



2023 Proposed Zoning Amendments

January 23, 2023
Planning Board Hearings

Minimum Occupancy Term for Residential Uses



Article:

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

Item 1 By replacing Section III-A, 1. under the Schedule of Uses in its entirety as follows:

1. Residential, subject to Special Condition 4 of Section III-B

Item 2 By replacing the parenthetical in Section 4.22 under Section III-A with “(Subject to Special Condition 4 and Special Condition 7 of Section III-B)”

Item 3 By replacing Special Condition 4. under Section III-B in its entirety as follows:

4. No dwelling unit shall be leased or rented for a period of less than 30 consecutive days.

or act on anything related thereto?

Intent:

The intent of this article is to adopt a minimum occupancy term for residential dwelling units in order to prevent transient uses such as short-term rentals.



Accessory Dwelling Units

Article:

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

Item 1 By replacing Section 1.8.9 under Section III-A in its entirety with the following "Accessory dwelling units within a Single-Family Dwelling or an accessory structure thereto, subject to Section V-K"

Item 2 By replacing Section V-K in its entirety...

Intent:

The intent of this article is to amend provisions of the Zoning By-Law to allow detached accessory dwelling units and adopt new or update existing regulations related to the creation of both detached and attached accessory dwelling units. Affected provisions include, but are not limited to updated purposes, definitions, and standards such as minimum lot size, maximum area, setback and separation requirements, occupancy terms, and any other eligibility, dimensional, and design requirements reasonably related to the creation of accessory dwelling units. The article also proposes to maintain the existing owner occupancy requirement and eliminate the requirement that family members occupy the other unit.

Benchmark Community Comparison



Community	Location (Attached or Detached)	Occupancy	Owner Occupied	Lease or Occupancy Term
Concord	Both	Unrestricted	Yes	No
Lexington	Both	Unrestricted	Yes	No
Norwell	Both	Unrestricted	Yes	Yes - 30 Days
Scituate	Both	Unrestricted	Yes	No
Wellesley	Both	Unrestricted	Yes	Yes - 30 Days
Weston	Both	Unrestricted	Yes	No
Westwood	Both	Unrestricted	Yes	No
Canton	Attached	Unrestricted	Yes	No
Cohasset	Attached	Unrestricted	Yes	No
Dedham	Attached	Unrestricted	Yes	No
Duxbury*	Attached	Unrestricted	Yes	No
Hingham	Attached	Family	Yes	No
Milton	Attached	Family	Yes	No
Needham	Attached	Family and Caregivers	Yes	No
Rockland	Attached	Family	Yes	No

* Duxbury is not a Benchmark Community