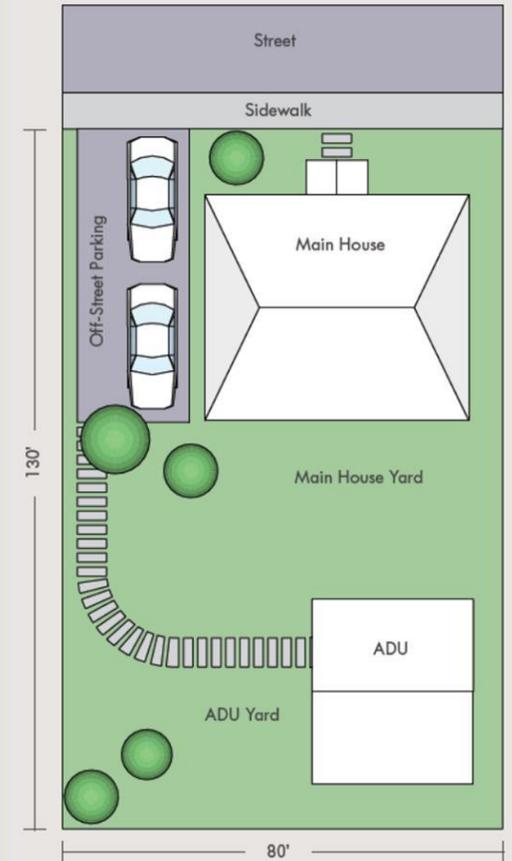


Accessory Dwelling Unit Study Committee

Dimensional Recommendations to the Planning Board

October 24, 2022



Background

ADU Study Committee ATM 2021

- Citizen's Petition Article 27 submitted to allow detached Accessory Dwelling Units
- Town Meeting created this Study Committee to review and make a recommendation to the Planning Board

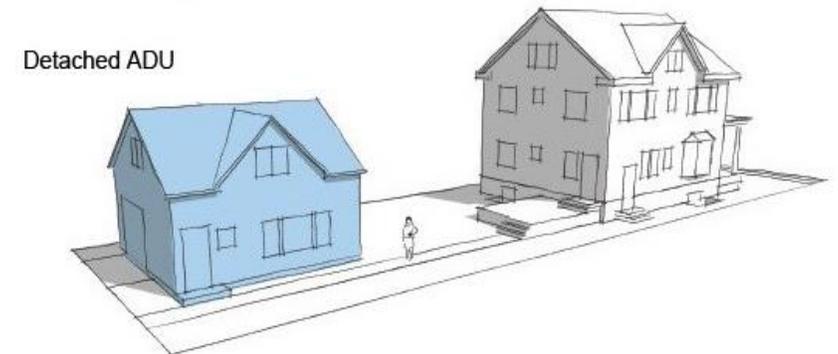
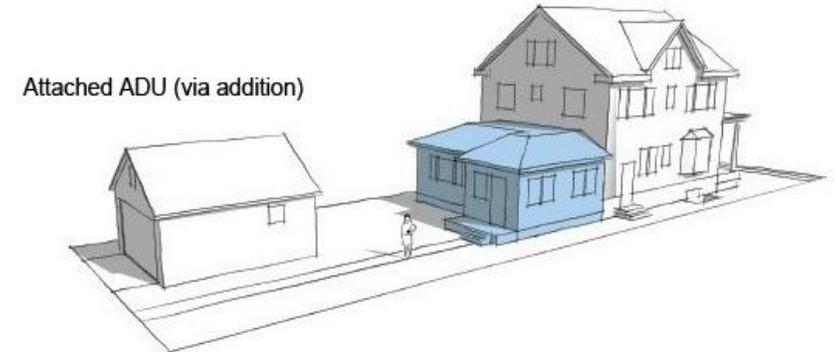
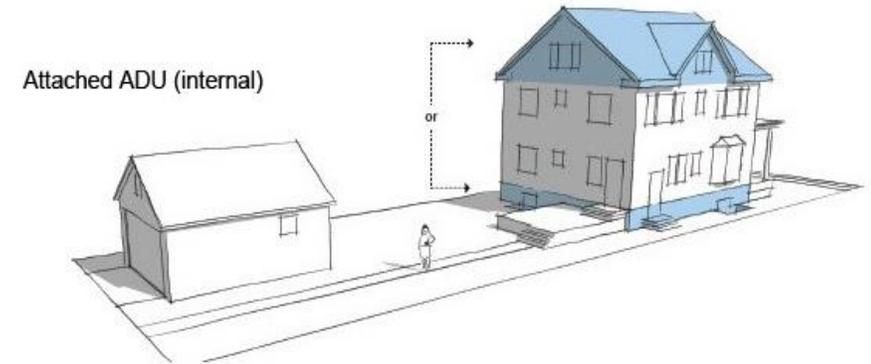
...for the purpose of reviewing the merits of this Warrant Article and/or the merits of amending the provisions of the Hingham Zoning Bylaw, Section V-K, or other applicable provisions of the Zoning By-law, to allow detached accessory dwelling units and/or to amend any other provisions of the Zoning By-law reasonably related to the creation of accessory dwelling units (either attached or detached), and to submit a written report to the Planning Board setting forth whether the Committee recommends in favor of any such amendment(s) and the reasons for such recommendations. If any amendments are recommended, the Committee shall include in its report its proposed changes.

Existing ADU Regulations

Section V-K

- Adoption in 2018
- Owner Occupancy Required
- Limited to Attached ADUs
- Family Occupancy Restriction
- Special Permit Required
- Cap on Maximum Number
- Size < 750 SF or 30% GFA
- Design and Dimensional Requirements
- Annual Certification

**16 Special Permits Issued to Date
No Enforcement Issues Reported**



Study Committee Recommendations

Eligibility, Design and Dimensional Requirements

Maintain:

- Special Permit Process to Provide Notice
- ADU Cap on Maximum Number
- Owner-Occupancy Requirement
- Confirmation of Compliance with Health and Sewer Regulations
- Architectural Character of Single-Family Dwelling

Update:

- Increase Maximum Area to 875 SF or 35% GFA of Single-Family Dwelling

Add:

- Minimum Lot Area of 10,000 SF for Detached
- Separation Standard between Single-Family and Detached ADU (10')
- Minimum Setback and Location Standards for Detached ADU
- Waiver Provision for certain requirements in Lawfully Existing Structures
 - Already Maintains Separately Metered Utilities (both) and/or
 - Does not Comply with all Building Dimensions (detached only)
- Minimum Occupancy Term and Enforcement Mechanism