



# **2023 Proposed Zoning Amendments**

January 9, 2023  
Planning Board Hearings

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# Storage of Unregistered Vehicles

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Will the Town amend the Zoning By-Law of the Town of Hingham, adopted March 10, 1941, as heretofore amended, as follows:

By amending Section III-A Schedule of Uses to include the following new subsets under section 1.8:

“1.8.10 Outdoor storage of not more than one unregistered vehicle”, to be permitted in all zoning districts; and

“1.8.11 Outdoor storage of two or more unregistered vehicles, provided, however that such vehicles shall be screened from public view”, to be allowed by Special Permit A1 in all zoning districts.

And further will the town vote to amend the General By-laws of the Town of Hingham, adopted March 13, 1939, as heretofore amended, as follows:

By deleting Section 35 of Article 10 of said General By-laws and by amending Section 36 of Article 10 of said General By-laws to now become Section 35. or act on anything related thereto?

(Inserted at the request of the Planning Board)

# Downtown Hingham Overlay District



## Proposed Article:

Will the Town amend the Zoning By-Law of the Town of Hingham, adopted March 10, 1941, as heretofore amended, by replacing the second sentence under Section III-G,6.b.(ii) with the following:

“A permitted commercial use shall be those uses permitted under Section III-G,4. Above, but excluding parking areas, except as specifically provided in subsection 7.a. below; or act on anything related thereto?”

(Inserted at the request of the Planning Board)

## Current Zoning By-Law (Eligibility Requirements for Commercial/Residential Building):

*Buildings containing a permitted commercial use at the ground floor. A permitted commercial use shall be those uses permitted under Section III-G, 4 above, but excluding Parking Areas under **Section III-A, 4.18**, except as specifically provided in subsection 7.a. below...*

“4.18 Retail Sale of Alcoholic Beverages”

## Previous Zoning By-Law:

“4.18 Intentionally left blank”

“4.18 Parking area for employees, customers, or guests of a use abutting or across the street from it, provided that service operations are not preformed at the parking area.” – Allowed by Special Permit A2

# Hingham Harbor Overlay District

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Will the Town amend the Zoning By-Law of the Town of Hingham, adopted March 10, 1941, as heretofore amended, as follows:

Item 1 Amend Section III-H,5.c. to replace the first sentence with the following: "For all parcels within the Overlay District, the offsite parking provisions under Section V-A,2. are modified as follows:"

Item 2 Amend Section III-H,5. to insert the following new subsection e:

e. Seawalls, embankments or other coastal defense structures are permitted uses within the Overlay District, subject to the requirements of Section III-C.

and resequence the existing subsection e. to subsection f.

Item 4 3 Amend Section III-H,6. to insert a new subsection d. that reads:

"Notwithstanding the foregoing provisions of this subsection 6, seawalls, embankments or other coastal defense structures shall be exempt from the dimensional requirements of the Overlay District and Section VI-A, regardless of the underlying zoning district.

or act on anything related thereto?

(Inserted at the request of the Planning Board)

# Electric Vehicle Charging Parking Requirements



Will the Town amend the Zoning By-Law of the Town of Hingham, adopted March 10, 1941, as heretofore amended, as follows:

Item 1 Amend Section V-A by replacing in its entirety Note d. to the Off-Street Parking Requirements with the following:

- d. No space reserved for any person, tenant, activity or purpose shall be included to satisfy the parking requirement with the following exceptions:
  - (i) Spaces reserved for “visitor” or “customer” parking; and
  - (ii) Spaces equipped with electric vehicle charging stations or infrastructure to make spaces compatible with future electric vehicle charging.

Item 2 Amend Section V-A, 5. Design Standards by inserting a new subsection p. as follows:

- p. Parking lots containing 20 or more parking spaces shall provide infrastructure to make a minimum of 25 percent of the spaces compatible with electric vehicle charging and a minimum of 10 percent shall be equipped with electric vehicle charging stations.

or act on anything related thereto?

(Inserted at the request of the Planning Board)

# Dimensional Requirements for Residence District A



## Citizen Petition:

Will the Town vote to amend the zoning bylaws to provide that all buildable lots created in Residence District A after the adoption of this amendment shall contain a minimum of 30,000 square feet of area, a minimum of 150' of frontage, and have at least 80% contiguous upland area – i.e., non wetlands with slopes less than 25%, or act on anything related thereto?

(Inserted at the request of registered voters Priya Howell and others)

## Existing Zoning By-Law:

### Section III-A:

Residence A District Minimum Requirements	
Lot Area	20,000 SF
Frontage	125 LF

### Section III-B.10:

No portion of the minimum lot area may be met by land that is:

- a. Wetlands as defined by Massachusetts General Laws Chapter 131, Section 40, the Wetlands Protection Act;
- b. Wetlands as defined by the Town of Hingham's Wetlands Protection By-Law;
- c. Land subject to flooding as defined by Massachusetts General Laws Chapter 131, Section 40, the Wetlands Protection Act; or
- d. Land within the Floodplain Protection Overlay District as defined by Section III-C of the Zoning By-Law of the Town of Hingham.

In addition, the required minimum lot area shall be contiguous.