



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

DEPARTMENT OF INSPECTIONAL SERVICES
133 WILLIAM STREET – ROOM 308
NEW BEDFORD, MA 02740

New Bedford Comprehensive Zoning Code Review Code of Ordinances – Chapter-9

13-19 Commercial Street – Plot: 47 – Lot: 189 – Zoned District: IA
21-35 Commercial Street – Plot: 47 – Lot: 189 – Zoned District: IA
24 Union Street – Plot: 47 – Lot: 41 – Zoned District: IA
SW John F. Kennedy Highway – Plot: 47 – Lot: 127 – Zoned District: MUB

Special Permit is Required from the Zoning Board of Appeals
Site Plan Review is Required from the Planning Board

Zoning Code Review as follows:

Special Permit

Zoning Board of Appeals

❖ SECTION

- 2400 – Nonconforming Uses and Structures
- 2410 – Applicability
- 2430 – Nonconforming Structures, Other Than Single and Two-Family Structure
 - 2421 – Change or substantial extension of the use;
 - 2422 – Change from one nonconforming use to another, less detrimental, nonconforming use. *(To allow residential units on the 1st floor level)*
- 5300-5390 – Special Permit

Special Permit

Zoning Board of Appeals

❖ SECTION

- 4500-4572 – Downtown Business Overlay District (DBOD)
- 5300-5390 – Special Permit

Site Plan Review

Planning Board

❖ SECTIONS

- 5400 – Site Plan Review
- 5410 – Purpose
- 5420 – Applicability
 - 5421. Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces
 - 5422. New multiple-family residential construction of three (3) or more units or expansion of existing multifamily residential structures resulting in the creation of one or more additional units.
- 5430-5490B



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Parking & Loading Spaces Calculations

24 Union Street & 15-19 & 21-35 Commercial Street & SW John F. Kennedy Highway – Mixed Use Business

Parking Spaces Calculations

Number of Spaces Required – Multi-Family

Number of Space Required = 2 Parking Spaces/Unit x 26-Units = 52 Parking Spaces

Number of Spaces Required – 2nd Floor Bed & Breakfast – Hotel

Number of Space Required = 5 guest room ÷ 1 guest room/parking space = 5 Parking Spaces

Number of Space Required = 1 Assumed Employee ÷ 1 parking space/employee per shift = 1 Parking Spaces

Number of Spaces Required – 1st Retail Space

Number of Space Required = 516sf ÷ 200sf gross floor/parking space = 2.58 = 3 Parking Spaces

Number of Spaces Required – 1st Floor Bar Space – Places of Assembly

Number of Space Required = 85 Occupants ÷ 5 Occupants/Parking Space = 17 Parking Spaces

Total Number of Parking Spaces Required = 78 Parking Spaces

Number of Parking Spaces Provided = 18 Parking Spaces

Total Number of Spaces Required

Number of Spaces Required for Relief = 60 Parking Spaces