



**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***

SW Block of Acushnet Avenue between Nye Street & Tallman Street

PLOT: 98 – LOT: 278 – ZONED DISTRICT: MUB

*(Note: Lot 278 has merged with Lot 160 of 1349 Acushnet Avenue for tax purposes)*

#### **Special Permit Required from the Planning Board**

***Zoning Code Review as follows:***

#### ***Special Permit***

#### ***Planning Board***

- 
- 3100 – Parking and Loading
  - 3110 – Applicability
  - 3120 – Special Permit
  - 3130 – Table of Parking Loading Requirements – Appendix C
    - Businesses engaged in retail sale of goods and services, not elsewhere enumerated herein
  - 5300-5330 & 5360-5390 – Special Permit



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## Parking Spaces Calculations

SW Block of Acushnet Avenue between Nye Street & Tallman Street  
Business Storefronts – 1,040sf

### Parking Spaces

Number of Spaces Required – Business Storefront = 1,040sf

Number of Space Required = 1,040sf / 200sf gross floor/parking space = 6 Parking Spaces

Number of Parking Spaces Provided = 2 Parking Spaces

Number of Parking Spaces Required for Relief = 4 Parking Spaces

## **3100. - PARKING AND LOADING.**

**3110. Applicability.** Every building erected, enlarged, converted, or relocated and each use or change of use of land shall be provided with off-street parking spaces and off-street loading spaces in accordance with Section 3130, Table of Parking Requirements.

3111. In the event of the enlargement of a structure existing on the effective date of the ordinance from which this Section is derived, or the construction or relocation of additional structures on a lot, after such effective date, the regulations of this Section shall apply only to the enlargement, construction or relocation thereof, except that any off-street parking and off-street loading facilities established to serve any buildings and any uses prior to such effective date shall not be reduced below the required number.

3112. For a building or premises used for combined purposes, the number of off-street parking spaces and off-street loading spaces shall be determined as the sum of the required number of spaces in each component of the combined use.

3113. Where the computation of required parking spaces and loading spaces result in a fractional number, the required parking spaces shall be the next whole number.

(Ord. of 12-23-03, § 1)

**3120. Special Permit.** Any parking or loading requirement set forth herein may be reduced upon the issuance of a special permit by the Planning Board if the Board finds that the reduction is not inconsistent with public health and safety, or that the reduction promotes a public benefit. Such cases might include:

3121. Use of a common parking lot for separate uses having peak demands occurring at different times;

3122. Age or other characteristics of occupants of the facility requiring parking which reduces auto usage;

3123. Peculiarities of the use which make usual measures of demand invalid;

3124. Availability of on-street parking or parking at nearby municipally owned facilities.

3125. Where a special permit is granted, a reserve area, to be maintained indefinitely as landscaped open space, may be required sufficient to accommodate the difference between the spaces otherwise required and the spaces reduced by special permit. The parking/site plan shall show (in dotted outline) how the reserve area would be laid out in to provide the otherwise required number of spaces.

(Ord. of 12-23-03, § 1)

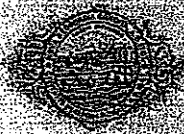
**3130. Table of Parking and Loading Requirements. See Appendix C.**

(Ord. of 12-23-03, § 1)

**APPENDIX C - TABLE OF PARKING AND LOADING REQUIREMENTS**

<b>USE</b>	<b>PARKING REQUIREMENTS</b>	<b>LOADING REQUIREMENTS</b>
<p>One-family dwelling Two-family dwelling Multi-family (3) or more per structure</p>	<p>Two (2) spaces per dwelling unit Two (2) spaces per dwelling unit</p>	<p>One (1) loading space for each multifamily dwelling containing more than ten (10) dwelling units, or more than twenty (20) housekeeping units</p>
<p>Hotel, motel, bed and breakfast, rooming or boarding or lodging house, tourist home, dormitories, or other non-family residence accommodations, excluding group homes</p>	<p>One (1) space per each employee per shift, who does not reside on the premises; one (1) space per guest room, dwelling parking requirements, if applicable</p>	<p>One (1) loading space for each building containing more than 20 guest rooms</p>
<p>Offices: General, professional, business, banks, medical clinics and laboratories, radio and television stations; office of non-profit educational, cultural, or charitable organizations</p>	<p>One (1) space per each 200 sq. ft. of gross floor area but not less than two (2) spaces for each business unit intended to occupy the premises. After 10,000 sq. ft. of gross floor area, one space for every 1,000 sq. ft. of gross floor area</p>	<p>One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for 100,000 sq. ft. or more of gross floor area</p>

Fast-food drive-in, carry-out restaurants	One (1) space per each employee per shift for a minimum of five (5) spaces plus one (1) space per 100 sq. ft. of gross floor area with a minimum of twenty (20) spaces	One (1) loading space for each building
Businesses engaged in retail sale of goods and services, not elsewhere enumerated herein	One (1) space per each 200 sq. ft. of gross floor area, but not less than two (2) spaces for each business use intended to occupy the premises. After 20,000 sq. ft. gross floor area, one space per 400 sq. ft.	One loading space for each building containing more than 5,000 and less than 10,000 sq. ft. of gross floor area. Thereafter, one (1) additional loading space shall be required for each additional 25,000 sq. ft. of gross floor area
Businesses engaged in retail sale, rental, repair, servicing, storage and distribution of motor vehicles, trailers, campers, boats, furniture or building materials	One (1) space per each 400 sq. ft. of gross floor area, but not less than two (2) spaces for each business use intended to occupy the premises	
Hospital, convalescent homes, nursing homes, rest homes or homes for the aged	One (1) space per three (3) beds, three (3) space Drop-Off Zone.	One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for buildings containing 100,000 sq. ft. or more of gross floor area



City of New Bedford, Massachusetts  
 Building Department  
 Application for Plan Examination  
 and Building Permit

FOR BUILDING DEPT. USE

DATE RECEIVED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

ISSUED BY: \_\_\_\_\_

IMPORTANT - COMPLETE ALL ITEMS - MARK BOXES WHERE APPLICABLE - PRINT

Permit No. \_\_\_\_\_  
 Completion Date \_\_\_\_\_

SW CORNER AUSTIN AVENUE & NYE ST  
 BETWEEN NYE (STREET) AND DAVEMAN (CROSS STREET)  
 PLOT 90-278 LOT 160 B DISTRICT MVB ACCEPTED STREET AUSTIN AVE  
 PLANS FILED  YES  NO

II. TYPE AND COST OF BUILDING - all applicants complete parts A through D - PRINT

A. TYPE OF IMPROVEMENT

- 1  New Building
- 2  Addition (if residential, enter number of new housing units added, if any, in Part D, 14)
- 3  Alteration (if residential, enter number of new housing units added, if any, in Part D, 14)
- 4  Repair, replacement
- 5  Demolition (if multifamily residential, enter number of units in building in Part D, 14; if non-residential, indicate most recent use checking D-18 - D-32)
- 6  Moving (relocation)
- 7  Foundation only

D1. PROPOSED USE - For demolition most recent use

- |  |   |
|--|---|
| Residential  | Nonresidential  |
| 13 <input type="checkbox"/> One family   | 19 <input type="checkbox"/> Amusement, recreational               |
| 14 <input type="checkbox"/> Two or more family - Enter number of units _____                   | 20 <input type="checkbox"/> Church, other religious               |
| 15 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units _____ | 21 <input type="checkbox"/> Industrial                            |
| 16 <input type="checkbox"/> Garage   | 22 <input type="checkbox"/> Parking garage                        |
| 17 <input type="checkbox"/> Carport  | 23 <input type="checkbox"/> Service station, repair garage        |
| 18 <input type="checkbox"/> Other - Specify _____  | 24 <input type="checkbox"/> Hospital, institutional               |
|  | 25 <input checked="" type="checkbox"/> Office, bank, professional |
|  | 26 <input type="checkbox"/> Public utility                        |
|  | 27 <input type="checkbox"/> School, library, other educational    |
|  | 28 <input type="checkbox"/> Stores, mercantile                    |
|  | 29 <input type="checkbox"/> Tanks, towers                         |
|  | 30 <input type="checkbox"/> Funeral homes                         |
|  | 31 <input type="checkbox"/> Food establishments                   |
|  | 32 <input type="checkbox"/> Other - Specify _____                 |

B. OWNERSHIP

- 8  Private (individual, corporation, nonprofit institution, etc.)
- 9  Public (Federal, State, or local government)

D2. Does this building contain asbestos?

- YES  NO If yes complete the following:  
 Name & Address of Asbestos Removal Firm: \_\_\_\_\_

Submit copy of notification sent to DEUE and the State Dept. of Labor & Industries and results of air sample analysis after asbestos removal is completed

D3. Non-residential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

HAIR STYLIST BEAUTY PARLOR

C. COST (Omit cents)

- 10 Cost of construction \$ \_\_\_\_\_  
 To be installed but not included in the above cost
- a. Electrical \_\_\_\_\_
- b. Plumbing \_\_\_\_\_
- c. Heating, air conditioning \_\_\_\_\_
- d. Other (elevator, etc.) \_\_\_\_\_
- 11. TOTAL VALUE OF CONSTRUCTION \_\_\_\_\_
- 12. TOTAL ASSESSED BLDG. VALUE \_\_\_\_\_

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings complete part E through I; for demolition, complete only parts G, H & I. For all others, (additions, alterations, repair, moving, foundation), complete E through L.

E. PRINCIPAL TYPE OF FRAME

- 33  Masonry (wall bearing)
- 34  Wood frame
- 35  Structural steel
- 36  Reinforced concrete
- 37  Other - Specify \_\_\_\_\_

G. TYPE OF SEWAGE DISPOSAL

- 43  Public or private company
- 44  Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

- 45  Public or private company
- 46  Private (well, cistern)

J. DIMENSIONS

- 53 Number of stories 1
- 54 Height 14'
- 55 Total square feet of floor area, all floors based on exterior dimensions 40
- 56 Building length 16
- 57 Building width 640
- 58 Total sq. ft. of bldg. footprint 37,120'
- 59 Front lot line width 36,350'
- 60 Rear lot line width 69,680'
- 61 Depth of lot 2568
- 62 Total sq. ft. of lot size 10,3270
- 63 % of lot occupied by bldg. (58+62) 0
- 64 Distance from lot line (front) 31.37'
- 65 Distance from lot line (rear) 21.11'
- 66 Distance from lot line (left) 0
- 67 Distance from lot line (right) 0

F. PRINCIPAL TYPE OF HEATING FUEL

- 38  Gas
- 39  Oil
- 40  Electricity
- 41  Coal
- 42  Other - Specify \_\_\_\_\_

I. TYPE OF MECHANICAL

- Is there a fire sprinkler system?
- 47  YES 48  NO
- Will there be central air conditioning?
- 49  Yes 50  No
- Will there be an elevator?
- 51  Yes 52  No

300



BUS.

NYE ST

BUS.

45

25

37.27

75

38.13

73.53

159

3308

73.99  
1853

197

37.27

160  
26.89

37.12

45.1

25

37.02

278  
2592  
68.68

21.73

BUS.



ACUSHNET

209

64

47

102 NORTH

10



