



CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

Planning

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MBA*

CITY CLERKS OFFICE
NEW BEDFORD, MA

2014 DEC 10 A 8:44

CITY CLERK

November 25, 2014

City Council President Joseph P. Lopes
Honorable Members of the City Council
City of New Bedford
133 William Street
New Bedford, MA 02740

Re: Ordinance Amendment - Table of Principal Use Regulations

Dear Council President Lopes and Members of the City Council:

Enclosed for your review and consideration, please find a proposed amendment to Chapter 9 of the New Bedford Code of Ordinances, pertaining to Zoning. The purpose of the proposed amendment is to amend Appendix A Table of Principal Use Regulations to exclude a Contractor's Yard from Mixed Use Business and Planned Business Districts. This use would continue to be allowed on Industrial A and Industrial B zoned property. This change has been requested by the Planning Department because this use, in a Mixed Use or Planned Business District, is inconsistent with the City's planning objectives and is not compatible with the other allowed uses in those zones.

At the City Council's convenience, a representative of the Planning Department will be available to meet with the City Council to respond to questions pertaining to the proposed amendment.

Sincerely,

Jonathan F. Mitchell
Mayor

cc: Jill Maclean

PLANNING

DEC 23 2014

DEPARTMENT

IN CITY COUNCIL, December 18, 2014

Referred to the Committee on Ordinances and the Planning Board.

Dennis W. Farias, City Clerk

a true copy, attest:

City Clerk

Appendix A Table of Principal Use Regulations

Principal Use	Districts												
	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD		
A. Residential													
1. Single-family dwelling	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	
2. Two-family dwelling	N	Y	Y	N	Y	N	N	N	N	N	N	N	
3. Multi-family townhouse (3 stories)	N	N	Y	N	Y	N	N	N	N	N	N	Y	
4. Multi-family garden style (4 stories)	N	N	N	N	N	N	N	N	N	N	N	Y	
5. Multi-family mixed use (6 stories)	N	N	N	N	PB	N	N	N	N	N	N	Y	
6. Multi-family mid-rise (12 stories)	N	N	N	N	N	N	N	N	N	N	N	PB	
7. Multi-family high-rise (18 stories)	N	N	N	N	N	N	N	N	N	N	N	N	
8. Boarding house	N	N	BA	N	BA	N	N	N	N	N	N	N	
9. Group residence	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	
10. Assisted or independent living facility	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	
11. Nursing or Convalescent home	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	
12. Trailer camp or park	N	N	N	N	N	N	N	N	N	N	N	N	
13. Hoofed animals	N	N	N	N	N	Y	N	N	N	N	N	N	
14. Animals or head of poultry, not to exceed one animal or head of poultry per one thousand (1,000) square feet of net area of the lot. Net area shall be determined by subtracting the gross ground floor area of all buildings and structures on the lots from the gross area of the lot plus any contiguous lots owned by the same party.	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	
B. Exempt and Institutional Uses													
1. Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
2. Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
3. Child care facility (in existing building)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
4. Child care facility (not in existing building)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
5. Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
6. Facilities for the sale of produce, and wine and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
7. Municipal facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
8. Essential services	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	
9. Cemeteries	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	
10. Hospital	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	

Appendix A (Continued) Table of Principal Use Regulations

	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD
C. Commercial											
1. Nonexempt agricultural use	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
2. Nonexempt educational use	N	N	N	N	Y	Y	BA	BA	BA	BA	Y
3. Animal clinic or hospital, with ancillary animal boarding	N	N	N	N	SP	N	BA	BA	BA	N	BA
4. Adult day care	BA	BA	BA	BA	BA	N	N	N	N	N	Y
5. Family day care	BA	BA	BA	BA	BA	N	N	N	N	N	Y
6. Large family day care	BA	BA	BA	BA	BA	N	N	N	N	N	Y
7. Club or lodge, nonprofit	CC	CC	CC	CC	CC	N	N	N	N	N	CC
8. Funeral home	BA	BA	BA	BA	BA	BA	N	N	N	N	N
9. Adult entertainment establishment	N	N	N	N	CC	CC	CC	CC	CC	CC	N
10. Bed & Breakfast	BA	BA	BA	BA	BA	N	N	N	N	N	BA
11. Motel, hotel or inn	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
12. Retail stores and services not elsewhere set forth	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
13. Grocery stores	N	N	N	N	Y	Y	BA	BA	BA	N	Y
14. Big Box Retail (60,000 Sq. ft. or greater)	N	N	N	N	BA	BA	N	N	N	N	Y
15. Health clubs	N	N	N	N	Y	Y	Y	Y	Y	N	Y
16. Mixed use	N	N	N	N	Y	Y	N	N	N	N	Y
17. Live /work	N	N	N	N	BA	BA	N	N	N	N	Y
18. Motor vehicle sales and rental	N	N	N	N	CC	CC	CC	CC	N	N	N
19. Motor vehicle general repairs	N	N	N	N	CC	CC	N	CC	N	Y	N
20. Motor vehicle body repairs	N	N	N	N	N	N	N	CC	N	N	N
21. Motor vehicle light service	N	N	N	N	CC	CC	CC	CC	N	CC	N
22. Restaurant	N	N	N	N	Y	Y	Y	N	SP	Y	Y
23. Restaurant, fast-food	N	N	N	N	BA	BA	BA	N	N	BA	BA
24. Business or professional office	N	N	N	N	Y	Y	Y	N	Y	Y	Y
25. Medical offices, center, or clinic	N	N	N	N	BA	BA	BA	N	BA	BA	Y
26. Bank, financial agency	N	N	N	N	Y	Y	Y	N	Y	Y	Y
27. Indoor commercial recreation	N	N	N	N	Y	Y	Y	N	N	Y	Y
28. Outdoor commercial recreation	N	N	N	N	BA	BA	BA	N	BA	BA	BA
29. Wireless Communications Facilities	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
30. Theatres and auditoriums	N	N	N	N	N	N	N	N	N	N	PB
31. Convention Centers	M	M	M	M	PB	PB	PB	PB	PB	N	PB

Appendix A (Continued) Table of Principal Use Regulations

	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD
D. Industrial											
1. Earth removal	N	N	N	N	N	N	N	N	N	N	N
2. Manufacturing	N	N	N	N	N	N	Y	Y	Y	Y	N
3. Light manufacturing	N	N	N	N	N	N	Y	Y	Y	Y	Y
4. Research, development or testing laboratories and facilities	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
5. Biotechnology facilities	N	N	N	N	N	N	Y	Y	Y	Y	Y
6. Medical devices manufacturing	N	N	N	N	N	Y	Y	Y	Y	Y	Y
7. Fish processing	N	N	N	N	N	N	N	N	N	Y	N
8. Wholesale, warehouse, self-storage mini-warehouse, or distribution facility	N	N	N	N	N	N	Y	Y	Y	Y	N

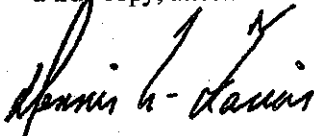
9. Transportation terminal	N	N	N	N	N	N	N	Y	Y	Y	Y	Y
10. Water freight terminal	N	N	N	N	N	N	N	N	N	N	Y	N
11. Businesses engaged in the sale, distribution or storage of grain, petroleum products, building materials and industrial machinery provided that such businesses shall be primarily reliant upon a waterfront location or shall be in direct support of an industrial use which requires a waterfront location	N	N	N	N	N	N	N	N	N	N	Y	N
12. Businesses engaged in the sale, distribution or storage of grain, petroleum products, building materials and industrial machinery	N	N	N	N	N	N	N	N	CC	N	N	N
13. Businesses engaged in salvaging, dismantling and reprocessing of scrap and waste materials including building materials, motor vehicles, machinery and equipment, paper, rags or any other discarded material, provided that such business shall be primarily reliant upon a waterfront location	N	N	N	N	N	N	N	N	N	N	Y	N
14. Junkyard or automobile graveyard	N	N	N	N	N	N	N	N	N	N	N	N
15. Contractor's yard	N	N	N	N	N	N	N	Y	Y	N	N	N
16. Low-level radioactive or nuclear waste facility	N	N	N	N	N	N	N	N	N	N	N	N
17. Tire recycling & re-treading	N	N	N	N	N	N	N	N	N	N	N	N
18. Batch asphalt & concrete plants	N	N	N	N	N	N	N	N	CC	N	N	N
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