

FEB 12 2026



CITY OF NEW BEDFORD

In the Year Two Thousand and Twenty-Five

AN ORDINANCE

RELATIVE TO PARKING REQUIREMENTS

31- 509

Be it ordained by the City Council of the City of New Bedford as follows:--

SECTION 1. Chapter 9, Appendix of the Code of Ordinances is hereby amended to remove the Table of Parking and Loading Requirements and insert the following in its place:

PARKING CODE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
A	Two (2) spaces per dwelling unit	One (1) loading space for each multifamily dwelling containing more than ten (10) dwelling units, or more than twenty (20) household units
B	1 space per unit; 2 spaces for unit with 3 or more bedrooms	One (1) loading space for each multifamily dwelling containing more than ten (10) dwelling units, or more than twenty (20) household units

C	One (1) space per each 500 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	One (1) loading space for each building
D	One (1) space per 3 customer seats with a minimum of ten (10) spaces	One (1) loading space for each building
E	One (1) space per each 300 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 (1) loading space for each building
F	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	
G	One (1) space per three (3) beds, three (3) space Drop-Off Zone.	One (1) loading space for each building
H	One (1) space per five (5) seats for which the building is designed	
I	One (1) space per each 500 sq. ft. of gross floor area	Two (2) loading spaces for each building containing 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 or for each fifteen (15) feet of dock, platform or opening in the building where the loading or unloading of commodities is intended to occur, whichever is the greatest
J	One (1) space per 1500 sq. ft. of gross floor area up to 15,000 sq. ft. Thereafter, one (1) additional space for each 5,000 sq. ft. or portion thereof in excess of 15,000 sq. ft.	
K	Three (3) space Drop-Off	One (1) loading

	Zone; 1 space per 750 sq. ft. of gross floor area.	space for each building
L	One (1) space per each 750 sq. ft. of gross floor area.	
M	One (1) space per guest room	One (1) loading space for each building containing more than 20 guest rooms
N	One (1) space for every four (4) beds.	One (1) loading space for each building containing more than twenty (20) guest rooms
O	<i>Reserved</i>	<i>Reserved</i>
P	<i>Reserved</i>	<i>Reserved</i>
Q	<i>Reserved</i>	<i>Reserved</i>
R	<i>Reserved</i>	<i>Reserved</i>
S	<i>Reserved</i>	<i>Reserved</i>
T	<i>Reserved</i>	<i>Reserved</i>
U	<i>Reserved</i>	<i>Reserved</i>
V	<i>Reserved</i>	<i>Reserved</i>
W	<i>Reserved</i>	<i>Reserved</i>
X	<i>Reserved</i>	<i>Reserved</i>
Y	<i>Reserved</i>	<i>Reserved</i>
Z	No Parking Requirement	No Loading Requirement

SECTION 2. Chapter 9, Appendix A of the Code of Ordinances is hereby amended to insert the following column for Parking Codes on the right side of the Table of Uses:

Principal Uses	Parking Code
1. PRINCIPAL USES	
A. Residential	
<u>Household Living (As Listed Below)</u>	
Single-Household - Detached Dwelling	A
Townhouse/Rowhouse	A
Two-Household - Attached Dwelling	A
Multi-Household - Attached Dwelling	B
Mixed Use - Attached Dwelling	B
Work/Live Creative Studio	A
<u>Group Living (As Listed Below)</u>	
Assisted Living Facility/Residence (ALF)	G

Boarding House	B
Dormitory, Fraternity or Sorority	G
Homeless Shelter and Service Center	N
Independent Living Facility	A
Single Room Occupancy Housing (SRO)	B
Trailer Camp or Park	A
B. Lodging	
Bed and Breakfast or Inn	M
Hotel or Motel	M
Hotel or Motel, Large	M
Extended Stay Hotel or Motel	M
Hostel	G
C. Commercial - General Services	
<u>Animal Services (As Listed Below)</u>	
Animal Clinic or Hospital	E
Commercial Kennel	C
Pet Grooming	C
Pet Training and Care	E
Veterinarian	C
<u>Day Care Service (As Listed Below)</u>	
Adult Day Care Center	K
Child Day Care Center	K
<u>Personal Services (As Listed Below)</u>	
Body-Art Establishment	E
Funeral Home	H
Maintenance and Repair of Consumer Goods	F
Motorized Single-User Shared Transport Station	J
Moving Services	J
Personal Services	E
Personal Dry Cleaning and Laundry Services	C
Property Maintenance and Repair Service	C
D. Commercial – General Business and Office Uses	
Banking and Financial Services	C
Business or Professional Office	C
Business Support Services	C
Co-Working Space	C
Data Center	J

E. Commercial - Retail Uses	
Big Box Retail Store	E
Building/Home Supplies and Equipment	E
Convenience Store	E
Drug Paraphernalia Store	E
Grocery Store	E
Packaged Liquor Store	E
Pet Store	E
Retail Stores and Services (not elsewhere set forth)	E
Supermarket	E
Weaponry Store	E
<u>Adult Entertainment (As Listed Below)</u>	
Adult Entertainment Establishment	E
F. Commercial - Eating and Drinking Establishments	
Bar or Tavern	E
Brew Pub	E
Brewery, Distillery, Cidery, Winery	E
Micro Brewery, Distillery, Cidery, Winery with Tasting Room	E
Caterer/Wholesale Food Production	E
Food Hall or Public Market	E
Neighborhood Café	E
Restaurant	E
Restaurant, Fast-Food or Take Out	D
G. Commercial - Art, Sport and Creative Enterprise	
Arena	H
Artisan Production and Creative Studio	C
Broadcast and/or Recording Studio	C
Commercial Recreation, Indoor	L
Commercial Recreation, Outdoor	L
Conference and Convention Center	L
Flat Floor Event Space	L
Museum	L
Shared Creative Workspaces and Arts Education	C

Sports Complex	L
Theaters and Auditoriums	H
H. Commercial - Motor-Vehicle Uses	
Car Share Parking Facility	Z
Commercial Structured Parking Facility	Z
Commercial Surface Parking Facility	Z
Dispatch Service	F
Motor Vehicle Body Painting and Body Repair	F
Motor Vehicle General Repair and Maintenance	F
Motor Vehicle Light Service Station	F
Motor Vehicle Rental	F
Motor Vehicle Sales and Service	F
Motor Vehicle Light Service Station and Convenience Store	E
Moving-Vehicle Share Parking Facility:	F
I. Civic and Institutional	
<u>Civic Uses (As Listed Below)</u>	
Cemetery	Z
Community Center	L
Wireless Communications Facilities	Z
<u>Institutional Uses (As Listed Below)</u>	
Club or Lodge (Nonprofit)	C
Educational Facilities and Services (Nonexempt)	K
Educational Facility (Exempt)	K
Municipal Facilities	C
Public Utility Facility	I
Public Utility Services	J
Religious Assembly/Establishment (Exempt)	H
<u>Medical Uses (As Listed Below)</u>	
Hospital or Nursing Home	G
Medical Offices, Center, or Clinic	C
J. Industrial	
<u>Prohibited Industrial Uses (As Listed Below)</u>	
Earth Removal	-
Junkyard or Automobile Graveyard	-
Low-level Radioactive or Nuclear Waste Facility	-

Tire Recycling or Re-treading	-
Garbage Incineration	-
<u>General Industrial Uses (As Listed Below)</u>	
Batch Asphalt and Concrete Plants	I
Biomass Recycling Facility	I
Commercial Dry Cleaning and Laundry Services	I
Contractor's Yard	I
Freight Terminal	J
Heavy Materials Sales and Distribution	J
Material Salvage and Recycling Facility	J
Recycling Collection Facility	J
Self-Storage Facility	J
Transportation Terminal	J
Warehouse, Wholesale Trade and Distribution	J
Warehouse	J
<u>R&D and Manufacturing (As Listed Below)</u>	
Biotechnology Facilities	I
Manufacturing	I
Manufacturing, Light	I
Medical Devices Manufacturing	I
Research, Development or Testing Laboratories and Facilities	I
<u>Marijuana Related Uses (As Listed Below)</u>	
Craft Marijuana Cooperative	E
Independent Testing Laboratory	I
Marijuana Cultivator	C
Marijuana Product Manufacturer	I
Marijuana Research Facility	I
Marijuana Retailer	E
Marijuana Transporter	J
Medical Marijuana Treatment Center	G E
K. Marine-Related Uses	
Aquarium	L
Aquatic Equipment Rental	E
Maritime Education	K
Marine Recreational Facility	L
Maritime Trade	I
Seafood Handling and Processing	I
Seafood Packaging and Distribution	J
Shipyards, Boatyard, Shipbuilding, Boatbuilding	F
Waterfront Storage and Distribution Facility	J

L. Agriculture	
Agricultural Use (Exempt)	Z
Agricultural Use (Nonexempt)	Z
Aquaculture	Z
Aquaponics	Z

SECTION 3. Chapter 9, Appendix A of the Code of Ordinances is hereby amended to insert the following footnotes below the Table of Uses:

- 1) For parcels that fall within the Kings Highway Transit Oriented Development Overlay District (KH-TOD) or the Clasky Common Transit Oriented Development Overlay District (CC-TOD) Dimensional Regulations and Parking Standards for each overlay (4250B and 4250C, respectively) shall apply.
- 2) For uses that fall within a 0.25-mile radius of a Commercial Structured or surface Parking Facility shall allow a decrease of 50% of the base parking requirements.

SECTION 4. Chapter 9, Section 3000 of the Code of Ordinances is hereby amended to insert the following between Section 3121 and Section 3122:

3121.a. An arrangement between a combination of on-site uses and nearby properties with offset peak demand times using a shared parking lot. The uses have a high rate of parking turnover; or evidence of similar uses and location situations operating successfully with lower amounts of parking.

3121.b. When the size of the parking reduction of 3121.a exceeds 50%, the minimum number of parking spaces (for a mixed or multiple use development where shared parking is proposed) may be determined by an evaluation prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Manual (latest edition), the Institute of Transportation Engineers (ITE) Shared Parking Guidelines (latest addition), the Smart Code 9.2 Shared Parking Matrix or other approved procedures determined by the Planning Board.

3121.c. A formal parking evaluation may be waived for small developments where there is established experience with the land use(s) and its parking and development impacts are expected to be minimal.

SECTION 5. Chapter 9, Section 3000 of the Code of Ordinances is hereby amended to strike Section 3125 in its entirety and replace it with following two sections:

3125. Mobility management programs and services provided by the applicant to reduce the demand for parking.

3125.a. Applicants provide tenants and/or employees who are offered free parking with a cash equivalent to not use parking.

3125.b. Applicants provide improvements to surrounding sidewalks, multiuse paths, and streetscapes to encourage walking.

3125.c. Applicants provide adequate, secure bicycle parking for tenants and/or employees.

3125.d. Applicants provide benches or shelters at transit stops.

3125.e. Applicants provide tenants and/or employees with a subsidized transit pass of at least 50%

3125.f. Applicants take steps to encourage staggered or flexible work hours for employees through the provisions of utilities and open parking facilities during off-peak hours and other appropriate means.

3126. Tandem Parking: By Special Permit, the Planning Board may allow tandem parking under the following conditions:

3126.a. Single-family residential projects, multi-family projects, and the residential component of mixed-use projects:

3126.b. Tandem spaces shall be assigned to the same dwelling unit.

3126.c. Tandem parking shall not be used to provide guest parking.

3126.d. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 30 feet in length.

3126.e. Up to 75% of the total off-street parking spaces provided may incorporate tandem parking.

SECTION 6. This Ordinance shall take effect in accordance with the provisions of Chapter 40A and Chapter 43 of the General Laws.

IN CITY COUNCIL, October 09, 2025

Referred to the Committee on Ordinances and the Planning Board.

Dennis W. Farias, City Clerk

IN CITY COUNCIL, January 08, 2026

Referred to the Committee on Ordinances FAILED – Yeas 3, Nays 7.

Tabled – FAILED – Yeas 4, Nays 6.

Passed to a Second Reading.

Dennis W. Farias, City Clerk

IN CITY COUNCIL, February 12, 2026

Passed to be Ordained – Yeas 8, Nays 3.

Dennis W. Farias, City Clerk

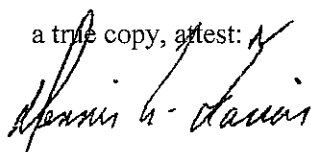
Presented to the Mayor for approval February 17, 2026

Dennis W. Farias, City Clerk

Approved March 03, 2026

Jonathan F. Mitchell, Mayor

a true copy, attest:


City Clerk