

TOWN OF HINGHAM

Board of Appeals



ZONING APPLICATION REQUIREMENTS FOR SPECIAL PERMIT A1 - ADU

PROPERTY ADDRESS: _____

ZONING DISTRICT: _____

OWNER: _____

ELIGIBILITY REQUIREMENTS:

- | | | | |
|---|-----------|----------|----------|
| A) ADU CAP met: | Yes _____ | No _____ | |
| B) Applicant is owner of lot and single-family dwelling | Yes _____ | No _____ | |
| (i) Owner currently occupies or will occupy principal or accessory unit as primary residence upon issuance of special permit | Yes _____ | No _____ | |
| (ii) Other unit occupied by family member | Yes _____ | No _____ | |
| C) Lot area not less than 5,000sf, or if new construction complies with applicable minimum lot size of proposed district | Yes _____ | No _____ | |
| D) Confirmation letter received from either the Board of Health or Sewer Department that total number of bedrooms, inclusive of the accessory dwelling unit, complies with requirements | Yes _____ | No _____ | |
| E) Total number of dwelling units doesn't exceed two | Yes _____ | No _____ | |
| F) If located in Residence District D or Business District A or B, ADU allowed only in preexisting nonconforming single-family dwelling | Yes _____ | No _____ | NA _____ |

DIMENSIONAL AND DESIGN REQUIREMENTS:

- | | | | |
|---|-----------|----------|--|
| A) Single-family architectural character maintained | Yes _____ | No _____ | |
| B) Stairways accessing ADU enclosed within dwelling | Yes _____ | No _____ | |
| C) Maximum area the lesser of 750sf or 30% of gross floor area of principal dwelling | Yes _____ | No _____ | |
| D) No extension of a non-conforming building dimension including front, side or rear yard setback | Yes _____ | No _____ | |
| E) Any new entrance for either the accessory or principal dwelling unit shall be located to side or rear of single-family dwelling | Yes _____ | No _____ | |
| F) Water and sewer utilities serving the accessory dwelling unit shall not be metered separately from principal dwelling | Yes _____ | No _____ | |
| G) Additional or modified landscaping, fences or other buffers may be required to protect abutting properties from potential negative visual or auditory impacts of ADU | Yes _____ | No _____ | |
| H) Parking requirement for ADU is one space/bedroom in addition to minimum required parking spaces for single-family dwelling | Yes _____ | No _____ | |
| I) ADU may not have more than two (2) bedrooms | Yes _____ | No _____ | |