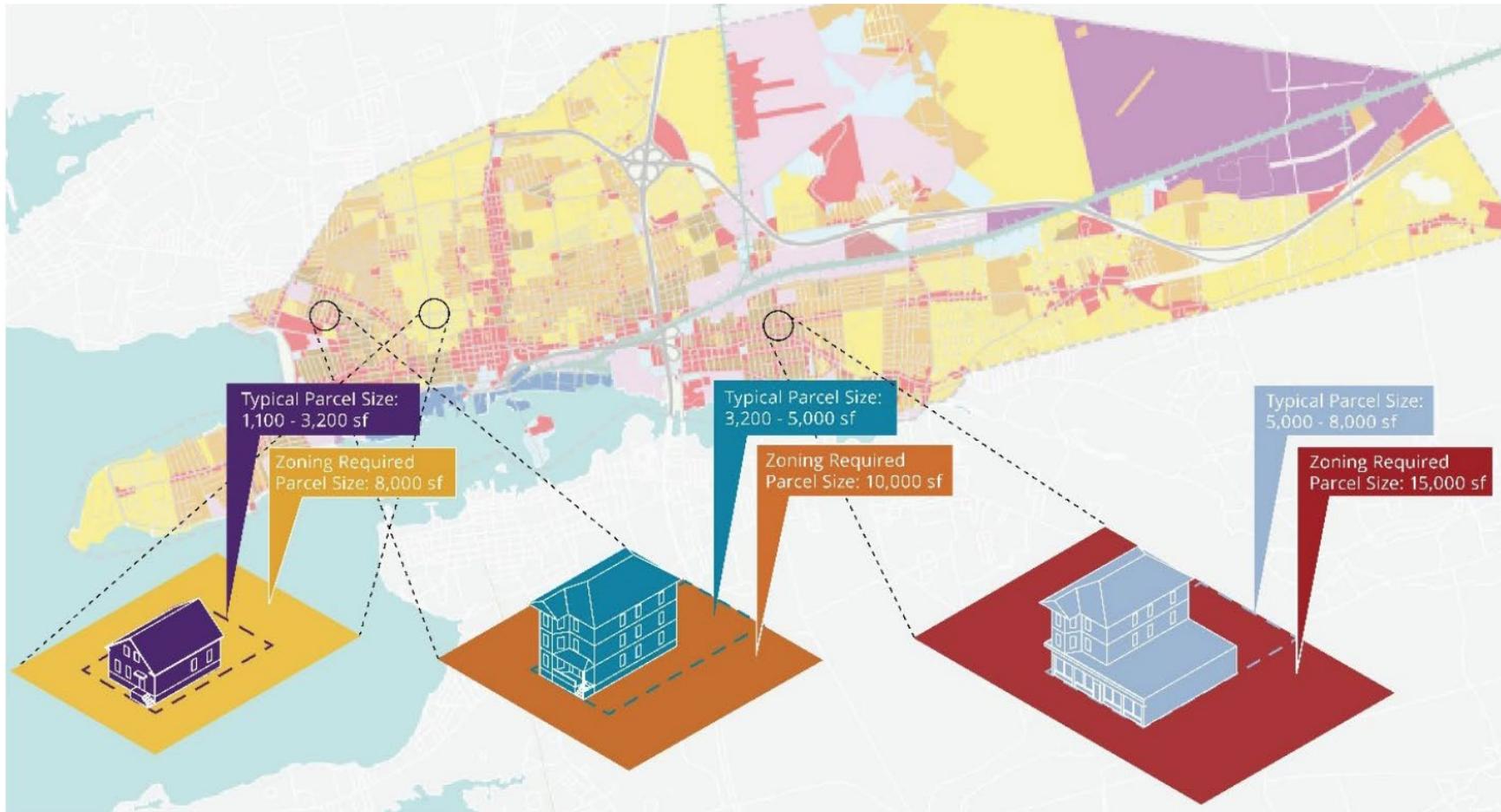


Updated Dimensional Regulations & Infill Development

Building New Bedford Goal: New Bedford will enact zoning changes to revise minimum lot size and other dimensional requirements in order to facilitate the development of housing.



Why Change the Dimensional Requirements?

URBAN MODERNIZATION

- Modifying dimensional requirements in zoning—such as setbacks, lot size, building height, or lot coverage— ensures that development standards reflect current community goals, land-use patterns, and housing needs.

ENCOURAGES SENSITIVE DEVELOPMENT

- Allows for small infill projects that fit the existing urban pattern
- Supports adaptive reuse of existing historic structures
- Attracts investment by expediting permitting and reducing uncertainty and delays

DRIVES REINVESTMENT & RENEWAL

- Empty lots and underutilized buildings create gaps and blight in neighborhoods and commercial corridors.
- New development supports walkability and strengthens neighborhood character
- New development sparks a domino effect of reinvestment

What changes are proposed in this update?

Dimensional Regulations

- **Reduce minimum lot sizes** in traditional multifamily zoning districts (RB, RC, and MUB)* to match existing neighborhood patterns.
- **Reset front setbacks** to maintain consistent street edges and maximize buildable area.
- **Clarify residential density** by aligning units allowed with each district's minimum lot size.

*NO CHANGE to Dimensional Requirements for the Single-Family Districts (RA &RAA).

Residential Infill Development

- **Unlock more parcels** for development with context-sensitive permitting.
- **Address “missing teeth”** along commercial corridors.
- **Match average density, height, setbacks** of neighboring properties.
- **Streamline permitting** to reduce need for variances and special permits.
- **Encourage new investment.**

*Infill Development limited to Single-Household Use in RA Districts.

Multiple Buildings Per lot

- Addresses **outdated ordinance.**
- Allows for **new multi-unit housing** without subdividing lots.
- **Streamlines development** by reducing costs and timelines.

What Informed New Dimensional Standards?

Most lots in multifamily districts do not comply with current dimensional requirements

Percentage of lots in each zoning district that **do not comply** with each dimensional standard.

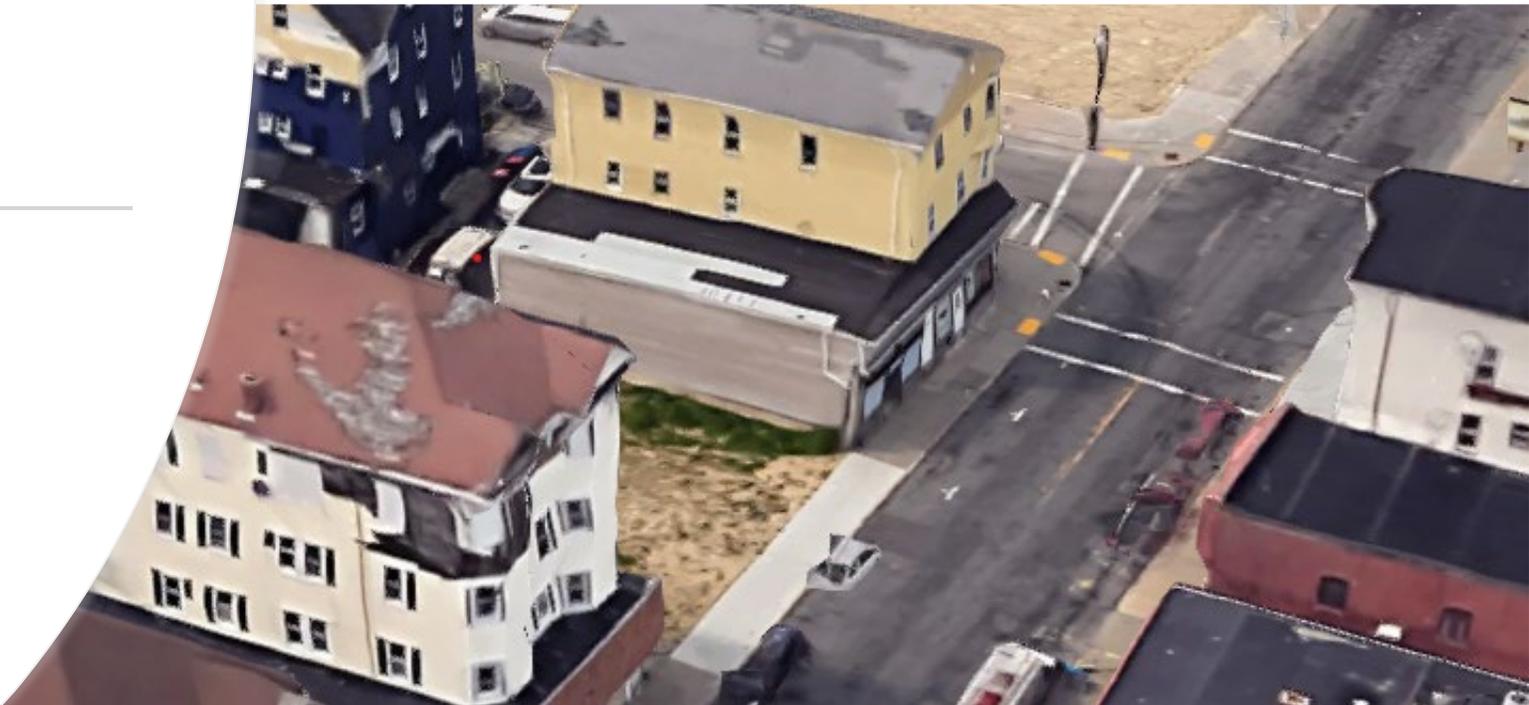
Standard	RA	RB	RC	MUB
Lot Size	58%	87%	94%	75%
Frontage	35%	64%	86%	52%
Front Setback	56%	85%	90%	79%
Building Coverage	17%	49%	72%	60%
Green Space	12%	35%	54%	66%

Non-compliant lots often require **multiple variances** or **special permits** from the Zoning Board in order to construct what exists throughout the same zoning district.

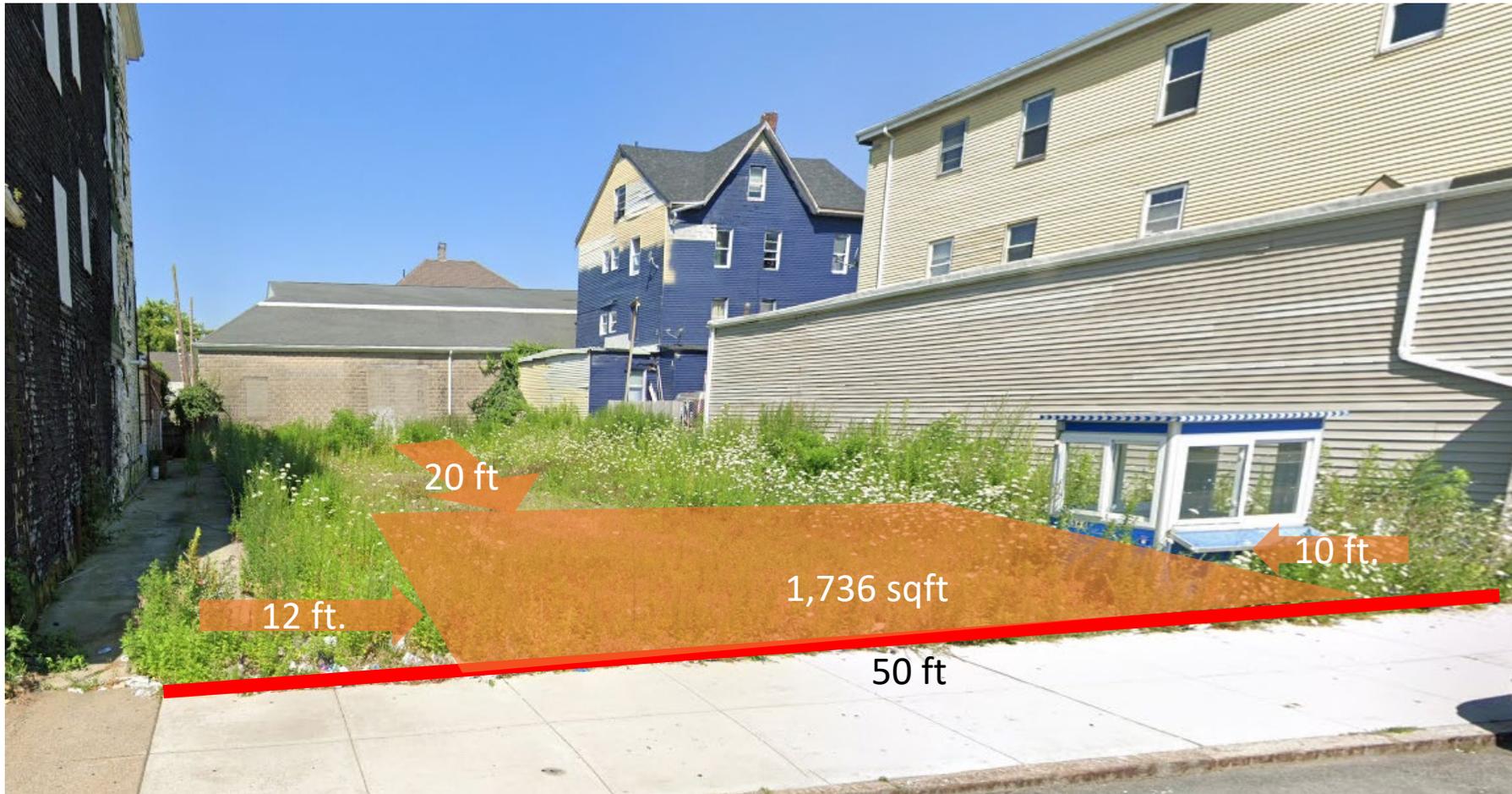


Case Study Examples:

*Updated Dimensional
Standards*



- Unlocks Vacant Lots for Development
- Expedites Permitting
- Revitalizes Neighborhoods

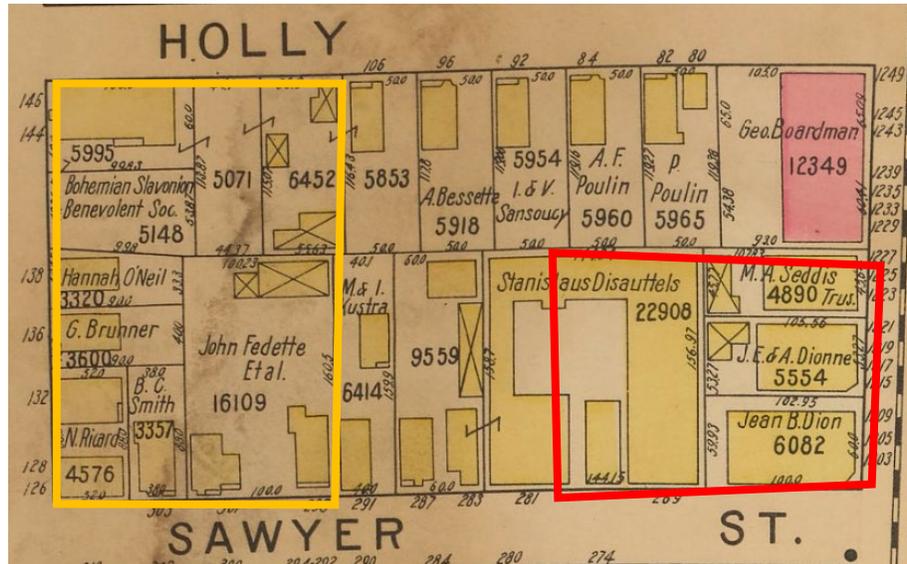


EXAMPLE:

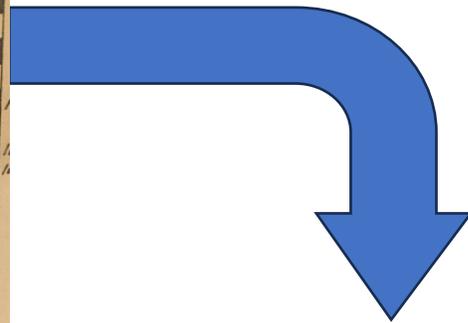
1283-1289 Acushnet Ave.

- **Lost to fire over 5 years ago**
No longer eligible for disaster rebuild (1-year limit)
- **5,195 sq ft lot**
To meet all setbacks, buildable area is 1,736 sq ft
- **50 ft. of frontage**
Multi-Units require 150 ft. in MUB

Zoning-Compliant Development Often Lacks Contextual Sensitivity.



Historic Development Patterns



*Zoning Compliant
Insensitive Development*

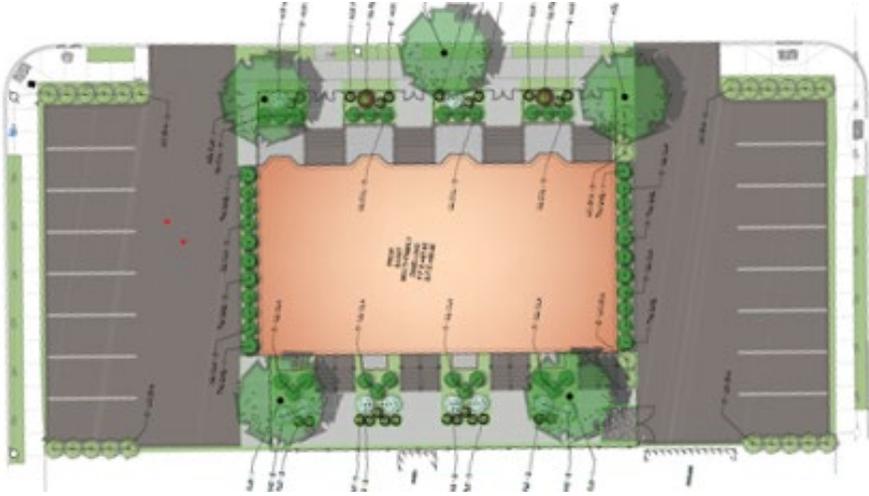


EXAMPLE:

Sawyer Street Pharmacies

- Setback 50+ feet from the sidewalk, meeting current standards.
- Suburban, car-centric site design.
- Located in MUB, our densest zoning district intended for multifamily residential and integrated commercial corridors.
- Previously, the site was occupied by multifamily and mixed-use buildings, typical of those throughout the district.

Missing Middle Housing on Vacant Lots Requires Multiple Variances



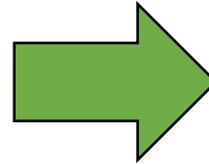
EXAMPLE:

WS Jenney St.

- 8-unit, townhouse-style apartments
- Required multiple variances for lot size, front and rear setbacks, and green space.
- Required to undergo site plan review
 - Public process not lost if variances were not required
 - Process would be less costly and risky for developers

PROPOSED CHANGES: Minimum Lot Size

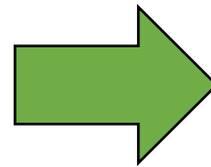
	EXISTING	
RA	1-unit/single family	8,000 sq ft
		No Change
RB	1-unit/single family	8,000 sq ft
	2-unit/duplex	10,000 sq ft
RC & MUB	1-unit/single family	8,000 sq ft
	2-unit/duplex	10,000 sq ft
	3+ units/triple decker	15,000 sq ft



	PROPOSED	
RA	Residential Use	8,000 sq ft
RB	All Residential Uses	4,500 sq ft
RC	All Residential Uses	3,000 sq ft
MUB	All Residential Uses	3,000 sq ft
	All other Uses, Including Mixed-Use Buildings	4,000 sq ft

PROPOSED CHANGES: Dwelling Units Per Lot Area

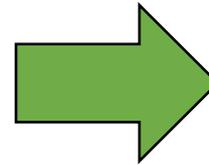
	EXISTING	
RA	1-unit	10,000 sq ft
RB	1-unit	8,000 sq ft
	2-unit	5,000 sq ft
RC & MUB	1-unit	10,000 sq ft
	2-unit	5,000 sq ft
	3+ unit	1,000 sq ft



	PROPOSED	
RA	1-unit	8,000 sq ft
RB	1-unit	4,500 sq ft
	2-unit	2,250 sq ft
RC	1-unit	3,000 sq ft
	2-unit	1,500 sq ft
	3+ unit	1,000 sq ft
MUB	No Requirement	

PROPOSED CHANGES: Minimum Lot Frontage

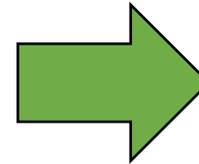
	EXISTING	
RA	1-unit/single family	75 ft
		No Change
RB	1-unit/single family	75 ft
	2-unit/duplex	100 ft
RC	1-unit/single family	75 ft
	2-unit/duplex	100 ft
	3+ units/triple decker	100 ft
MUB	Business Uses	0



	PROPOSED
RA	75 ft
RB	45 ft For All Allowed Uses
RC	
MUB	

PROPOSED CHANGES: Building Height Maximum (ft)

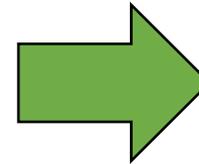
EXISTING			
RA	Residential	45 ft	No Change
	Religious, Educational, or Institutional	60 ft	
RB	Residential & Other Uses	45 ft	
	Religious, Educational, or Institutional	60 ft	
RC	All Uses	60 ft	
MUB	Single or Two Family	45 ft	
	Three Family	60 ft	
	Other Allowed Uses	100 ft	



PROPOSED	
RA	Residential: 45 ft
	Religious, Educational, or Institutional: 60 ft
RB	60 ft
RC	60 ft
MUB	75 ft

PROPOSED CHANGES: Building Height Maximum (Stories)

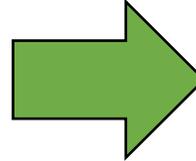
		EXISTING	
RA	Residential & Other Uses	2.5 stories	
	Religious, Educational, or Institutional	3 stories	
RB	Residential & Other Uses	2.5 stories	
	Religious, Educational, or Institutional	3 stories	
RC	All Uses	4 stories	
MUB	For Allowed RA & RB Uses	2.5 stories	
	Three Family +	4 stories	
	Other Allowed Uses	7 stories	



		PROPOSED	
RA		2.5 stories	
RB		3 stories	
RC		4 stories	
MUB		5 stories	

PROPOSED CHANGES: Minimum Front Yard Setback

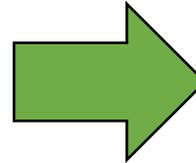
	EXISTING
RA	20 ft
RB	
RC	
MUB	



	PROPOSED
RA	20 ft
RB	5 ft
RC	5 ft
MUB	Min: 0 Max: 20 ft

PROPOSED CHANGES: Minimum Side Yard Setback

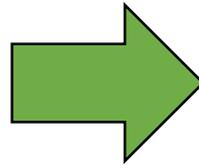
	EXISTING	
RA	10 ft on one side 12 ft on other side	No Change
RB & RC	10 ft on one side 12 ft on other side	
MUB	<u>MUB Residential Use:</u> 10 ft on one side 12 ft on other side	
	<u>MUB Other Uses:</u>	
	10 ft on any side adjacent to residential use	



	PROPOSED
RA	10 ft on one side 12 ft on other side
RB	8 ft both sides
RC	
MUB	

PROPOSED CHANGES: Maximum Lot Coverage By Buildings

	EXISTING	
RA	30%	No Change
	40% on corner lots	
RB	30 %	
	40% on corner lots	
RC	30 %	
	40% on corner lots	
MUB	30%	
	40% on corner lots with residential use	
	0 for other uses	



	PROPOSED	
RA	30%	
	40% on corner lots	
RB	35%	
	45% on corner lots	
RC	40%	
	50% on corner lots	
MUB	60%	
	70% on corner lots	

Case Study Example:

Infill Development



A proposed Infill Ordinance allows for the development of smaller lots that are vacant and still below the new lot size



EXAMPLE: WS County St.

- Building demolished in 1970s
- Zoned MUB
- **2,800 sq ft lot**
 - Under 3,000 sq ft minimum
- **40 ft. of frontage**
 - Under 45 ft minimum
- Abutting multifamily is on a similar sized 2,875 sq ft lot with 40 ft of frontage

CRITERIA FOR INFILL DEVELOPMENT

- **Parcels under 3,000 sq ft**
 - **RA - Prohibited**
 - RB, RC, and MUB – **Special Permit from Planning Board**
- **Parcels 3,000 sq ft or more**
 - RA – **Special Permit from the Planning Board**
 - RB, RC, and MUB – **Administrative Site Plan Review**
- **Maximum of three-household** buildings in RB, RC, and MUB and **single-household in RA**
 - Cannot exceed the densest abutting use (i.e., cannot build a three-unit between a duplex and a single-family)
- **Frontage** – must be enough to allow for a driveway
- **Height** – capped at 45 ft in RB, RC, and MUB; 2.5 stories in RA
- **Setbacks**
 - Front setback as required in dimensional table, unless abutting uses are nonconforming then it may match or average of abutting properties
 - Side setbacks of no less than 5 ft
- **Parking** must follow standard requirements