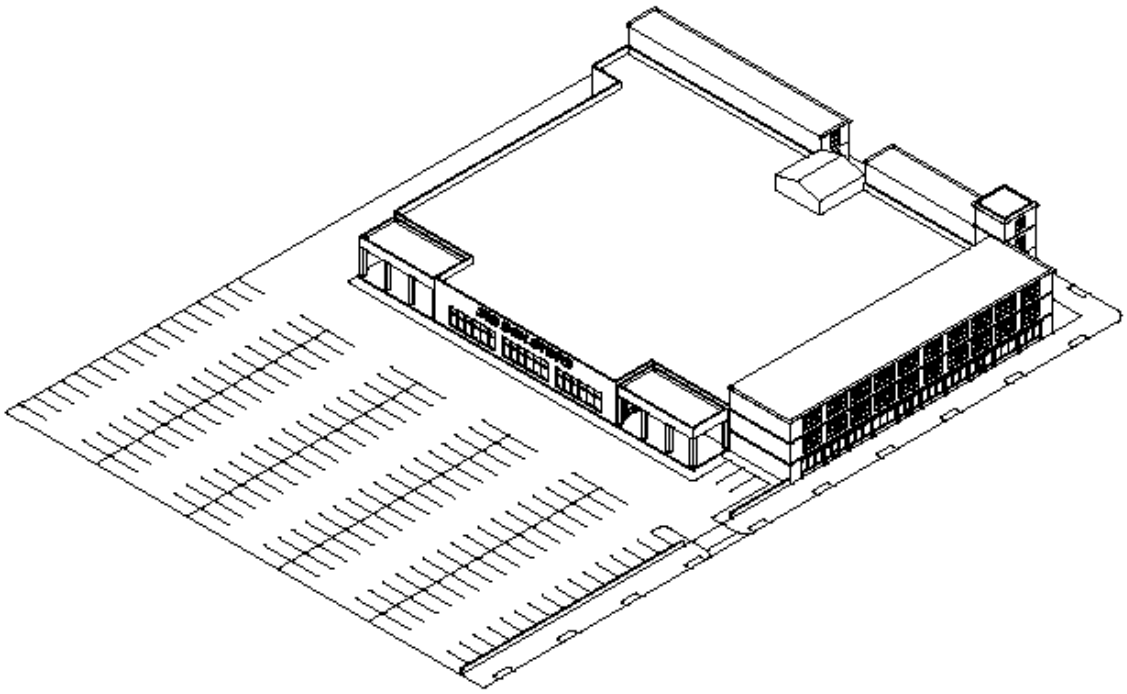


Table 6009.18 Lined Parking Garage

DESCRIPTION

A very large floor plate parking garage enhanced by liner buildings to improve an adjacent streetscape.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	120	--
Building Depth	120	--
Height (6011)	**Min**	**Max**
Total Stories	--	4 in MU-4 6 in MU-6 8 in MU-8
	(ft)	**(ft)**
First Story Height	12	25
Upper Story Height	12	20
Roof		
Roof Type	Flat with a parapet or cornice.	

FAÇADE COMPOSITION	
Ground Story Fenestration	60% minimum
Upper Story Fenestration	60% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. The liner(s) use shall be a multifamily or mixed-use building type on all street-facing façades.
2. A minimum of two different Permitted Components shall be applied to the base building massing.
3. At least one (1) building frontage type is required for each principal building.
4. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
5. The Storefront Component is required for this Building Type.

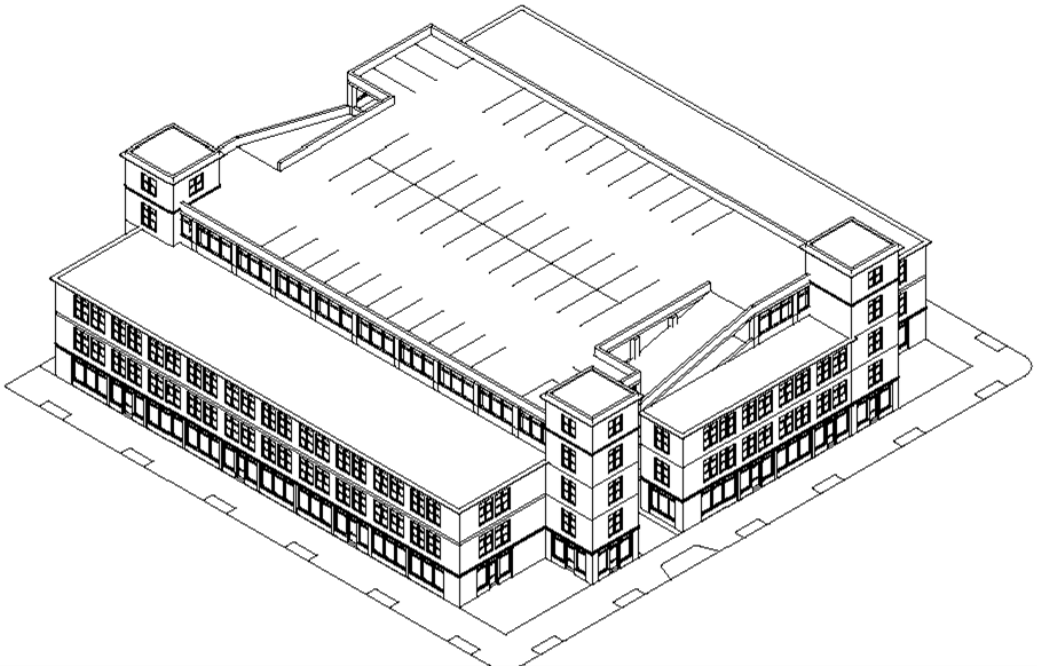


Table 6009.19 Parking Garage

DESCRIPTION
A very large floor plate freestanding parking garage.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	120	--
Building Depth	120	--
Height (6011)	**Min**	**Max**
Total Stories	--	4 in MU-4 6 in MU-6 8 in MU-8
	(ft)	**(ft)**
First Story Height	12	25
Upper Story Height	12	20
Roof		
Roof Type	Flat with a parapet or cornice.	

FAÇADE COMPOSITION	
Ground Story Fenestration	60% minimum
Upper Story Fenestration	60% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. The ground floor shall provide transparency between the interior and the street.
2. The façade may be activated by murals, lighting. public art, or seating areas.
3. A minimum of two different Permitted Components shall be applied to the base building massing.
4. At least one (1) building frontage type is required for each principal building.
5. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
6. The Storefront Component is required for this Building Type.

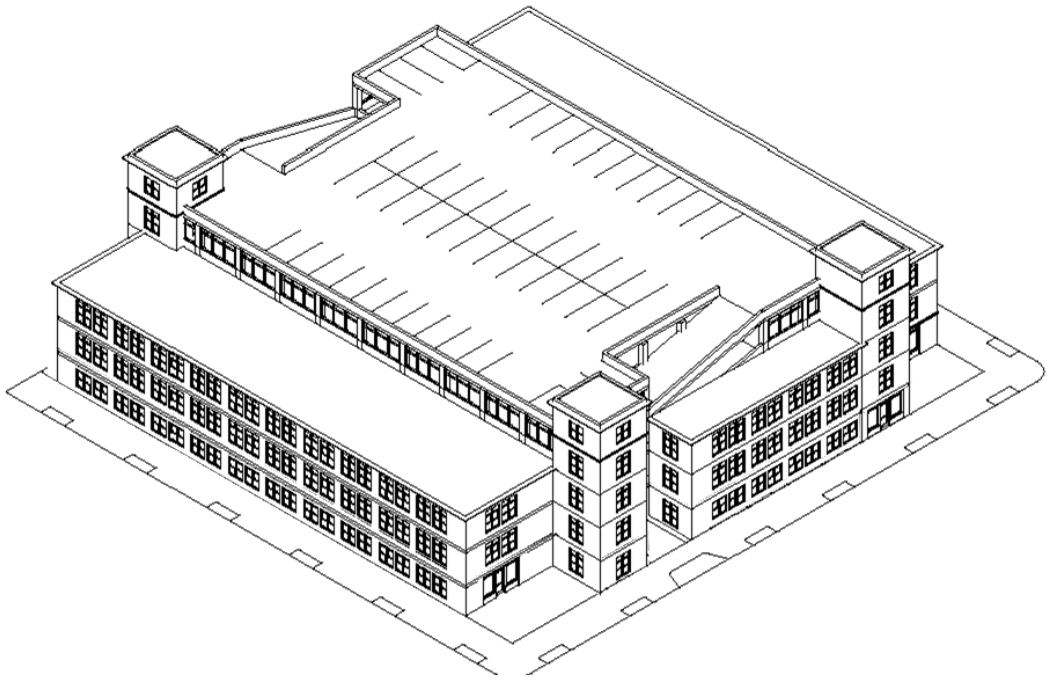


Table 6009.A One-Story Carriage House

DESCRIPTION

A one-story building that has one or more garage bays and may be used for a ground-floor or half-story Accessory Dwelling Unit.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	--	30
Building Depth	--	60
Height (6011)	**Min**	**Max**
Total Stories	--	1.5
	(ft)	**(ft)**
First Story Height	10	15
Upper Story Height	Half-story allowed	
Roof		
Roof Type	Gable, hip, mansard, gambrel, flat shed	

FAÇADE COMPOSITION	
Ground Story Fenestration	20% minimum
Upper Story Fenestration	Not applicable
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
2. A minimum of two different Permitted Components shall be applied to the base building massing.
3. At least one (1) building frontage type is required for each principal building.
4. The building type is allowed as an Accessory Dwelling Unit subject to Section 2340.

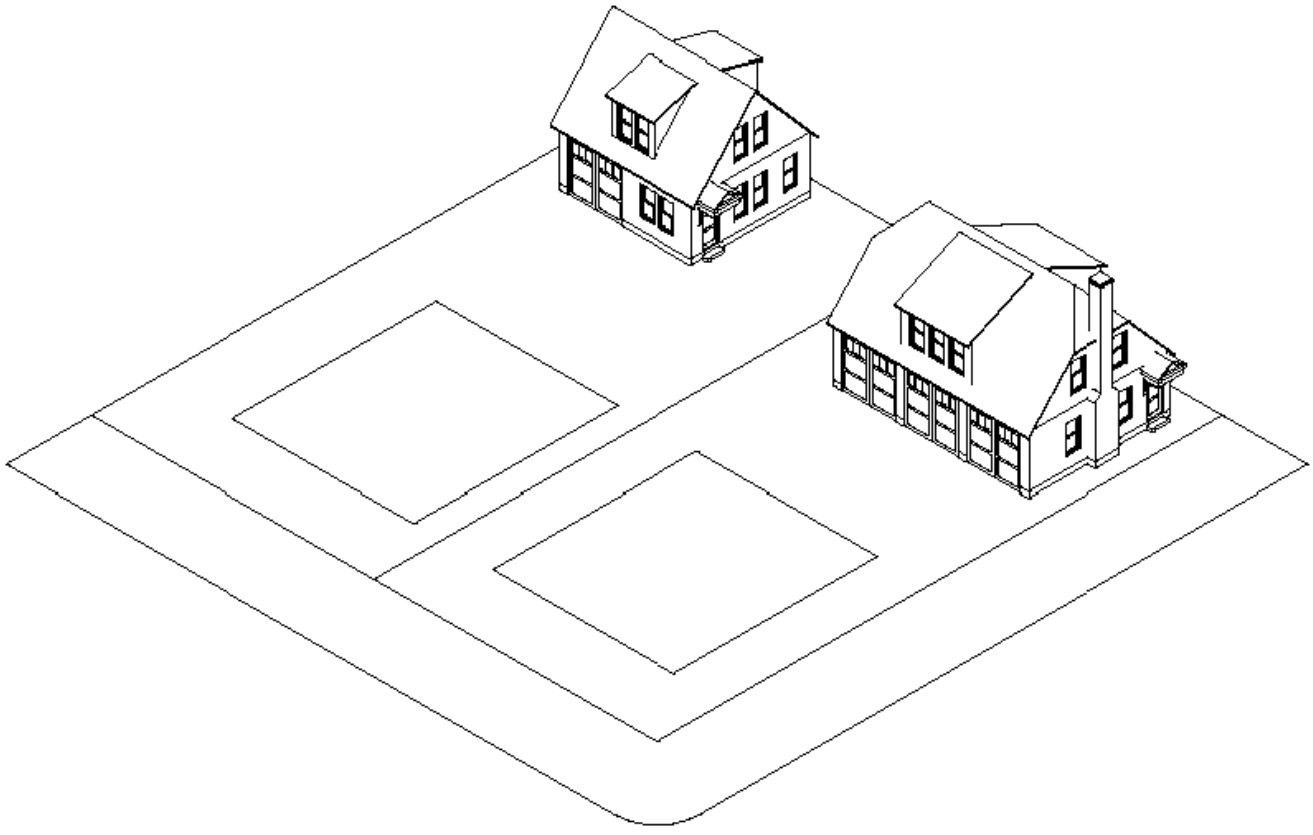


Table 6009.B Two-Story Carriage House

DESCRIPTION

A two-story building that has one or more garage bays and may be used for a ground-floor or second-story Accessory Dwelling Unit.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	--	30
Building Depth	--	60
Height (6011)	**Min**	**Max**
Total Stories	--	2.5
	(ft)	**(ft)**
First Story Height	10	15
Upper Story Height	8	10
Roof		
Roof Type	Gable, hip, mansard, gambrel, flat shed	

FAÇADE COMPOSITION	
Ground Story Fenestration	20% minimum
Upper Story Fenestration	30% minimum
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

1. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
2. A minimum of two different Permitted Components shall be applied to the base building massing.
3. At least one (1) building frontage type is required for each principal building.
4. The building type is allowed as an Accessory Dwelling Unit subject to Section 2340.

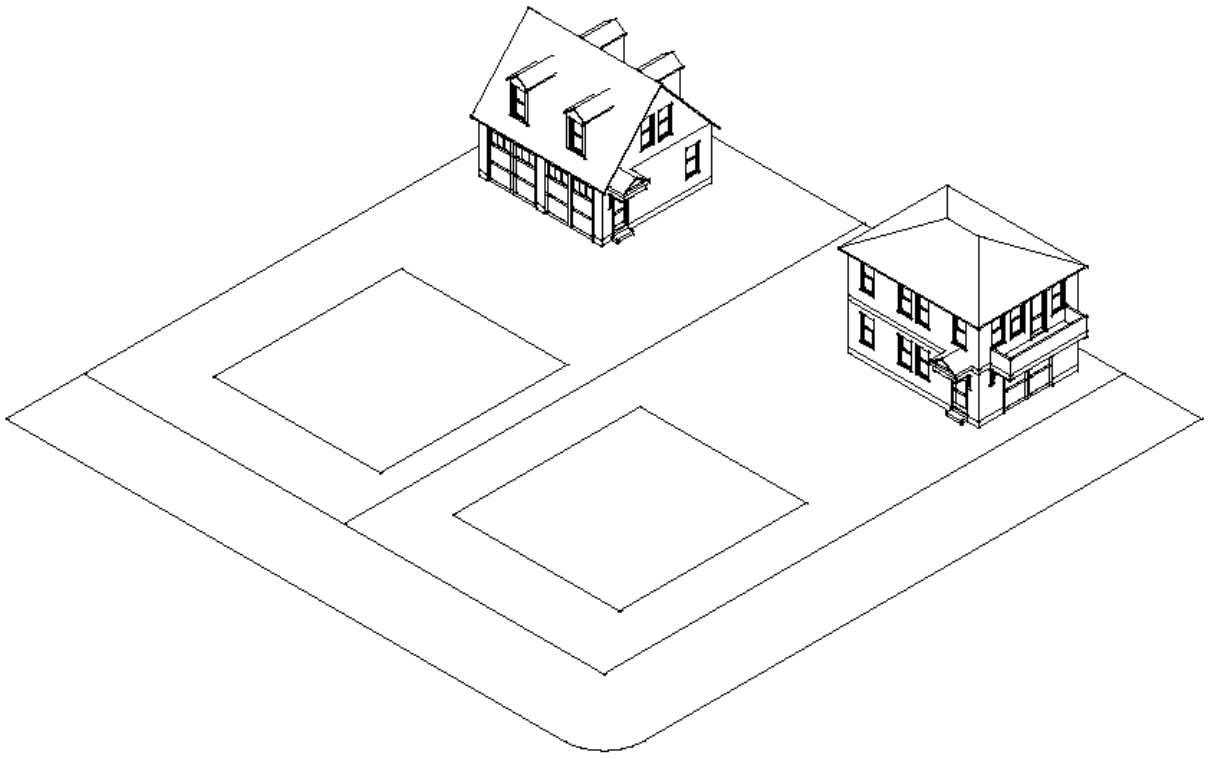


Table 6009.C Back Cottage

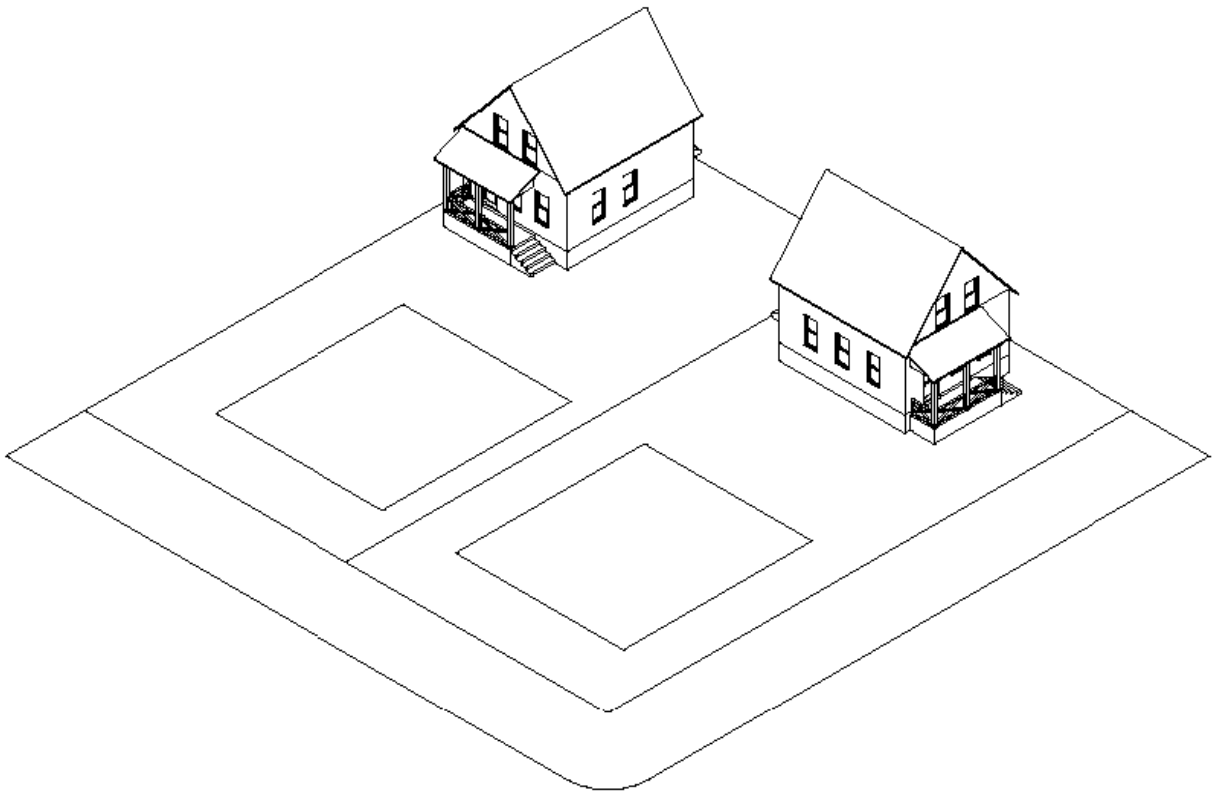
DESCRIPTION
A small building with one Accessory Dwelling Unit.

BUILDING FORM (6010)	**Min (ft)**	**Max (ft)**
Building Width	12	20
Building Depth	--	30
Height (6011)	**Min**	**Max**
Total Stories	--	1.5
	(ft)	**(ft)**
First Story Height	8	10
Upper Story Height	Not applicable	
Roof		
Roof Type	Gable, hip, mansard, gambrel	

FAÇADE COMPOSITION	
Ground Story Fenestration	20% minimum
Upper Story Fenestration	Not applicable
Permitted Components	See Table 6012
PERMITTED FRONTAGES	See Table 6013

STANDARDS

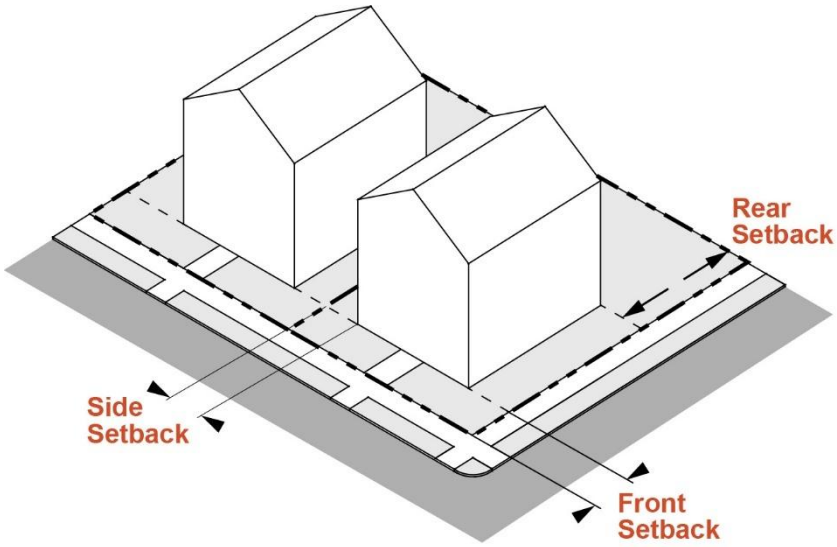
1. The building shall be oriented so that the principal entry faces the public way on which the building has frontage. Buildings on corner lots shall have a minimum of two different Permitted Components on each facade facing a public way.
2. A minimum of two different Permitted Components shall be applied to the base building massing.
3. At least one (1) building frontage type is required for each principal building.
4. The building type is allowed as an Accessory Dwelling Unit subject to Section 2340.



6010. Building Placement.

(A) **Building Setbacks**. The minimum setbacks required for each Building Type are set forth in Table 6009. All buildings and structures shall be located at or behind any required minimum front, side, or rear setback except as permitted in Subsection 6010.E. Setback Encroachments below.

Figure 6010.A Building Setbacks



(B) **Build-to-Zone**. The Building Façade of a principal building shall be placed at or behind the maximum front setback for each story of a building. The area between the minimum setback and maximum setback is the Build-To-Zone in which the front façade of the building shall be placed. Build-To-Zones may also be required on secondary frontages and side building elevations.

Figure 6010.B Build-to-Zone

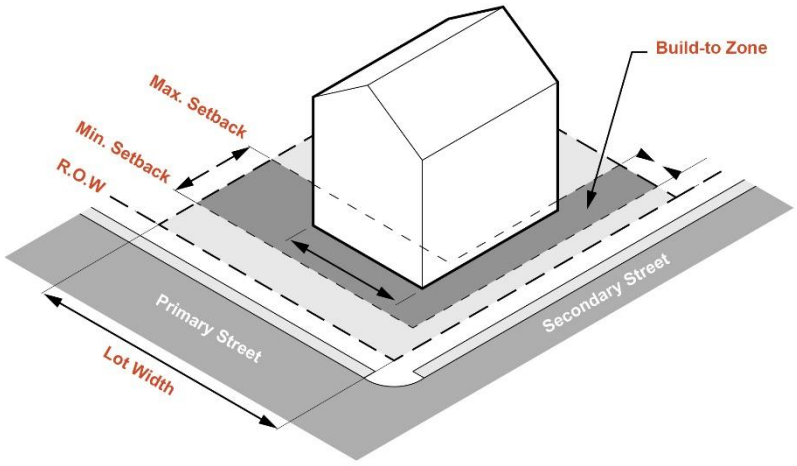
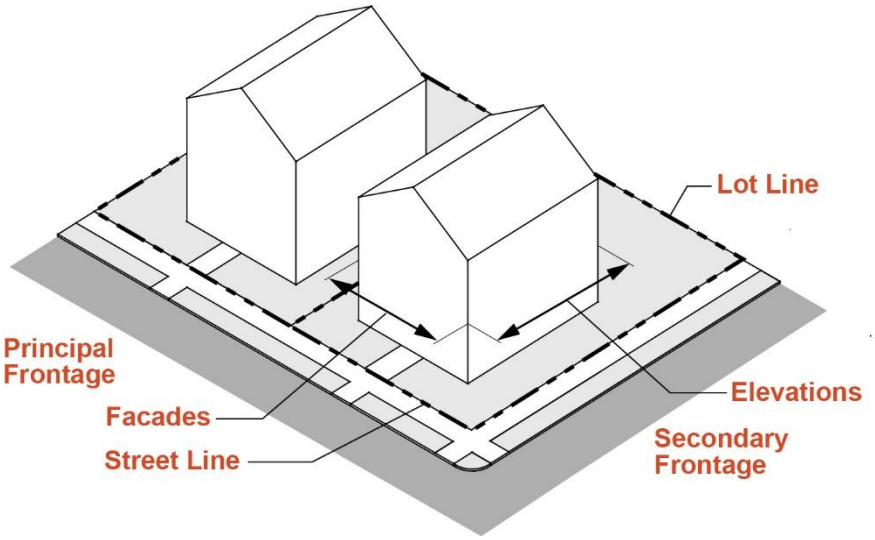


Figure 6010.D Building Setbacks



(C) **Front Setback Alternative.** If a proposed building Lot is abutted on both sides by Lots improved by existing buildings, an applicant may use the following standards to determine the required front setback as an alternative to the front setback required in Table 6009:

(1) The front setback of the new building may match either of the existing front setbacks of the adjacent buildings; or

(2) The front setback of the new building may be the average of the front setbacks of the buildings on either side.

(3) The front setback alternative shall not be interpreted as requiring a greater front setback than the maximum front setback identified for each building type.

(4) The front setback alternative is not applicable in the Innovation District.

(D) **Setback Encroachments**.

(1) Building components (Table 6012) and frontages (Table 6013) may extend into a required front setback to the extent permitted in Tables 6012.1 – 6012.8 and Tables 6013..1 – 6013..7. Rear and Side Additions (Tables 6012.9 and 6012.10, respectively) may not extend into the front setback.

(2) Cornices, belt courses, sills, buttresses, and other architectural features may encroach up to two (2) feet.

(3) Chimneys and flues may encroach upon the setback provided that a setback of at least two (2) feet is maintained from the vertical plane of any lot line.

(4) Building eaves and roof overhangs may encroach upon the setback provided that a setback of at least two (2) feet is maintained from the vertical plane of any lot line.

(5) Unenclosed fire escapes or emergency egress stairways may encroach into a required side or rear setback, provided that a setback of at least two (2) feet is maintained from the vertical plane of any lot line.

(6) Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may encroach into a required side or rear setback, provided that a setback of at least two (2) feet is maintained from the vertical plane of any lot line. Such equipment shall be screened by a combination of fencing and landscaping in accordance with Section 6019.B.7.

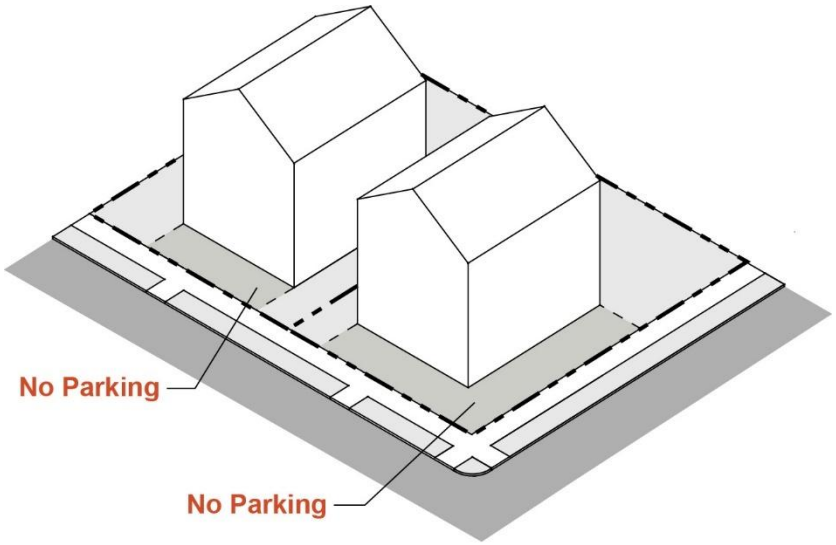
(7) Terraces, uncovered and unenclosed patios, and/or structures below and covered by the ground, such as underground parking, may fully encroach into a required setback, with the exception of window wells and external basement stairwells.

(8) Minor structures accessory to utilities, such as hydrants, utility access, transformers, and other cabinet structures, may fully encroach into a required setback. Such equipment, excepting hydrants, shall be screened by a combination of fencing and landscaping in accordance with Section 6019.B.7.

(9) Accessory structures, fences and walls, signs, and landscape buffers may encroach as governed by the appropriate section of the City of New Bedford Zoning Ordinance.

(E) **Parking Setbacks.** Parking is not permitted between the street-facing façade of the principal building and the front lot line. Tables 6006.1 through 6006.8 define additional parking restrictions by subdistrict.

Figure 6010.F Parking Setback



6011. Building Height and Massing Standards.

(A) **Building Height (Stories)**. The maximum number of stories in a building is regulated according to District Type (Tables 6006.1-6006.8) and 6009 Building Type Standards (See Tables 6009.1-6009.20 and 6009.A-6009.C). The following rules apply to measuring height by stories.

(1) To calculate building height by number of stories, each story above the average ground level of the lot is counted as one (1) story, except that a single ground story of twenty-five (25) feet or more is counted as two (2) stories in the Lined Parking Garage Building Type.

(2) When building height allows for a half-story, the half-story is counted as the habitable space located directly under a pitched roof. The following standards apply:

i. The roof rafters must intersect the wall plate or top of the wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the half-story.

ii. The ceiling height of a half-story must not exceed twelve (12) feet in height at any point.

iii. Non-habitable attic space located under a pitched roof is not counted as a half-story.

(B) **Building Height (Feet)**. The vertical distance from the mean grade of the street curb directly in front of it to the highest point of the roof, except that where a lot abuts upon two (2) or more streets the height shall be measured from the curb of the street of greatest width, and where the widths are the same, from the highest mean grade upon which it abuts, and if the building does not abut directly on a street, from the mean grade of the ground adjoining the building

(C) **Story Height**.

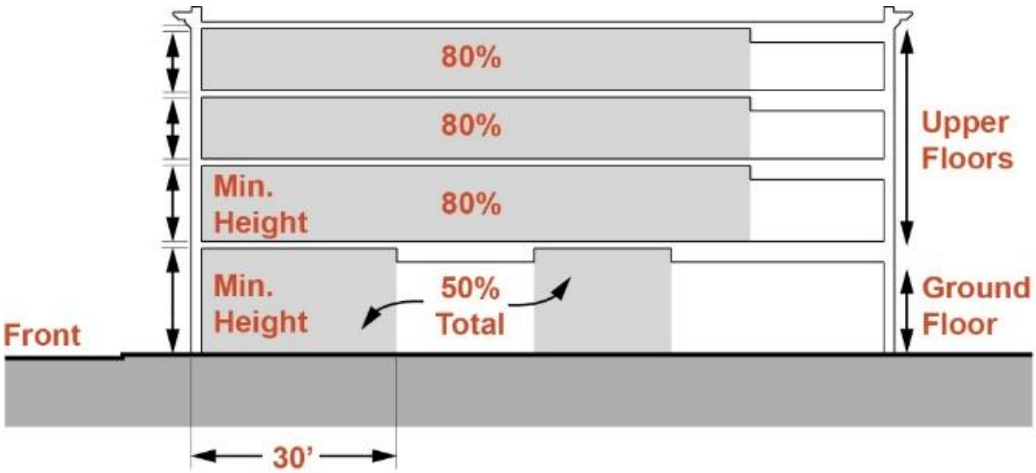
(1) Story height is measured from the top of the finished floor to the ceiling above (see Figure 6011.C.3)

(2) Minimum story height requirements are not measured for a half-story.

(3) Minimum ground story height applies to the first thirty (30) feet of a building, measured inward from the façade, and at least 50% of the ground story in total.

(4) At least 80% of each upper story must meet the minimum upper story height provision.

Figure 6011.C.3 Story Height



(D) **Roofs.** Defined roof types are permitted as indicated for each building type. If this line item is not identified on the building type table, the roof is not regulated.

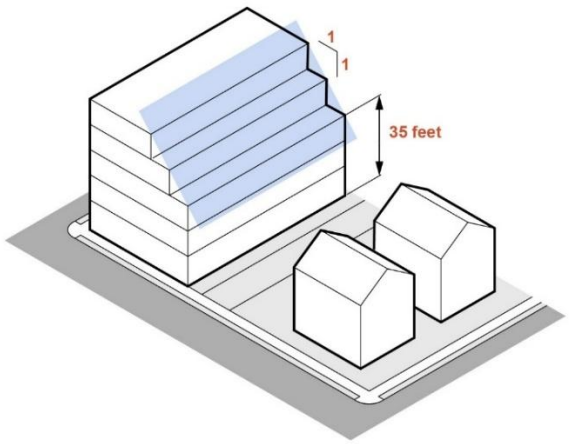
(1) Pitched roofs, if provided, shall be symmetrically sloped no less than twenty-two- and one-half degrees (22.5º; 5:12), except that roofs for porches, porticos, and rear additions may be sloped no less than nine and one-half degrees (9.5º; 2:12).

(2) Roof decks are permitted only on flat roofs and shall be set back at least five (5) feet from any façade.

(E) **Height Exceptions.** Height limits do not apply to roof decks conforming to Section 6012.5; mechanical and stairwell penthouses; roof mounted cellular, radio, and internet transmission equipment; vents or exhausts; solar panels; skylights; flagpoles; belfries, chimneys, cupolas, monuments, parapets, spires, steeples, and other non-habitable architectural features. Mechanical equipment shall be screened in accordance with Section 6019.B.7.

(F) **Height Stepback Requirements**. For buildings taller than thirty-five feet (35') in any zone and that share a property line with a lot in the N-R or U-R subdistrict, the building shall be designed so as to "stepback" the building height at least one foot (1') for every increase in height above thirty-five feet (35'). For example, for a building height of forty feet (40'), the height could start as thirty-five feet (35') at the setback line, then increase in height one foot (1') for every foot behind the setback line, and reach the design height of forty feet (40') at a distance of at least five feet (5') behind the setback line.

Figure 6011.G Height Stepback Requirement



(G) **Building façades**. The following general rules apply to all Building façades.

(1) **Façade Orientation**. The façade of a principal building shall be built parallel to a front lot line or to the tangent of a curved front lot line. Buildings on corner lots shall be parallel to both lot lines facing a public way.

(2) **Façade Buildout**. A building's façade shall be built to a width of no less than 60% of a lot, measured at the maximum primary front setback line. Façade buildouts are applicable to all districts except N-R and U-R.

(3) **Façade Transparency**. Façades are required to have windows and doors with highly transparent, low reflectivity glass for a percentage of the total area of the façade, measured for each story independently.

i. Fenestration of a ground story commercial façade is measured between two (2) feet and twelve (12) feet above the abutting sidewalk.

ii. Fenestration of an upper-story façade is measured from the top of a finished floor to the top of the finished floor above.

iii. Fenestration requirements are only applicable to façades facing a public way.

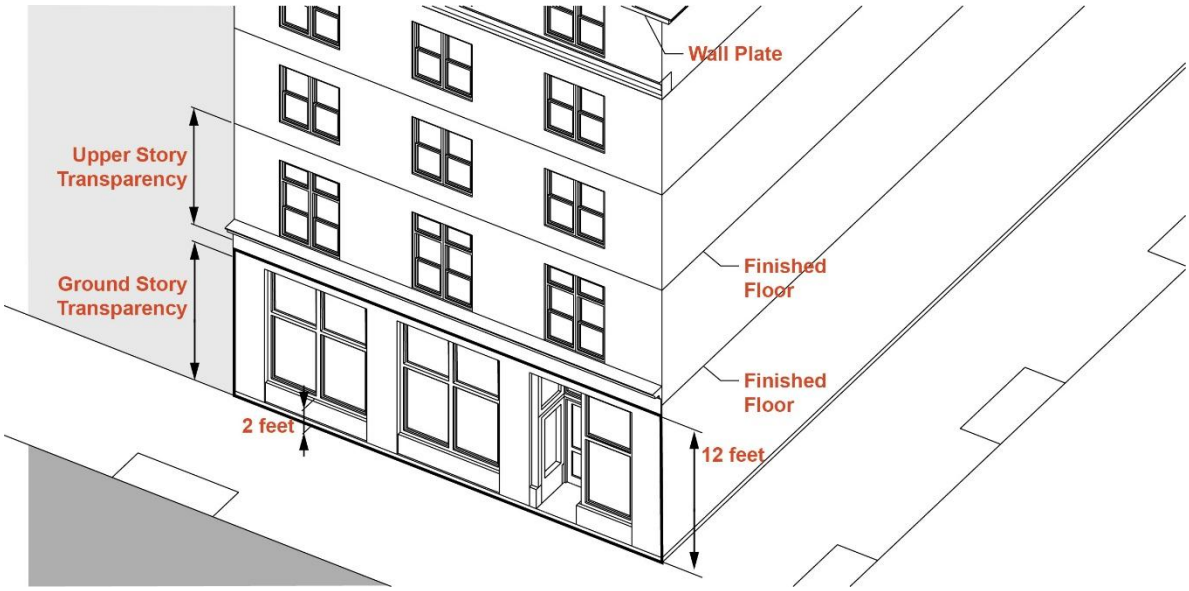
iv. All fenestration (doors and windows) of a façade shall be square or vertical in proportion, except as follows:

a. Within the Neighborhood-Residential District (N-R), stairwell windows may be circular or take the shape of any regular polygon.

b. Storefront windows are exempt.

c. Multiple vertically proportioned windows or window lights may be combined to create horizontal compositions.

Figure 6011.H Façade Transparency



(H) **Blank Wall Area.** Any portion of a façade that does not include fenestration (doors and windows) and surface relief using columns, cornices, moldings, piers, pilasters, sills, sign bands, murals, or other equivalent architectural features must either recess or project from the average plane of the façade by at least four (4) inches. Exemptions may be allowed for buildings that are part of a phase development and may share a party wall with a planned building to be built in a later phase.

(1) Blank wall area limitations apply both vertically and horizontally for all stories of a building for any façade.

6012. Building Components and Frontage Types.

(A) **Building Components.**

(1) **General.** Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building.

(2) **Permitted Building Components.** Building components include, but are not limited to, those listed in Table 6012 and described in Tables 6012.1-6012.10.

(3) **Waiver.** Except where expressly prohibited herein, upon request of the applicant, the Planning Board may waive the listed building component requirements to allow a component not explicitly identified, provided it meets the intent and standards of the applicable building type and is consistent with the design and purpose of the District.

(B) **Building Frontages.**

(1) **General.** Building frontage types provide a gradual transition and strong interface between the private realm (yards and building interiors) and the public realm (sidewalks, thoroughfares, and civic spaces) and are permitted in accordance with the standards in Table 6012.

v. At least one (1) building frontage type is required for each principal building.

vi. Lots may include multiple frontage types along their width.

(2) **Permitted Building Frontages.** Building Frontages include, but are not limited to, those listed in Table 6013 and described in 6013.1 through 6013.7.

(3) **Waiver.** Except where expressly prohibited herein, upon request of the applicant, the Planning Board may waive the listed building frontages requirements to allow a frontage not explicitly identified, provided it meets the intent and standards of the applicable building type and is consistent with the design and purpose of the District.

Table 6012 Building Components and Table 6013 Frontage Types

	6012. Building Components										6013. Building Frontage Types						
Building Types	**6012.1 Awning**	**6012.2 Entry Canopy**	**6012.3 Balcony**	**6012.4 Bay Window**	**6012.5 Roof Deck**	**6012.6 Tower**	**6012.7 Cross Gable**	**6012.8 Dormer Window**	**6012.9 Rear Addition**	**6012.10 Side Addition**	**6013.1 Stoop**	**6013.2 Portico**	**6013.3 Porch, Projecting**	**6013.4 Porch, Integral**	**6013.5Lobby**	**6013.6 Storefront**	**6013.7 Arcade**
Principal Buildings																	
6009.1 Workers' Cottage	P	P	P	P							P	P	P				
6009.2. Detached Single	P	P	P	P		P	P	P	P	P	P	P	P	P			
6009.3 Historic Estate	Consistent with the original components of the building and the architectural style.																
6009.4 Duplex	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
6009.5 Detached Tenement	P	P	P	P	P	P	P	P	P	P	P	P	P				
6009.6 Double Tenement	P	P	P	P	P	P	P	P	P	P	P	P	P				
6009.7 Rowhouse	P	P	P	P			P	P			P	P	P				
6009.8 Apartment Building	P	P	P	P	P	P	P	P	P	P	P	P	P				
6009.9 Mixed Tenement	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	

	6012. Building Components										6013. Building Frontage Types						
Building Types	**6012.1 Awning**	**6012.2 Entry Canopy**	**6012.3 Balcony**	**6012.4 Bay Window**	**6012.5 Roof Deck**	**6012.6 Tower**	**6012.7 Cross Gable**	**6012.8 Dormer Window**	**6012.9 Rear Addition**	**6012.10 Side Addition**	**6013.1 Stoop**	**6013.2 Portico**	**6013.3 Porch, Projecting**	**6013.4 Porch, Integral**	**6013.5Lobby**	**6013.6 Storefront**	**6013.7 Arcade**
6009.10 Double Mixed Tenement	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	
6009.11. Commercial - Single	P	P			P										P	P	
6009.12. Commercial - Multi	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
6009.13. Mixed-Use Building	P	P	P	P	P						P	P			P	P	P
6009.14. Mixed-Use Spire	P	P	P		P			P	P	P	P	P			P	P	P
6009.15. Liner Building	P	P	P		P	P		P	P	P	P	P			P	P	P
6009.16. Flex	P	P									P	P			P	P	
6009.17. Lined Big Box	P	P									P	P			P	P	P
6009.18. Lined Parking Garage	P	P									P	P			P	P	P
6009.19 Parking Garage	P	P									P	P			P	P	P
6009.A One-Story Carriage House	P	P	P	P			P	P									
6009.B Two-Story Carriage House	P	P	P	P			P	P									
6009.C Back Cottage	P	P	P	P			P	P									

Table 6012.1 Awning

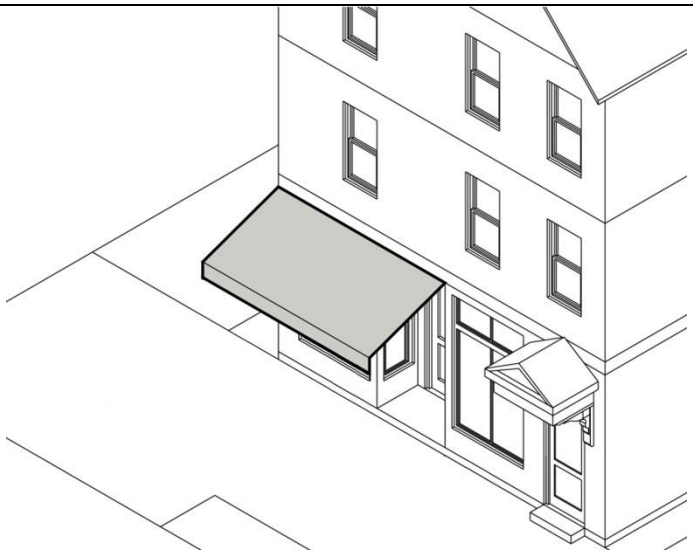
DEFINITION	
A wall-mounted, pitched covering extending from a building to provide shade and weather protection for pedestrians.	
STANDARDS (A) Awnings shall be securely attached to and supported by the building and must fit the windows or doors the awning is attached to. (B) An awning shall be made of durable, weather-resistant material that is water repellant. (C) Internally illuminated or back-lit awnings are prohibited. (D) An awning that projects over the sidewalk or layout of a public way requires compliance with all City Ordinances.	

Table 6012.2 Entry Canopy

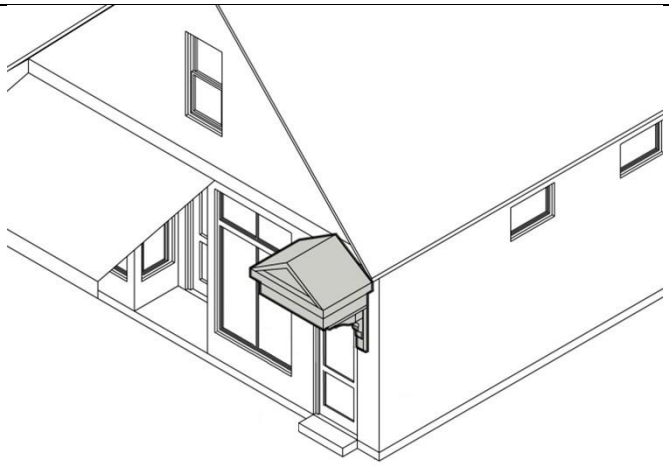
DEFINITION	
A wall-mounted structure providing shade and weather protection over the entrance of a building.	
STANDARDS (A) Entry canopies shall be visually supported by brackets, cables, or rods. (B) The width of an entry canopy shall be equal to or greater than the width of the doorway surround or exterior casing over which it is mounted. (C) An entry canopy that projects over the sidewalk or layout of a public way requires compliance with all City Ordinances.	

Table 6012.3 Balcony

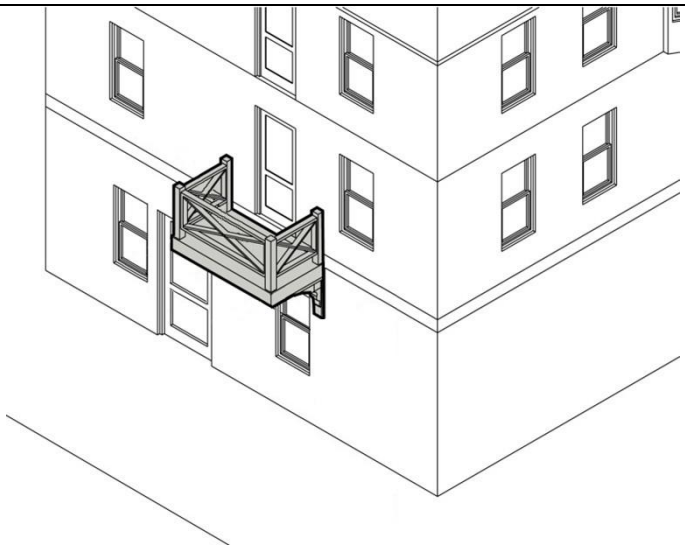
DEFINITION	
A platform with a railing that provides outdoor amenity space.	
STANDARDS (A) Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a portico, porch, or bay. (B) A projecting balcony must have a clear height above the ground of at least 12 feet. (C) A balcony that projects over the sidewalk or layout of a public way requires compliance with City Ordinances.	

Table 6012.4 Bay Window

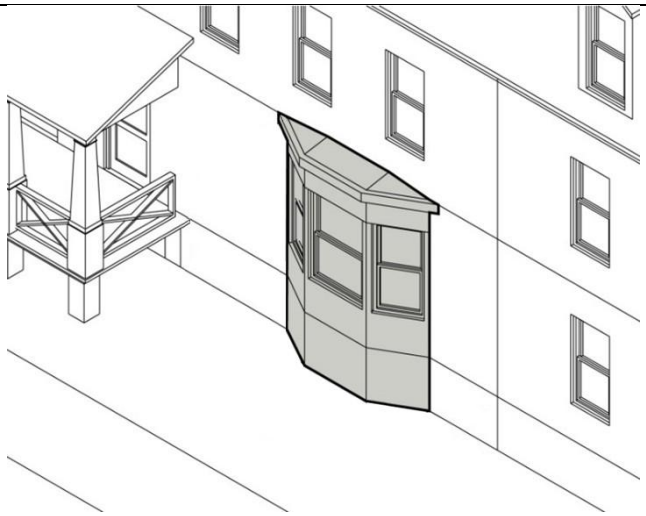
DEFINITION	
A window assembly extending from the main body of a building to permit increased light, multi-direction views, and articulate a building's façade.	
STANDARDS (A) Bay windows must have a foundation extend all the way to ground level or be visually supported by brackets or other architectural supports. (B) Bay windows projecting over the sidewalk or layout of a public way must have twelve feet (12') of clearance and require compliance with all City Ordinances.	

Table 6012.5 Roof Deck

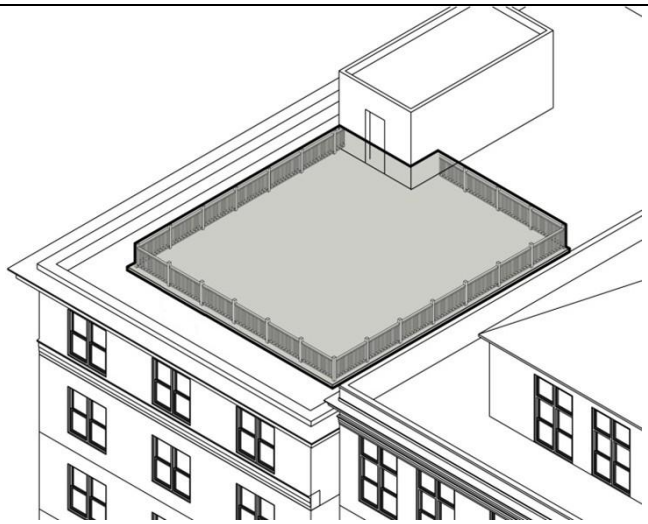
DEFINITION	
A roofless, raised platform on the roof of a building that provides outdoor amenity space.	
STANDARDS (A) Roof decks are only permitted on flat roofs. (B) The flooring of a roof deck shall be no more than two feet above the roof supporting the deck. (C) Roof decks located within ten (10) feet of a side or rear lot line must provide sight obscuring visual screening so that it is at least fifty percent (50%) opaque. (D) Roof deck access structures, such as stairwell penthouses, may not exceed 10 ft. in height above the maximum height for the building and may only serve to enclose the access stairs unless the access is integrated into a dwelling unit with direct access to the roof deck. (E) Roof decks shall include screening walls or devices at the sides to limit views of abutting properties from elevated vantage points.	

Table 6012.6 Tower

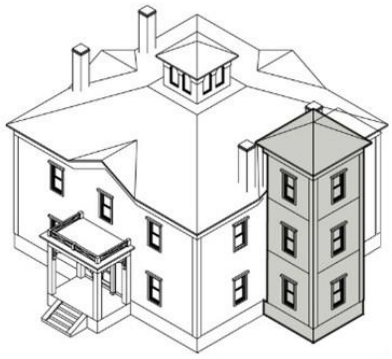
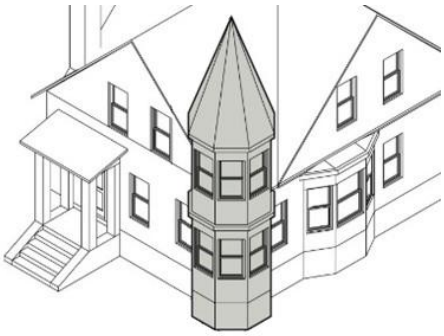
DEFINITION	
A structure high in proportion to its lateral dimensions, forming part of a building at the corner or mid-wall of a primary building.	 
STANDARDS (A) Towers may be used for living space, general utilities, elevators, and staircases between the stories, or observation.	

Table 6012.7 Cross Gable

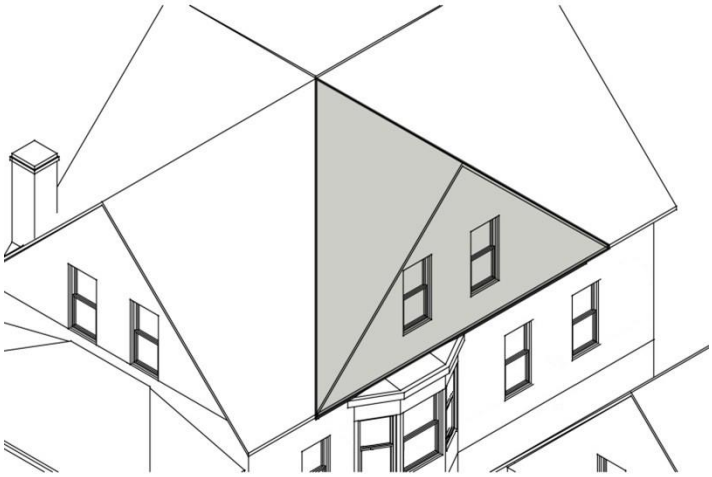
DEFINITION	
A sloped roof that projects perpendicularly from the main roof of a building to significantly increase the habitable space of a half-story.	
STANDARDS (A) The rakes of the cross-gable roof shall be structurally integrated into the eave of the main roof.	

Table 6012.8 Dormer Window: Shed and Gable

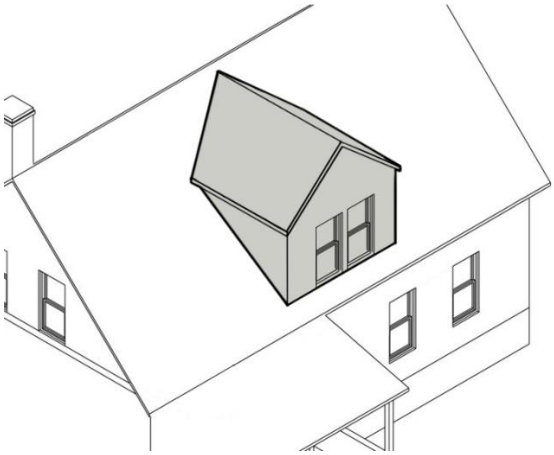
DEFINITION	
A window or set of windows projecting vertically from a sloped roof, designed to provide light into and expand the habitable space of a half-story.	 
STANDARDS (A) The face wall of a dormer may not project beyond the exterior wall of the building and may not interrupt the eave of the roof. (B) The cumulative width of a single, multiple, or attached combinations of dormers shall not exceed fifty percent (50%) of the eave/ridge length of the roof.	

Table 6012.9 Rear Addition

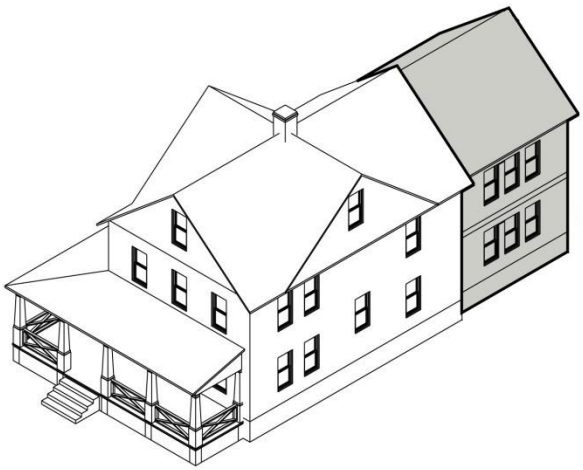
DEFINITION	
An extension from the rear wall of the main body of a building.	
STANDARDS (A) The slope of any pitched roof of a rear addition shall not exceed the slope of the roof of the main body of the building and shall be at least nine and one-half degrees (9.5º; 2:12), unless the pitch of the existing roof is less than nine and one-half degrees. In this case the rear additional shall match the pitch of the existing roof unless a greater pitch, of not more than nine and one-half degrees, is deemed to be more appropriate by the Planning Board or other permit-granting authority.	

Table 6012.10 Side Addition

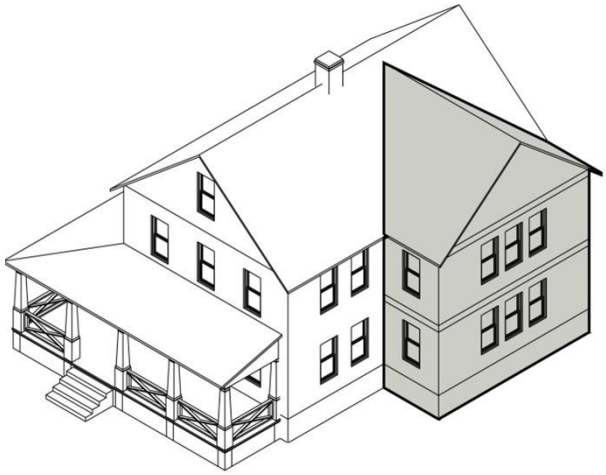
DEFINITION	
An extension from one or more side walls of the main body of a building.	
STANDARDS (A) If the roof style differs from that of the existing roof, the addition shall be integrated into the existing building to minimize the transition between the different styles.	

Table 6013.1 Stoop

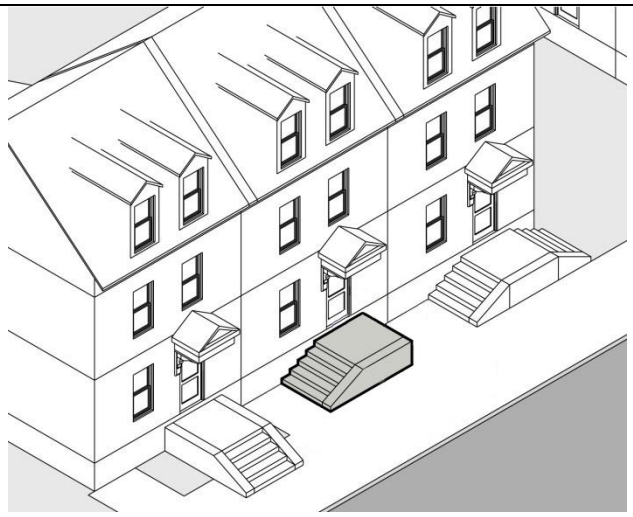
DEFINITION	
An exterior stair and small landing that allows access to an elevated principal entrance. The building façade is aligned close to the front lot line and the first story is elevated from the sidewalk sufficiently to secure privacy.	
Frontage Type: Private **Outdoor Amenity Space?** No **Use:** Residential	
STANDARDS (A) The front yard shall be planted and paved to join the adjoining public sidewalk. (B) Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials. (C) Stairs may be recessed into the building façade when the building is setback four (4) feet or less. (D) The entry doors are encouraged to be covered or recessed to provide shelter from the elements. All doors must face the street. (E) Stairs may be built perpendicular or parallel to the building façade but must lead directly to ground level or an abutting sidewalk. (F) Stoops are allowed to encroach within the front yard to the front lot line.	

Table 6013.2 Portico

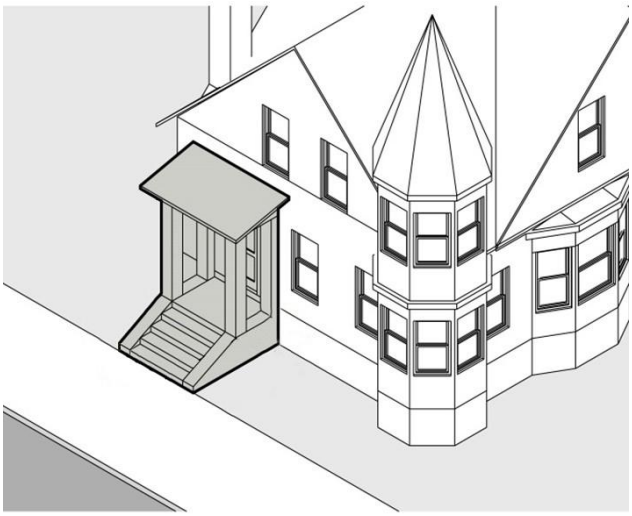
DEFINITION	
A portico has a roof supported by columns or piers and may include a set of stairs with a landing leading to the entrance of a building.	
Frontage Type: Private **Outdoor Amenity Space?** No **Use:** All	
STANDARDS (A) Paving, excluding driveways, must match the abutting sidewalk unless paved with pervious, porous, or permeable materials. (B) Stairs are not permitted to encroach onto any abutting sidewalk. (C) Stairs may be built perpendicular or parallel to the building façade but must lead directly to ground level or an abutting sidewalk. (D) Porticos are allowed to encroach within the front yard to the front lot line.	

Table 6013.3 Porch, Projecting

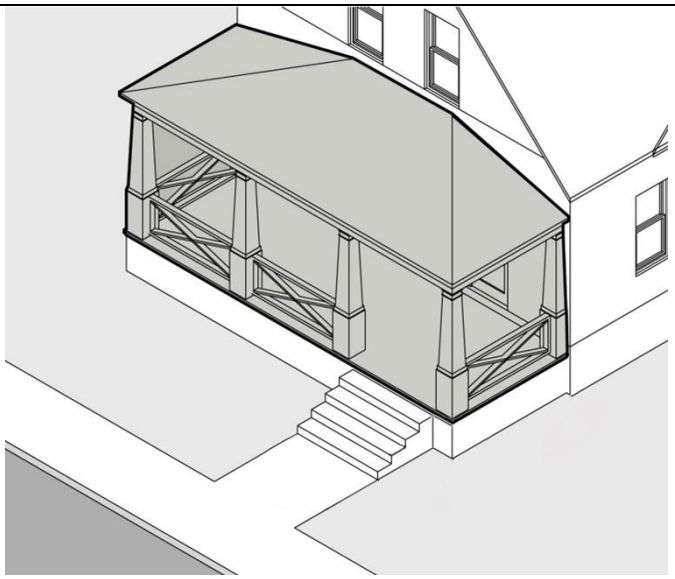
DEFINITION	
A private frontage and outdoor amenity space where the building façade is set back from the front lot line, and an attached porch containing an elevated principal entrance is permitted to encroach into the front yard.	
Frontage Type: Private **Outdoor Amenity Space?** Yes **Use:** Residential	
STANDARDS (A) The front yard shall be planted and may include a fence to maintain spatial definition with the public right-of-way. (B) The porch may encroach within the front yard setback. (C) Projecting porches must have three sides and a roof Such porches may not be permanently enclosed, although screening is allowed. One side of the porch may be attached to the structure (for example, in an L-shaped building). (D) Stairs may extend off the front or side of the porch. (E) Upper story porches shall not be connected with porches below with an external stairway.	

Table 6013.4 Porch, Integral

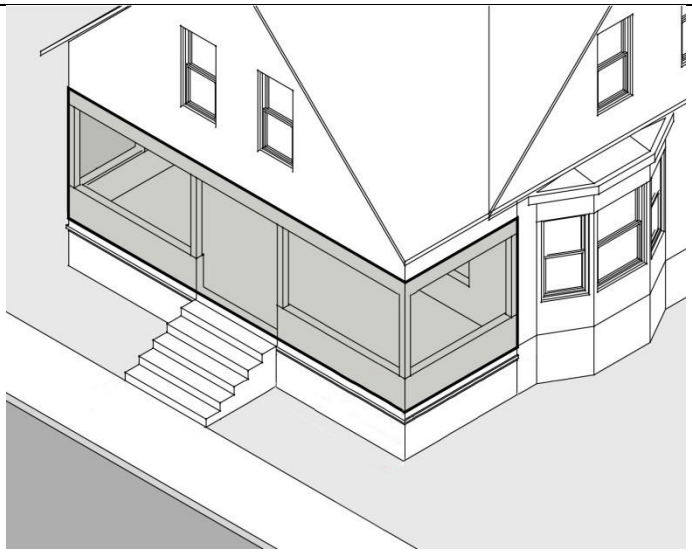
DEFINITION	
An outdoor space that is elevated and attached to the building, providing access to the principal entrance. The porch may be open on one, two or three sides and is integral to the overall massing and roof form of the building. The building façade is set back from the front lot line.	
Frontage Type: Private **Outdoor Amenity Space?** Yes **Use:** Residential	
STANDARDS (A) The front yard shall be planted and may include a fence to maintain spatial definition with the public right-of-way. (B) Porches may not be fully enclosed. (C) Stairs may extend off the front or side of the porch.	

Table 6013.5 Lobby

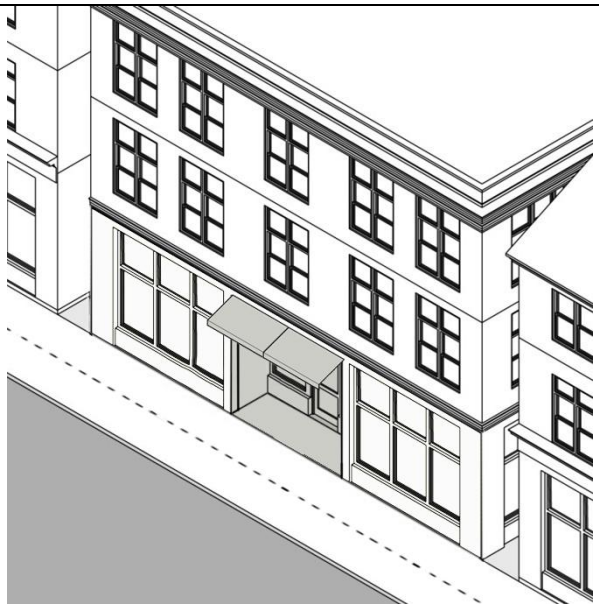
DEFINITION	
The building façade is set back from the front lot line with individual at-grade entries for ground level uses provided directly onto the public sidewalk. This type is commonly associated with office, retail, service, or hospitality uses and has substantial glazing on the sidewalk level and may include an awning that may encroach into the front lot line and overlap the sidewalk. To the extent there is a front yard setback, it may be planted or paved and include outdoor shopping or restaurant seating to join with the adjoining public sidewalk.	
Frontage Type: Private **Outdoor Amenity Space?** No **Use:** Commercial	
STANDARDS (A) Lobbies shall be well-defined, clearly visible, and universally accessible from the abutting sidewalk. (B) Entrances to lobbies shall be level with the public sidewalk unless the public sidewalk is sloped. In such cases, the applicant shall work with the City to provide level access to the extent that such access is feasible. (C) Doors may be recessed as long as the main façade is at the required setback.	

Table 6013.6 Storefront

DEFINITION	
The building façade is aligned close to or at the front lot line with individual at-grade entries for ground level uses provided directly onto the public sidewalk. This type is commonly associated with retail, service or hospitality uses and has substantial glazing on the sidewalk level. A Storefront may include an awning that may encroach into the front lot line and overlap the sidewalk. To the extent there is a front yard setback, it shall be planted or paved with or without outdoor shopping or restaurant seating.	
Frontage Type: Private **Outdoor Amenity Space?** No **Use:** Commercial	
STANDARDS (A) Entrances to storefronts shall be level with the public sidewalk unless the public sidewalk is sloped. In such cases, the applicant shall work with the City to provide level access to the extent that such access is feasible. (B) Open-ended, operable awnings are encouraged for weather protection. (C) Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged. (D) Recessed entryways shall include fenestration within the recessed area and perpendicular to the front lot line.	

Table 6013.7 Arcade

DEFINITION	
The building façade for the upper floors is at the front lot line and is supported by a colonnade with habitable space above. This frontage type is intended for buildings with ground floor commercial, hospitality or retail uses.	
Frontage Type: Private **Outdoor Amenity Space?** No **Use:** Commercial	
STANDARDS (A) This frontage type shall be used in conjunction with other types to define individual or shared first floor entries facing the street. (B) These standards may be used in conjunction with those for the shopfront or lobby frontage types. (C) Arcades shall have a consistent depth across the entire Façade. (D) Arcades may not contain driveways, parking, loading, or service areas or mechanical equipment or vents. (E) Arcades are allowed to encroach within the frontage area to the front lot line, but in no case shall it extend into the public right-of-way. The first three stories above the arcade are not required to step back from the arcade; buildings of five stories or higher shall set back to the required front setback.	

ARTICLE IV – GENERAL DEVELOPMENT STANDARDS

6014. Applicability

(A) **Applicability:** This section contains general development standards that are applicable to all new construction, significant rehabilitation, or additions within the FBC districts that require a Special Permit under Section 5300 or Site Plan Review under Section 5400.

6015. Use and Occupancy Standards

(A) **Pedestrian Access**.

(1) Principal building entrances shall be located on the front façade and provide ingress and egress.

(2) Multi-story buildings with ground-story commercial spaces must have at least one (1) principal entrance for each commercial space in addition to any principal entrance(s) necessary for accessing the upper stories.

(B) **Habitable Space Depth**. Ground-story dwelling units must have a habitable room at least twenty (20) feet in depth, measured as the distance from the façade towards the interior of the building.

(C) **Commercial Space Depth**. In buildings that require ground-floor commercial space, at least 60% of the building depth must be available as leasable areas for commercial tenant spaces. The areas available for leasable space shall be measured from the façade towards the interior of a building.

(D) **Ground-Story Active Space.** A minimum of 60% of the building face(s) fronting the street edge(s) of mixed-use buildings shall have active ground floor uses. Active uses include retail, restaurant, cafés, personal services, other active commercial uses, publicly accessible office or residential lobbies, and active building amenity spaces (e.g., gym, residential common space). Where active commercial uses are not feasible, as determined by the Planning Board, the following may be substituted: residential stoops; a setback of green space, open space, or public space with seating; public art, such as a mural or sculpture; or any other use or feature that provides an engaging ground floor.

(E) **Dwelling Unit Orientation.**

(1) Dwelling units may be stacked one above the other or attached side by side as indicated for each Building Type.

(2) Dwelling units attached back-to-side are prohibited except for buildings on corner lots.

(3) Dwelling units attached front-to-back are prohibited unless each unit has access to exterior light and air on at least two sides of the unit.

(F) **Outdoor Amenity Space.** An Outdoor Amenity Space is required for all Building Types with three (3) or more dwelling units.

(1) At least one (1) outdoor amenity space is required for each dwelling unit.

(1) Each outdoor amenity space must provide at least twenty-four (24) square feet of unobstructed area per dwelling unit. The outdoor amenity area requirements may be combined to provide one or more larger outdoor amenity spaces, accessible to all residents.

(2) Apartment building and mixed-use building types may provide shared outdoor amenity space, provided that the space includes the total area required for each unit that the shared space is meant to serve.

i. Outdoor amenity space required for dwelling units above the tenth (10th) story shall be provided as shared amenity space.

ii. Shared amenity spaces shall be accessible for all residents either by a doorway from a common area or by a shared staircase and elevator, if applicable, to shared space on upper floors.

(3) Outdoor amenity space for a single unit (Private outdoor amenity space) shall be directly accessible by a doorway from a habitable room within the dwelling unit it is meant to serve.

(4) Building Components and Frontage Types that qualify as Outdoor Amenity Space Types include:

i. Balcony

ii. Porch

iii. Roof Deck

iv. Patio

(G) **Open Space.** In the GS-SD, landscaping strips in parking areas shall not be included in usable open space calculations.

(H) **Civic Space.** In the GS-SD, the following requirements apply:

(1) The required Civic Space shall be distributed throughout the development site as a series of separate spaces of various types and sizes.

(2) Civic space designed as a publicly accessible common area is exempt from the block perimeter restrictions in 6019. Design Standards.

(3) Civic spaces shall have a mix of sun exposure (south-facing) and shade (other orientations), to provide comfortable spaces throughout the seasons.

6016. Parking Standards.

The requirements of Section 3100 Parking and Loading Standards shall apply to all projects within the FBC Districts except as modified below.

(A) Off-Street Loading & Delivery: All loading shall take place on-site in a specified area designed for this purpose. Loading shall not block streets, access ways, driveways, parking, or pedestrian areas. Off-street loading facilities shall be provided, as described in Section 3100. Off-street loading facilities shall be screened from public use areas by either a fence, a landscaped buffer, or both.

(B) Location of Parking: Any surface parking lot shall, at the sole discretion of the Site Plan Review Authority, be located at the side or rear of a Building, relative to any public right-of-way, public open space, or pedestrian way. In no case shall surface parking for new construction be permitted within any applicable restricted Front Setback area, except for a small guest/customer parking area not to exceed ten (10) spaces in front of a non-residential building.

(C) Waiver of Parking and Loading Requirements**:** The Site Plan Review Authority may waive parking and loading requirements, subject to such conditions as it deems appropriate, if it finds that strict compliance would be impractical and that such relief will not result in adverse parking, traffic or pedestrian safety impacts.

(D) Cooperative Establishment and Operation of Parking Areas: Required spaces for any number of Uses may be provided in a combined Lot or Lots under common ownership, provided that the number of spaces in the combined facility shall not be less than the sum of those required for the individual Uses, with allowances made, upon formal designation, for night use or separate and distinct working shifts, and also provided that such Lot or Lots shall be within 150 feet of the Principal Buildings served.

6017. Signage.

(A) All signage within the FBC Districts shall follow the requirements of Section 3200, Sign Regulations.

6018. Design Principles.

(A) All development projects within the FBC Districts shall incorporate the following design principles, which focus on four aspects of design. If an applicant requests a waiver from the development standards and design guidelines established in Section 6000, the Planning Board shall evaluate that request for consistency with these principles:

(1) Human Scale. New development shall prioritize pedestrian-scale building patterns and infrastructure. This principle can be expressed by creating connected street grids on large-scale industrial blocks, complying with Complete Streets requirements for new infrastructure and connections to existing infrastructure, and varying the building by height, breaks in the massing, and façade design.

(2) Spaces for People. Public spaces shall be accessible to people with different physical abilities and affordable to all. Ground floor spaces, both interior and exterior, shall create active and welcoming streetscapes. Lighting and signage shall be oriented to the pedestrian viewpoint. The appearance of off-street parking and loading shall be minimized, with buffers, preferably landscaped, between the sidewalk and parking/loading spaces. Access to off-street parking and loading shall minimize the impact on sidewalks and crosswalks. Building façades shall emphasize the ground floor, with three-part storefront organization, welcoming lobbies, or other schemes to indicate ground-floor activity.

(3) Climate Resiliency and Environmental Impact. Open space shall include, where appropriate, one or more of the following characteristics: meaningful links to existing adjacent open space to support the local ecology; landscaped elements that play an active role in sustainable stormwater management and climate-resilient strategies; and permeable surfaces for community gathering spaces. Buildings and sites shall focus on energy- and water-efficient construction, landscape, and operations. The goal is that building and site treatments will enhance the local ecology, strengthen climate resiliency, and support the public health of the community.

(4) Architectural Design. The design of buildings and associated components shall be sensitive to the existing built context. Adaptive reuse of existing buildings shall preserve key historic architectural components where feasible. Infill development shall respond to the existing historic architectural composition without being derivative. For example, a new building might pick up the strong horizontal lines of the façades of the adjacent buildings without matching those buildings in style or other characteristics. New development shall be sensitive to the heights and front setbacks of the adjacent buildings.

6019. Design Standards.

The following design standards apply to all projects in the FBC Districts. The Site Plan Review Authority shall determine whether projects meet the design standards through the site plan review process, as outlined in Section 5400, Site Plan Review.

In addition to the standards outlined below, the Planning Board will evaluate the consistency of a project with the *New Bedford TOD & FBC Design Standards and Guidelines,* as adopted and from time to time amended by the Planning Board and as authorized in Section 6019.

(A) Human Scale.

(1) Block sizes. In the GS-SD, the preference is for individual block faces no greater than five hundred (500) feet and a total perimeter no greater than fourteen hundred (1,400) feet.

(2) Mid-block connections. For blocks longer than 300 feet, a through-block connection is required. Building street frontages that are longer than 300 feet are strongly discouraged and must include a public through-block connection.

(3) Sidewalk Setbacks. Buildings shall be set back to provide adequate, accessible sidewalks, including a curb, street furniture/street tree zone, and a minimum 6-foot clear pedestrian zone. Secondary streets and side streets shall also provide a minimum 6-foot wide, clear pedestrian sidewalk. Projects shall follow all New Bedford Department of Public Infrastructure standards for sidewalks and streets.

(4) Lots. In the GS-SD, the preference is for lots that are platted to have a maximum lot width of five hundred (500) feet. Lot sizes and block sizes shall be coordinated.

(5) Height step-downs. Buildings shall follow the maximum height requirements as outlined in Section 6006 and Tables 6006.1 through 6006.8 to create a gradual increase of height from the existing N-R and U-R Districts to the proposed new development.

(B) Spaces for People.

(1) Active ground planes. A minimum of 50% (for a Mixed Tenement, Double Mixed Tenement) or 75% (for a Mixed-Use Building or Mixed-Use Spire) of the ground floor of a building fronting the street edge of the principal street shall have active ground floor uses:

i. Active uses include retail, restaurant, and cafés, personal services, other active commercial uses, publicly accessible office or residential lobbies, and active building amenity spaces (e.g., gym, residential common space). Where active commercial uses are not feasible, the following may be substituted: residential stoops; a setback of green, open space or public space with seating; public art, such as a mural or sculpture; or any other use that provides an engaging ground floor.

(2) Façade Location. No less than 60% of front façades at ground level shall be located at the minimum setback line to reinforce the front lot line.

(3) Connections. Sidewalks shall provide a direct connection among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.

(4) Neighborhood Connections.

i. In the GS-SD, continuous pedestrian connections shall be provided between all major points of pedestrian activity on a development site, including, but not limited to any transit stops, Bolton Street, Orchard Street, Cove, Street, Swift Street, Rockdale Avenue, and other area public and private ways abutting a development site.

ii. Development sites must improve access between the GS-SD and the Goulart Square neighborhoods by means of sidewalk connections, crosswalks, landscaping, traffic signalization, and traffic calming methods, as appropriate.

(5) Vehicular access. Curb cuts shall be minimized to the maximum extent feasible, and shared driveways are encouraged.

(6) Screening for Parking. Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk.

(7) Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way. Pad-mounted transformers/utility boxes shall be screened if visible from the public way.

(8) Dumpsters. Dumpsters shall be screened by a combination of fencing and plantings so as not to be visible from a public right-of-way. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.

(C) Climate Resiliency and Environmental Impact.

(1) Stormwater management. Applicants proposing projects that either discharge to the City's municipal stormwater system or meet the thresholds for development or redevelopment under the City's Stormwater Management Regulations must demonstrate compliance with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, as well as any applicable requirements under the City's Stormwater Management Regulations and MS4 Permit, and submit an Operations and Management Plan for both construction activities and post-construction maintenance and reporting.

(2) Large-building Setbacks. Commercial and Industrial buildings with floor plates greater than 50,000 square feet shall be set back from the front lot line by a minimum of 50 feet with ecologically-functioning, green space or programmed, usable open space.

(3) Lighting. Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.

(4) Plantings. Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.

(5) Utilities. Where feasible, electric, telephone, internet, cable TV, fiber optic, and other such lines shall be buried underground from the street connection to the final destination (building or structure) on the site.

(D) Architectural Design.

(1) Articulation of the Façade. Building façades over 60-80 feet in length are required to have a change in plane articulated by projecting or recessed bays, balconies, or setbacks. Building façades over 150 feet in length should have more substantial changes in the plane and massing.

6020. Design Standards and Guidelines

(A) **Applicability of Design Standards and Guidelines.** The New Bedford Planning Board may adopt and amend, by simple majority vote, Design Standards and Guidelines that shall apply to all rehabilitation, redevelopment, or new construction within the FBC Districts. Such Standards and Guidelines shall be objective and not subjective and may contain graphics illustrating a particular standard or definition to make it clear and understandable.

(B) **Waivers.** Except where expressly prohibited herein, upon the request of the applicant, the Planning Board may waive dimensional and other requirements of Section 6019 in the interests of design flexibility and overall project quality, if it finds such waiver will be consistent with the overall purpose and objectives of the FBC Districts that such waiver will allow the project to achieve the density, affordability, mix of uses, and or/physical character of allowable uses under this Section 6019.

(C) **Waivers for Setbacks for Open Space and Public Realm Amenities.** The plans and any necessary supporting documents submitted with an application for Plan Approval within the FBC Districts shall show the general location, size, character, and general area within which common open space or facilities will be located. The plans and documentation submitted to the Planning Board shall include a description of proposed ownership and maintenance provisions of all common open space and facilities and, if requested by the Planning Board, any necessary restrictions or easements designed to preserve the open space and recreational areas from future development. Upon consideration of the above information, the Planning Board may, in its sole discretion, approve a waiver as provided for in this Section 6020 for additional Front Setback to allow for common open space, public realm improvements, and recreational areas.

SECTION 2. Chapter 9, Section 2230 of the Code of Ordinances is hereby amended by "and Appendix D" after the words "Appendix A" and by inserting a new Appendix D – Table of Principal Use Regulations – Form-Based Code Subdistricts" as provided below.

APPENDIX D - PRINCIPAL USE TABLE - FORM BASED CODE SUB-DISTRICTS

Principal and Convenience Uses	FBC Sub-Districts							
	NEIGHBORHOOD RESIDENTIAL (N-R)	URBAN RESIDENTIAL (U-R)	MIXED USE-3 STORY (MU-3)	MIXED USE-4 STORY (MU-4)	MIXED USE-6 STORY (MU-6)	MIXED USE-8 STORY (MU-8)	FLEX DISTRICT (FLEX)	GOULART SQUARE SPECIAL DISTRICT (GS-SD)
1. PRINCIPAL USES								
A. Residential								
Household Living (As Listed Below)								
Single-Household - Detached Dwelling	Y	Y	N	N	N	N	N	N
Townhouse/Rowhouse (*allowed in Downtown)	N	Y	N	N*	N	N	N	Y
Two-Household - Attached Dwelling	Y	Y	Y	PB	N	N	N	N
Multi-Household - Attached Dwelling	Y	Y	Y	Y	Y	Y	Y	PB
Mixed Use - Attached Dwelling	Y	Y	Y	Y	Y	Y	Y	PB
Work/Live Creative Studio	PB	N	Y	Y	Y	Y	Y	PB
Group Living (As Listed Below)								
Assisted Living Facility/ Residence (ALF)	PB	PB	PB	PB	PB	PB	N	PB
Boarding House	N	N	BA	BA	BA	BA	N	N
Dormitory, Fraternity or Sorority	N	N	PB	PB	PB	PB	N	N
Homeless Shelter and Service Center	N	N	PB	PB	PB	PB	N	N
Independent Living Facility	N	PB	PB	PB	PB	PB	N	PB
Single Room Occupancy Housing (SRO)	N	N	PB	PB	PB	PB	N	N
Trailer Camp or Park	N	N	N	N	N	N	N	N
B. Lodging								
Bed and Breakfast or Inn	BA	BA	BA	BA	BA	BA	N	N
Hotel	N	N	Y	Y	Y	Y	N	Y
Motel	N	N	N	N	N	N	N	Y
Hotel Extended Stay	N	N	Y	Y	Y	Y	N	Y
Hostel	BA	N	BA	BA	BA	BA	N	N
C. Commercial - General Services								
Animal Services (As Listed Below)								
Animal Clinic or Hospital	N	N	BA	BA	BA	BA	N	BA
Commercial Kennel	N	N	BA	PB	N	N	N	BA

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Pet Grooming	BA	N	Y	Y	Y	Y	N	Y
Pet Training and Care	N	N	PB	PB	PB	PB	N	PB
Veterinarian	N	N	PB	PB	PB	PB	N	PB
Day Care Service (As Listed Below)								
Adult Day Care Center	BA	BA	Y	Y	Y	Y	Y	Y
Child Day Care Center	Y	Y	Y	Y	Y	Y	Y	Y
Personal Services (As Listed Below)								
Body-Art Establishment	N	N	BA	BA	BA	BA	BA	BA
Funeral Home	N	N	BA	BA	BA	BA	N	N
Maintenance and Repair of Consumer Goods	N	N	Y	Y	Y	Y	Y	Y
Motorized Single-User Shared Transport Station	N	N	Y	Y	Y	Y	Y	Y
Moving Services	N	N	N	N	N	N	N	N
Personal Services	Y	N	Y	Y	Y	Y	Y	Y
Personal Dry Cleaning and Laundry Services*	Y	N	Y	Y	Y	Y	Y	Y
Property Maintenance and Repair Service	N	N	Y	Y	Y	Y	Y	Y
D. Commercial – General Business and Office Uses								
Banking and Financial Services	N	N	Y	Y	Y	Y	Y	Y
Business or Professional Office	PB	N	Y	Y	Y	Y	Y	Y
Business Support Services	N	N	Y	Y	Y	Y	Y	Y
Co-Working Space	PB	N	Y	Y	Y	Y	Y	Y
Data Center	N	N	N	N	N	N	N	N
E. Commercial - Retail Uses								
Big Box Retail Store	N	N	N	N	N	N	N	N
Building/Home Supplies and Equipment	N	N	PB	PB	PB	PB	N	PB
Convenience Store	PB	N	Y	Y	Y	Y	Y	Y

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Drug Paraphernalia Store	N	N	N	N	N	N	N	N
Grocery Store	PB	N	Y	Y	Y	Y	PB	PB
Packaged Liquor Store	N	N	BA	BA	BA	BA	BA	BA
Pet Store	N	N	Y	Y	Y	Y	N	Y
Retail Stores and Services (not elsewhere set forth)	N	N	Y	Y	Y	Y	Y	Y
Supermarket	N	N	N	N	N	N	N	PB
Weaponry Store	N	N	N	N	N	N	N	N
Adult Entertainment (As Listed Below)								
Adult Entertainment Establishment	N	N	N	N	N	N	N	N
F. Commercial - Eating and Drinking Establishments								
Bar or Tavern	N	N	Y	Y	Y	Y	Y	Y
Brew Pub	N	N	Y	Y	Y	Y	Y	Y
Brewery, Distillery, Cidery, Winery	N	N	PB	PB	PB	PB	Y	Y
Micro Brewery, Distillery, Cidery, Winery with Tasting Room	N	N	PB	PB	PB	PB	Y	Y
Caterer/Wholesale Food Production	N	N	PB	PB	PB	PB	Y	PB
Food Hall or Public Market	PB	N	Y	Y	Y	Y	Y	Y
Neighborhood Café	PB	N	Y	Y	Y	Y	Y	Y
Restaurant	PB	N	Y	Y	Y	Y	Y	Y
Restaurant, Fast-Food or Take Out	N	N	PB	PB	PB	PB	N	PB

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G. Commercial - Art, Sport and Creative Enterprise								
Arena	N	N	N	N	N	N	N	N
Artisan Production and Creative Studio	PB	N	Y	Y	Y	Y	Y	Y
Broadcast and/or Recording Studio	N	N	Y	Y	Y	Y	Y	Y
Commercial Recreation, Indoor	N	N	Y	Y	Y	Y	Y	Y
Commercial Recreation, Outdoor	N	N	N	N	N	N	N	N
Conference and Convention Center	N	N	N	PB	PB	PB	PB	PB
Flat Floor Event Space	N	N	N	PB	PB	PB	PB	PB
Museum	N	N	Y	Y	Y	Y	Y	Y
Shared Creative Workspaces and Arts Education	PB	N	Y	Y	Y	Y	Y	Y
Sports Complex	N	N	N	N	N	N	N	N
Theaters and Auditoriums	N	N	Y	Y	Y	Y	Y	Y
H. Commercial - Motor-Vehicle Uses								
Car Share Parking Facility	PB	PB	Y	Y	Y	Y	Y	Y
Commercial Structured Parking Facility	N	N	PB	PB	PB	PB	PB	PB
Commercial Surface Parking Facility	N	N	PB	PB	PB	PB	PB	PB
Dispatch Service	N	N	N	N	N	N	N	N
Motor Vehicle Body Painting and Body Repair	N	N	N	N	N	N	N	N
Motor Vehicle General Repair and Maintenance	N	N	N	N	N	N	N	N
Motor Vehicle Light Service Station	N	N	CC -DN	CC-DN	N	N	N	CC
Motor Vehicle Rental	N	N	CC	N	N	N	CC	CC
Motor Vehicle Sales and Service	N	N	CC	N	N	N	CC	CC
Motor Vehicle Light Service Station and Convenience Store	N	N	CC-DN	CC-DN	N	N	CC	CC
Moving-Vehicle Share Parking Facility	N	N	N	N	N	N	N	N
I. Civic, Recreational and Institutional								
Civic Uses (As Listed Below)								
Cemetery	Y	Y	Y	Y	Y	Y	Y	Y

APPENDIX D - PRINCIPAL USE TABLE - FORM BASED CODE SUB-DISTRICTS

Principal and Convenience Uses	FBC Sub-Districts							
	NEIGHBORHOOD RESIDENTIAL (N-R)	URBAN RESIDENTIAL (U-R)	MIXED USE-3 STORY (MU-3)	MIXED USE-4 STORY (MU-4)	MIXED USE-6 STORY (MU-6)	MIXED USE-8 STORY (MU-8)	FLEX DISTRICT (FLEX)	GOULART SQUARE SPECIAL DISTRICT (GS-SD)
Community Center	N	N	Y	Y	Y	Y	Y	Y
Wireless Communications Facilities	BA	BA	BA	BA	BA	BA	BA	BA
Institutional Uses (As Listed Below)								
Club or Lodge (Nonprofit)	N	N	CC	CC	CC	CC	N	N
Educational Facilities and Services (Nonexempt)	PB	PB	Y	Y	Y	Y	Y	Y
Educational Facility (EXEMPT)	Y	Y	Y	Y	Y	Y	Y	Y
Municipal Facilities	Y	Y	Y	Y	Y	Y	Y	Y
Public Utility Facility	N	N	N	N	N	N	N	N
Public Utility Services	PB	PB	PB	PB	PB	PB	PB	PB
Religious Assembly/Establishment (EXEMPT)	Y	Y	Y	Y	Y	Y	Y	Y
Medical Uses (As Listed Below)								
Hospital or Nursing Home	N	N	PB	PB	PB	PB	PB	PB
Medical Offices, Center, or Clinic	N	N	BA	BA	BA	BA	N	BA
J. Industrial								
Prohibited Industrial Uses (As Listed Below)								
Earth Removal	N	N	N	N	N	N	N	N
Junkyard or Automobile Graveyard	N	N	N	N	N	N	N	N
Low-level Radioactive or Nuclear Waste Facility	N	N	N	N	N	N	N	N
Tire Recycling or Re-treading	N	N	N	N	N	N	N	N
Garbage Incineration	N	N	N	N	N	N	N	N
General Industrial Uses (As Listed Below)								
Batch Asphalt and Concrete Plants	N	N	N	N	N	N	N	N
Biomass Recycling Facility	N	N	N	N	N	N	N	N
Commercial Dry Cleaning and Laundry Services	N	N	N	N	N	N	N	N
Contractor's Yard	N	N	N	N	N	N	N	N
Freight Terminal	N	N	N	N	N	N	N	N

APPENDIX D - PRINCIPAL USE TABLE - FORM BASED CODE SUB-DISTRICTS								
Principal and Convenience Uses	**FBC Sub-Districts**							
	NEIGHBORHOOD RESIDENTIAL (N-R)	URBAN RESIDENTIAL (U-R)	MIXED USE-3 STORY (MU-3)	MIXED USE-4 STORY (MU-4)	MIXED USE-6 STORY (MU-6)	MIXED USE-8 STORY (MU-8)	FLEX DISTRICT (FLEX)	GOULART SQUARE SPECIAL DISTRICT (GS-SD)
Heavy Materials Sales and Distribution	N	N	N	N	N	N	N	N
Material Salvage and Recycling Facility	N	N	N	N	N	N	N	N
Recycling Collection Facility	N	N	N	N	N	N	N	N
Self-Storage Facility	N	N	N	N	N	N	N	PB
Transportation Terminal	N	N	N	N	N	N	N	N
Warehouse, Wholesale Trade and Distribution	N	N	N	N	N	N	PB	PB
Warehouse	N	N	N	N	N	N	N	N
R&D and Manufacturing (As Listed Below)								
Biotechnology Facilities	N	N	N	N	N	N	Y	Y
Manufacturing	N	N	N	N	N	N	Y	Y
Manufacturing, Light	N	N	N	N	N	N	Y	Y
Medical Devices Manufacturing	N	N	N	N	N	N	Y	Y
Research, Development or Testing Laboratories and Facilities	N	N	Y	Y	Y	Y	Y	Y
Marijuana Related Uses (As Listed Below)								
Craft Marijuana Cooperative	N	N	N	N	N	N	N	N
Independent Testing Laboratory	N	N	N	N	N	N	N	N
Marijuana Cultivator	N	N	N	N	N	N	N	N
Marijuana Product Manufacturer	N	N	N	N	N	N	N	N
Marijuana Research Facility	N	N	N	N	N	N	N	N
Marijuana Retailer	N	N	N	N	N	N	N	N
Marijuana Transporter	N	N	N	N	N	N	N	N
Medical Marijuana Treatment Center	N	N	N	N	N	N	N	N
K. Marine-Related Uses								
Aquarium	N	N	N	N	N	N	N	N
Aquatic Equipment Rental	N	N	N	N	N	N	N	Y
Maritime Education	Y	Y	Y	Y	Y	Y	Y	Y

APPENDIX D - PRINCIPAL USE TABLE - FORM BASED CODE SUB-DISTRICTS								
Principal and Convenience Uses	**FBC Sub-Districts**							
	NEIGHBORHOOD RESIDENTIAL (N-R)	URBAN RESIDENTIAL (U-R)	MIXED USE-3 STORY (MU-3)	MIXED USE-4 STORY (MU-4)	MIXED USE-6 STORY (MU-6)	MIXED USE-8 STORY (MU-8)	FLEX DISTRICT (FLEX)	GOULART SQUARE SPECIAL DISTRICT (GS-SD)
Marine Recreational Facility	N	N	N	N	N	N	N	N
Maritime Trade	N	N	N	N	N	N	N	N
Seafood Handling and Processing	N	N	N	N	N	N	N	N
Seafood Packaging and Distribution	N	N	N	N	N	N	N	N
Shipyard,boatyard, shipbuilding, boatbuilding	N	N	N	N	N	N	N	N
Waterfront Storage and Distribution Facility	N	N	N	N	N	N	N	N

APPENDIX D - PRINCIPAL USE TABLE - FORM BASED CODE SUB-DISTRICTS								
Principal and Convenience Uses	**FBC Sub-Districts**							
	NEIGHBORHOOD RESIDENTIAL (N-R)	URBAN RESIDENTIAL (U-R)	MIXED USE-3 STORY (MU-3)	MIXED USE-4 STORY (MU-4)	MIXED USE-6 STORY (MU-6)	MIXED USE-8 STORY (MU-8)	FLEX DISTRICT (FLEX)	GOULART SQUARE SPECIAL DISTRICT (GS-SD)
L. Agriculture								
Agricultural Use (Exempt)	Y	Y	Y	Y	Y	Y	Y	Y
Agricultural Use (Nonexempt)	PB	PB	PB	PB	PB	PB	PB	PB
Controlled Environment Agriculture	N	N	N	N	N	N	PB	PB
Aquaculture	N	N	N	N	N	N	N	N
Aquaponics	N	N	N	N	N	N	PB	PB

Symbols employed below shall mean the following:

Y = Permitted Use (by right)

N = An Excluded or Prohibited Use.

BA = A use authorized under Special Permit from the Board of Appeals as provided under Section 5300.

CC = A use authorized under Special Permit from the City Council as provided under Section 5300.

PB = A use authorized under Special Permit from the Planning Board as provided under Section 5300.

DN = Not permitted in the Downtown as defined in Section 1200.

SECTION 3. Chapter 9, Section 2720 Table of Dimensional Regulations. APPENDIX B – TABLE OF DIMENSIONAL REGULATIONS is hereby amended by inserting the following text before the table:

All projects within the FBC Districts are subject to the dimensional standards for the Subdistricts and Building Types as defined in Section 6000.

SECTION 4. Chapter 9, Section 1200 Definitions, is hereby amended by inserting the definitions as provided below.

Amenity Space A feature of a lot or building that provides outdoor social, recreational, and/or leisure space for the comfort and/or convenience of the residents of a building.

Build-To-Zone (BTZ) The area of a site within which a building may be located based on front, side, and rear setback requirements. The BTZ is expressed as a range of minimum and maximum distances between the building façade (excluding permissible encroachments) and an adjacent Property Line. The BTZ sets the limits of the building footprint.

Civic Space An open space designed to support civic, cultural, ecological, recreational, or social activities.

Controlled Environment Agriculture (CEA) Any agricultural technology that enables the grower to manipulate the environment to desired growing and/or cultivation conditions. In the City of New Bedford, CEA is limited to food production.

Fenestration The arrangement, proportioning and design of windows, doors, and other openings in a building façade.

Floor Plate The total gross floor area of a single story of a building, excluding balconies.

Historic A site, building or object at least seventy-five years old, but built at least 50 years ago that is significant in the local, state or American history.

Historical Architectural, archeological, engineering or cultural elements that are representative of significant eras in the City's past.

Historic structure means any structure that is:

- Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
- By an approved state program as determined by the Secretary of the Interior; or
- Directly by the Secretary of the Interior in states without approved programs. [US Code of Federal Regulations, Title 44, Part 59]

Landscaped Area. The area of a lot covered by turf grass or other groundcovers; planting beds; paving stones, grass pavers, pervious concrete, or porous asphalt; or rock surfacing such as stone, gravel, and other similar materials; excluding driveways, parking spaces, and other surfaces intended for the maneuvering of motor vehicles. May also describe something referred to as landscaped, such as a "landscaped buffer."

Public Open Space. Consists primarily of street rights-of-way and other publicly accessible spaces such as parks, squares, plazas, courtyards, and alleys.

Publicly Accessible, Private Open Space. Consists of publicly accessible but privately-owned spaces such as parks, squares, plazas, courtyards and alleys. This does not include privately-accessible green space, surface parking lots and loading areas.

SECTION 5. This Ordinance shall take effect in accordance with the provisions of Chapter 40A and Chapter 43 of the General Laws.

IN CITY COUNCIL, April 9, 2026
Referred to the Committee on Ordinances and the Planning Board.
Dennis W. Farias, City Clerk

IN CITY COUNCIL, July 16, 2026
Passed to a Second Reading. Dennis W. Farias, City Clerk

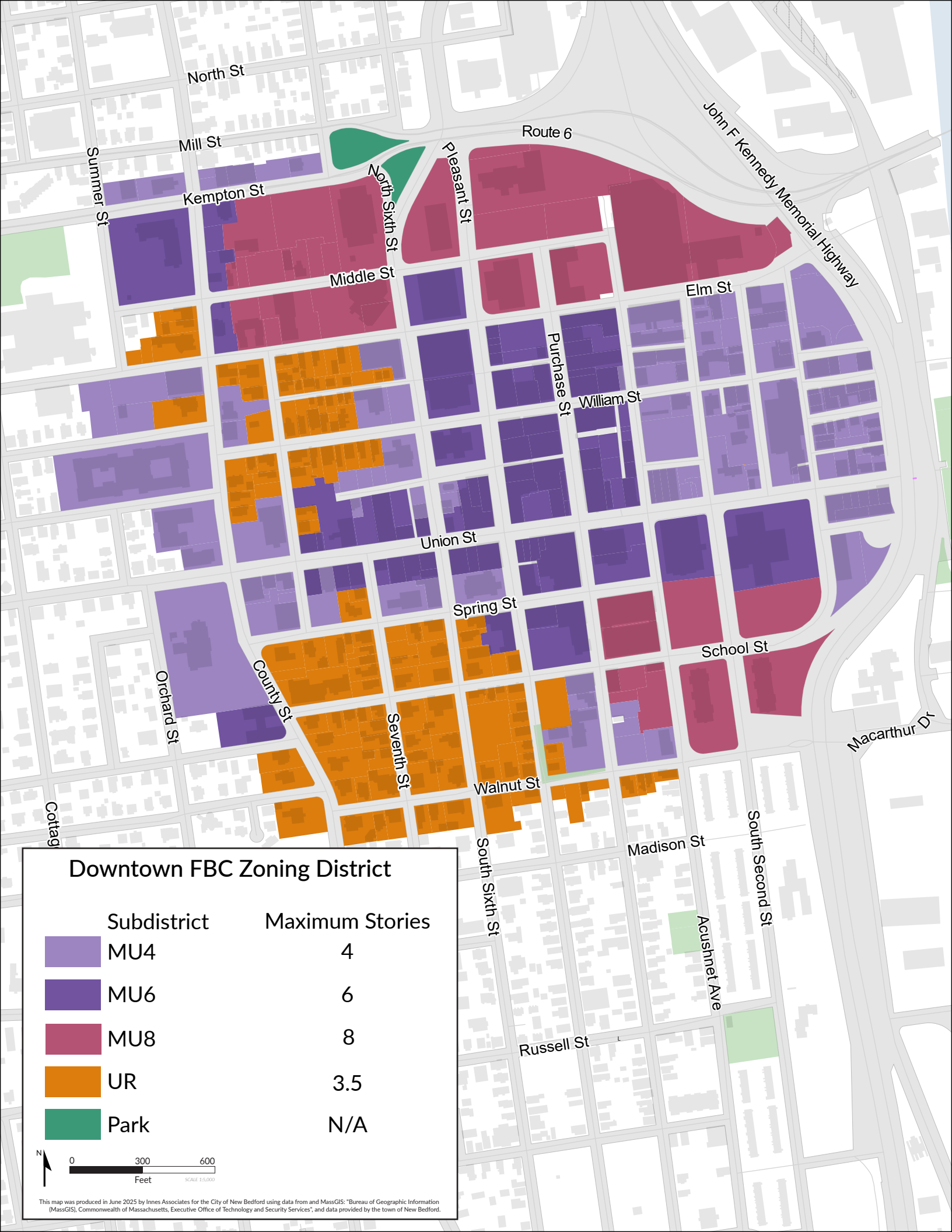
SPECIAL MEETING
IN CITY COUNCIL, August 25, 2026
Passed to be Ordained – Yeas 11, Nays 0. Dennis W. Farias, City Clerk
Presented to the Mayor for approval August 27, 2026.
Dennis W. Farias, City Clerk
Approved August 28, 2026. Jonathan F. Mitchell, Mayor
a true copy, attest:

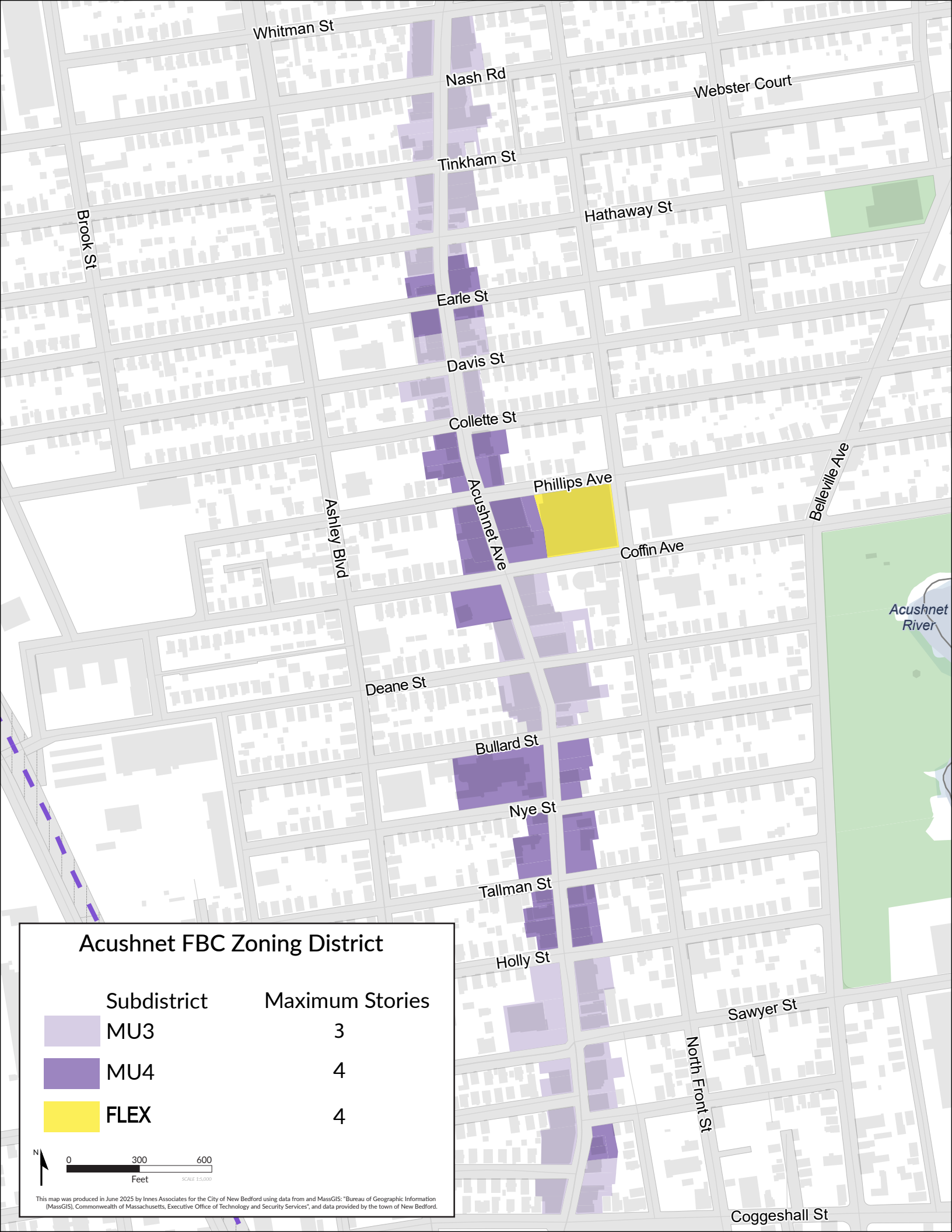
Dennis W. Farias

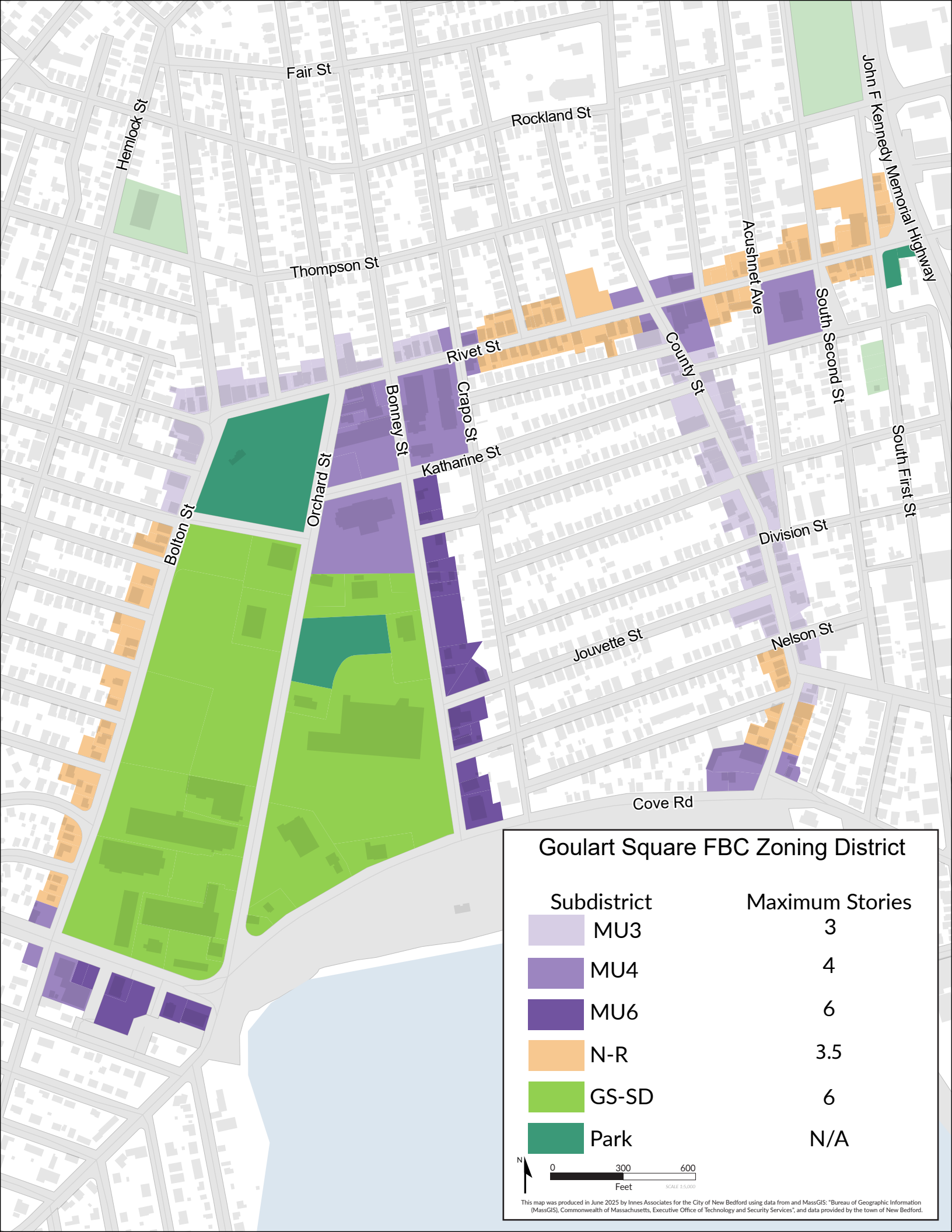
City Clerk

City of New Bedford Zoning Map sheets:

- Downtown FBC Zoning District
- Acushnet Avenue FBC Zoning District
- Goulart Square FBC Zoning District


North St
Mill St
Summer St
Kempton St
North Sixth St
Pleasant St
Route 6
John F Kennedy Memorial Highway
Middle St
Elm St
Purchase St
William St
Union St
Spring St
School St
Orchard St
County St
Seventh St
Walnut St
Macarthur Dr
Madison St
South Sixth St
South Second St
Acushnet Ave
Russell St
Cottag
Downtown FBC Zoning District
Subdistrict
Maximum Stories
MU4
4
MU6
6
MU8
8
UR
3.5
Park
N/A
N
0
300
600
Feet
SCALE 1:5,000
This map was produced in June 2025 by Innes Associates for the City of New Bedford using data from and MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services", and data provided by the town of New Bedford.


Whitman St
Nash Rd
Webster Court
Tinkham St
Brook St
Hathaway St
Earle St
Davis St
Collette St
Phillips Ave
Belleville Ave
Ashley Blvd
Acushnet Ave
Coffin Ave
Acushnet River
Deane St
Bullard St
Nye St
Tallman St
Holly St
Sawyer St
North Front St
Coggeshall St
Acushnet FBC Zoning District
Subdistrict
Maximum Stories
MU3
3
MU4
4
FLEX
4
N
0
300
600
Feet
SCALE 1:5,000
This map was produced in June 2025 by Innes Associates for the City of New Bedford using data from and MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services", and data provided by the town of New Bedford.


Fair St
Hemlock St
Rockland St
John F Kennedy Memorial Highway
Thompson St
Acushnet Ave
South Second St
Rivet St
County St
Bonney St
Crapo St
Katharine St
South First St
Orchard St
Bolton St
Division St
Jouvette St
Nelson St
Cove Rd
Goulart Square FBC Zoning District
Subdistrict
Maximum Stories
MU3
3
MU4
4
MU6
6
N-R
3.5
GS-SD
6
Park
N/A
N
0
300
600
Feet
SCALE 1:5,000
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