

Zoning Controls for Residential Development Benchmark Communities Comparison

RCS Subcommittee
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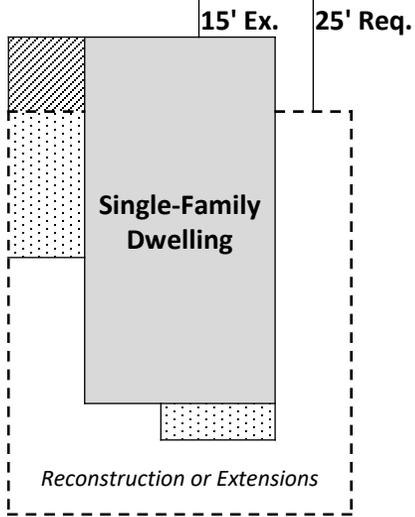
Hingham Residential Zoning

- 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 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

Hingham Residential Zoning



State

- **MGL c. 40A, s. 6** zoning bylaw shall apply to any reconstruction, extension or structural change and to any alteration unless the change does not increase nonconforming nature of the structure and the Zoning Board makes a finding that it is not substantially more detrimental to the neighborhood

Local

- **Section III-1.2 of the Zoning By-Law** allows alteration, additions, reconstruction, extension or structural change to existing nonconforming Single or Two-Family Dwellings, provided that the change does not further reduce the minimum linear measurement of nonconforming dimensions

Applies to Single-Families (6,244) and Two-Families (161)

Hingham Residential Zoning

- 1984: Section III-I.2 (previously Section III-H (6))
“Hatfield Amendment” allows for the extension of dimensional nonconformities such as height or setbacks even on undersized lots by-right; TM transcript confirms that intent was to allow modest additions to small homes
- 2006: Zoning Permit Study Committee created by Town Meeting to consider regulatory controls to manage town growth
- 2007: Report and Warrant Article Submitted with Recommended Motion to modify Section III-I.2:
- Required a Special Permit A1 for Extended Nonconformities
 - By-right allowance for compliant modifications other than frontage/lot area
- The motion failed.

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		
	Single Residence B General Residence	10,000 SF 10,000 SF	25-30% 30-35%		
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;