

Zoning Controls for Residential Development Benchmark Communities Comparison

Planning Board Discussion
September 30, 2024

Hingham Residential Zoning

- Section IV-A Dimensional Requirements:

Minimum Lot Size		Maximum Height		Maximum Percentage which may be Covered by all Buildings	Minimum Yard Dimensions		
Area	Frontage	Feet	Stories		Front	Side	Rear
RESIDENCE DISTRICT A							
20,000 SF	125'	35'	2.5		25'	15'	15'
RESIDENCE DISTRICT B							
30,000 SF	150'	35'	2.5		35'	20'	20'
RESIDENCE DISTRICT C							
40,000 SF	150'	35'	2.5		50'	20'	20'

- Section III-I,2. (“Hatfield Amendment”) allows for the extension of dimensional nonconformities such as height or setbacks even on undersized lots
- Section IV-B,9. allows properties in residential districts to maintain an average front yard setback
- Section I-I,6.c. addresses “Character and Scale of Buildings” but does not include objective standards

Policy Recommendations

**Hingham
Master Plan
August 2021**

- Retain single-family development patterns in established neighborhoods in order to preserve character.
- Explore the option of establishing a maximum Floor to Area Ratio (FAR) for new construction in residential zoning districts, in order to control the massing of new homes.
- Explore other Zoning Bylaw amendments related to dimensional requirements for residential districts, including setting rear and side yard setbacks on a ratio based on building height and setting building height based on the average height of nearby buildings.

Communities with No Coverage or FAR

Community	Districts	Minimum Lot Area	Maximum Lot Coverage %	Minimum Open Space %	FAR
Andover	Single Residence A	15,000 SF	NONE	NONE	NONE
	Single Residence B	30,000 SF			
	Single Residence C	43,560 SF			
Hingham	Residence A	20,000 SF	NONE	NONE	NONE
	Residence B	30,000 SF			
	Residence C	40,000 SF			
Lexington	RO	30,000 SF	NONE	NONE	NONE
	RS	15,000 SF			
Milton	Residence A	40,000 SF	NONE	NONE	NONE
	Residence B	20,000 SF			
	Residence C	7,500 SF			
Norwell	Residential Single	40,000 SF	NONE	NONE	NONE
Scituate	Residence R-1	40,000 SF	NONE	NONE	NONE
	Residence R-2	20,000 SF			
	Residence R-3	10,000 SF			
Weston	District A	60,000 SF	NONE	NONE	NONE
	District B	40,000 SF			
	District C	30,000 SF			
	District D	20,000 SF			

Communities with One Additional Control

Community	Districts	Minimum Lot Area	Maximum Coverage %	Minimum Open Space %	FAR
Canton	Single Resident AA	45,000 SF	25%	NONE	NONE
	Single Resident A	30,000 SF	25%		
	Single Resident B	15,000 SF	25%		
	Single Resident C	10,000 SF	25%		
Cohasset	Single Family R-A	18,000 SF	30%	NONE	NONE
	Single Family R-B	35,000 SF	30%		
	Single Family R-C	60,000 SF	30%		
Concord	Resident AA	80,000 SF	NONE	NONE	.24 + (1200/actual lot area in SF)
	Resident A	40,000 SF			
	Resident B	20,000 SF			
	Resident C	10,000 SF			
Duxbury	Residence Single	40,000 SF	15%	NONE	NONE
Hull	Single Family A	6,500 SF	30%	NONE	NONE
	Single Family B	12,000 SF	30%		
	Single Family C	20,000 SF	30%		

Community	Districts	Minimum Lot Area	Maximum Coverage %	Minimum Open Space %	FAR
Marblehead	Single Residence	10,000 SF	NONE	1 SF of open land area for each 1 SF of gross floor area	NONE
	Expanded Single Residence	35,000 SF			
Needham	Rural Residence Conservation	43,560 SF	15%	NONE	NONE
	Single Residence A	43,560 SF	NONE		NONE
	Single Residence B General Residence	10,000 SF 10,000 SF	25-30% 30-35%		.36-.38 NONE
Rockland	Residence 1	32,670 SF	25%	NONE	NONE
	Residence 2	32,670 SF	30%		
	Residence 3	32,670 SF	35%		
	Residence 4	32,670 SF	40%		
Westwood	Single Residence A	12,000 SF	25%	NONE	NONE
	Single Residence B	20,000 SF	25%		
	Single Residence C	40,000 SF	25%		
	Single Residence D	15,000 SF	25%		
	Single Residence E	80,000 SF	25%		
Weymouth	Residence 1	25,000 SF	30%	NONE	NONE

Communities with Two Additional Controls

Community	Districts	Minimum Lot Area	Maximum Lot Coverage %	Minimum Open Space %	FAR
Braintree	Residence A	25,000 SF	70%	30%	NONE
	Residence B	15,000 SF	70%	30%	
	Residence C	43,560 SF	65%	35%	
Dedham	Single Residence A	40,000 SF	30%	NONE	0.15
	Single Residence B	12,500 SF	30%		0.5
Wellesley	Single Residence Districts	10,000 - 40,000 SF	15% - 25%	75% of lot area	NONE

Wellesley example:

TABLE 1

District	10,000 sq. ft.	15,000 sq. ft.	20,000 sq. ft.	30,000 sq. ft.	40,000 sq. ft.
Minimum Frontage	60 ft.				
Minimum Front Yard Width	60 ft.				
Minimum Front Yard Depth (Setback)	30 ft.*				
Minimum Side Yard Width	20 ft.				
Minimum Rear Yard Depth	10 ft.	15 ft.	20 ft.	20 ft.	20 ft.

Ratio of Building to Lot Area.

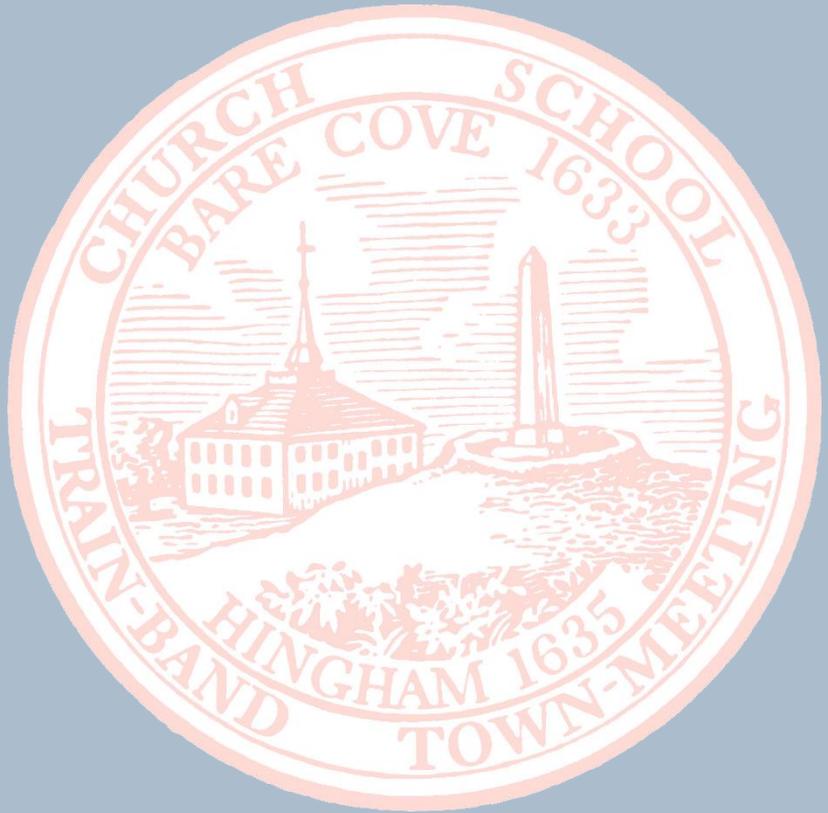
In Single Residence and General Residence Districts, Single Residence Districts A, and General Residence Districts A, no building or addition to any building shall hereafter be placed on any lot of land which will result in the covering by buildings of more than the following specified maximum percentages of the area of such lot or maximum building coverage expressed in square feet:

For lots containing less than 10,000 square feet - 25 percent;

For lots containing at least 10,000 square feet but less than 20,000 square feet – the greater of 20 percent or 2,500 square feet;

For lots containing at least 20,000 square feet but less than 40,000 square feet – the greater of 18 percent or 4,000 square feet – but not more than 6,000 square feet; and

For lots containing at least 40,000 square feet - 15 percent;



Questions and Discussion
