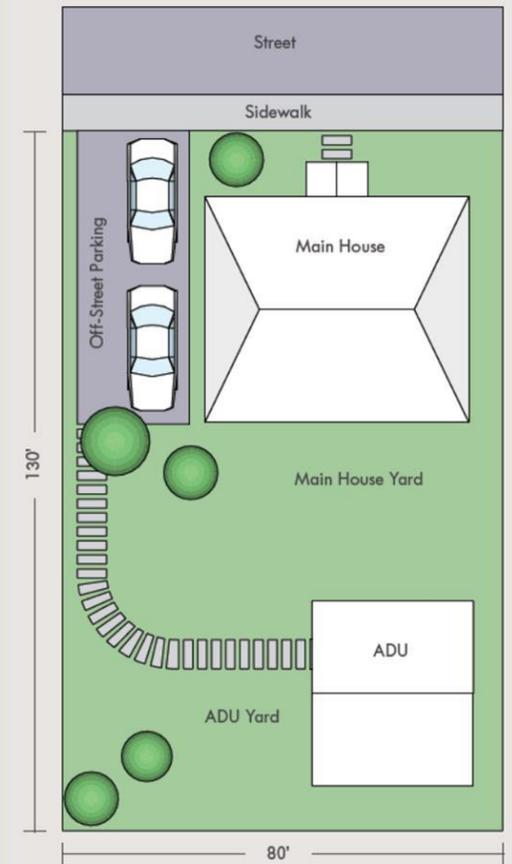


Accessory Dwelling Unit Study Committee

Dimensional Recommendations to the Planning Board

November 7, 2022



Identified Community Goals

ADUs Discussed for 20 Years...

**Hingham Housing
Plan
June 2021**

- Recommended Strategy to Better Promote ADUs
- Options include detached ADUs and elimination of familial restrictions from current By-Law

**Hingham
Master Plan
August 2021**

- Includes a Policy to “Explore the possibility of allowing detached accessory dwelling units in some or all of the areas where accessory dwelling units are now allowed for family members, but not for rental.”

**Updated Master
Plan Goals &
Objectives
March 2017**

- Included a Goal to “Enact an accessory unit By-Law tailored to Hingham’s specific needs that will allow secondary units while respecting neighborhood character.”

**Hingham Master
Plan
December 2001**

- Identified a need for more diverse housing options in town
- Identified ADUs as a creative use or reuse of older homes in town.

Purposes of the ADU By-Law

Occupancy Restrictions – Who or How?

Potential Benefits of Expanded Occupancy

- Moderately priced housing for those that might find it difficult to locate in Hingham
- Appropriately sized housing for growing number of smaller households, including young adults and seniors
- No additional impact on public services based on relationship status
- Supports homeowners and others that do not have families

Potential Negatives of Expanded Occupancy

- Nonfamily members may change the character of the property and neighborhood to more commercial in nature
- Potential Public Reluctance (Too Much, Too Soon?)

Potential Solution

- Restrict the occupancy term to prohibit commercial and transient uses like Airbnb or guesthouses

Updated Goal from the 2021 Master Plan

- “Provide a variety of housing to encourage population diversity and aging in the community.”

Study Committee Recommendations

PROCESS AND ELIGIBILITY REQUIREMENTS:	Attached ADU Maintain or Modify	Detached ADU Maintain or Modify
Special Permit Required	Maintain	Maintain
ADU CAP not met (2.5% single-family dwellings or approximately 155 units)	Maintain	Maintain
Applicant is owner of lot and single-family dwelling	Maintain	Maintain
Owner-occupancy of one of the units	Maintain	Maintain
Other unit occupied by family member	Modify - Unrestricted Occupancy	Modify - Unrestricted Occupancy
Lot area not less than 5,000 SF	Maintain	Modify - Not less than 10,000 SF
Complies with BOH or Sewer Requirements	Maintain	Maintain
Total number of dwelling units doesn't exceed two	Maintain	Maintain
Pre-existing nonconforming single-family if located in Residence D or Business A and B	Maintain	Maintain

Study Committee Recommendations

DIMENSIONAL AND DESIGN REQUIREMENTS:	Attached ADU Maintain or Modify	Detached ADU Maintain or Modify
Single-family architectural character maintained	Maintain	Maintain
Stairways accessing ADU enclosed within building	Maintain	Maintain
Max. area the lesser of 750 SF or 30% of GFA of principal dwelling	Modify - 875 SF or 35% of GFA	Modify - 875 SF or 35% of GFA
No extension of a non-conforming building dimension including setbacks	Maintain	Maintain
Any new entrance shall be located to side or rear of building	Maintain	Maintain
Water and sewer utilities shall not be metered separately	Modify - Existing separate metering allowed by waiver	Modify - Existing separate metering allowed by waiver
Additional or modified landscaping, fences or other buffers may be required to protect abutting properties	Maintain	Maintain
Parking requirement for ADU is one space/bedroom	Maintain	Maintain
ADU may not have more than two (2) bedrooms	Maintain	Maintain

Study Committee Recommendations

ADDITIONAL REQUIREMENTS:	Attached ADU Maintain or Modify	Detached ADU Maintain or Modify
Separation Standard between Single-Family and Detached ADU (10')	N/A	Add Requirement
Minimum Setback for Detached ADU from front façade of dwelling (10') and property lines (15'-20')	N/A	Add Requirement
Temporary absences of the owner for not more than 9 months	Modify - Decrease to 6 months	Modify - Decrease to 6 months
Minimum Occupancy Term (60 days) to prevent short-term use	Add Requirement	Add Requirement

Waiver Provision created for certain requirements in Lawfully Existing Nonconforming Structures:

- Already Maintains Separately Metered Utilities (both attached and detached), provided the respective utility issues written approval; and/or
- Does not Comply with all Building Dimensions (detached only), provided the ADU is no less than 10' from a side or rear property line.

Comparison of Residential Regulations

Use	Owner-Occupancy	Renter-Occupancy	Location	Term
Single-Family Dwelling	Not Required	Allowed	Varies by district and exemptions	Owner: N/A Renter: 30 Day Min
Two-Family Dwelling	Not Required (1 or 2)	Allowed (1 or 2)	Varies by district and exemptions	Owner: N/A Renter: 30 Day Min
Accessory Uses and Home-occupations	Not Required, Plus Employees	Allowed, Plus Employees	Varies by district and exemptions	Not Applicable
Accessory Dwelling Unit EXISTING	Owner-Occupancy Required	Restricted to Family	Interior or Attached to Single-Family; Setbacks vary by district and exemptions, but no extension of nonconformity permitted	Owner: N/A Renter: 30 Day Min
Accessory Dwelling Unit PROPOSED	Owner-Occupancy Required	Unrestricted	Detached from Single-Family; Setbacks vary by district, but minimum of 10' separation and 10' from property lines	Owner: N/A Renter: 30 Day Min
Bed & Breakfast	Owner-Occupancy Required	Up to 6 Unrelated Guests	Varies by district and exemptions	Owner: Retains SPA2 Guest: Max 14 Days

Setbacks & Distance from Structures

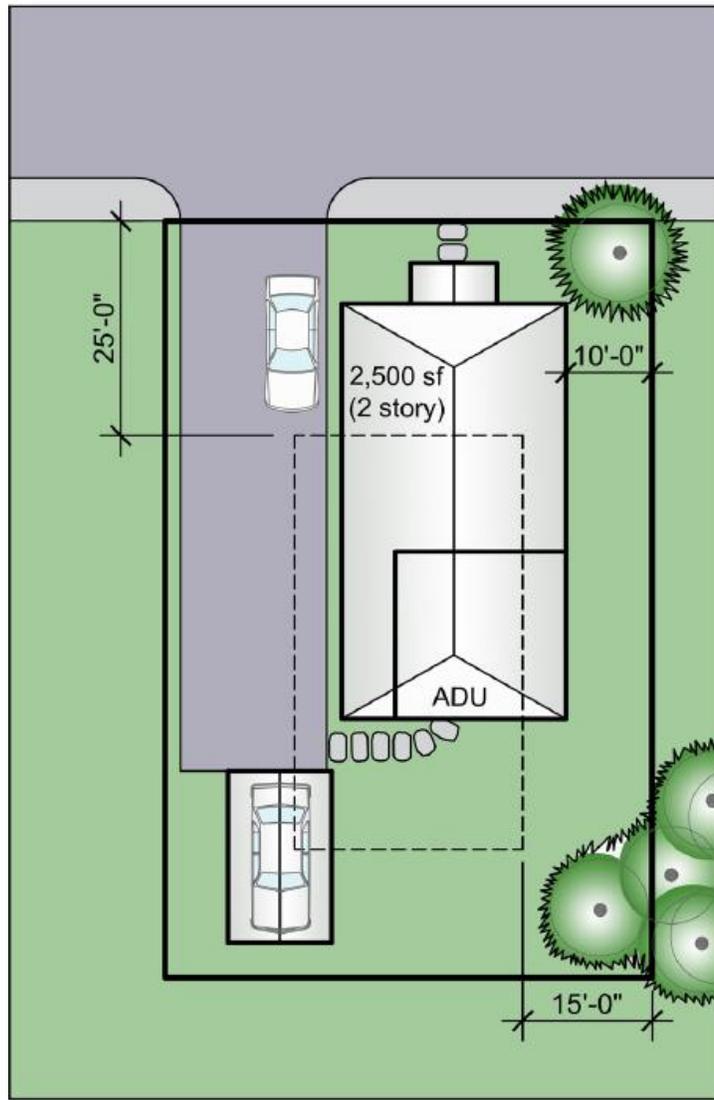


Exterior Design

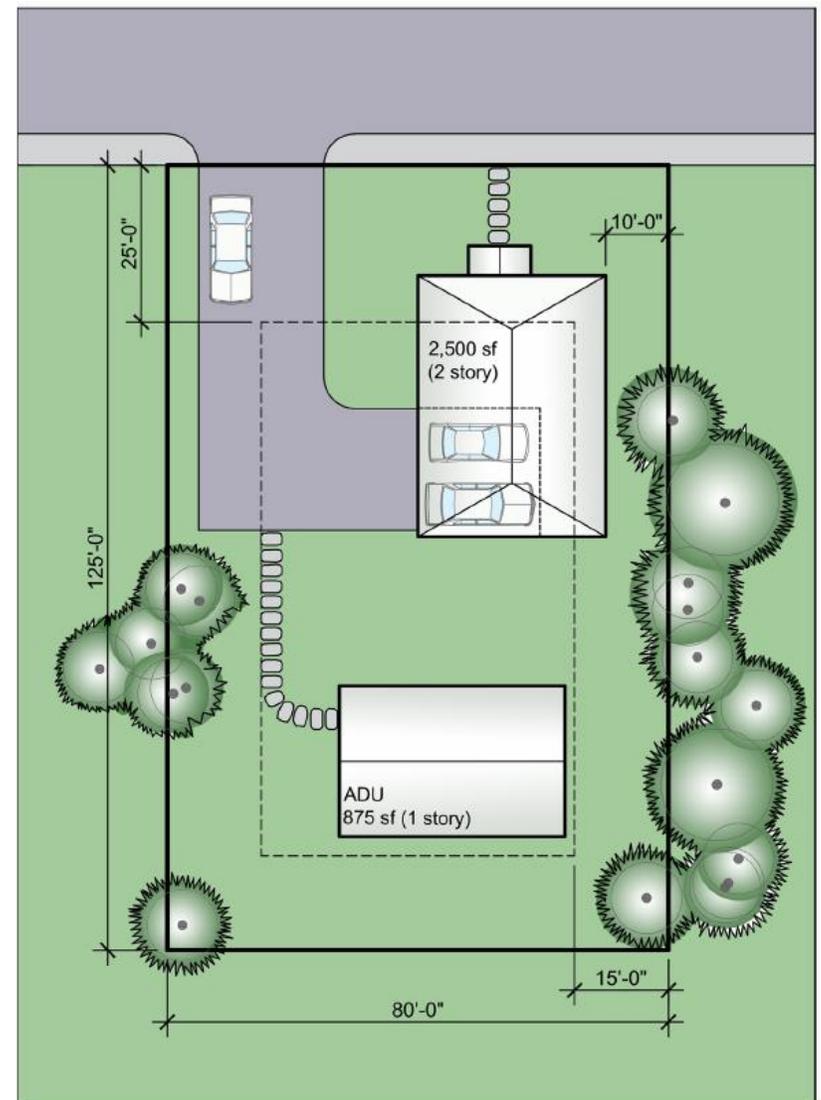


Example Layouts

Attached ADU on 5,000 SF Lot

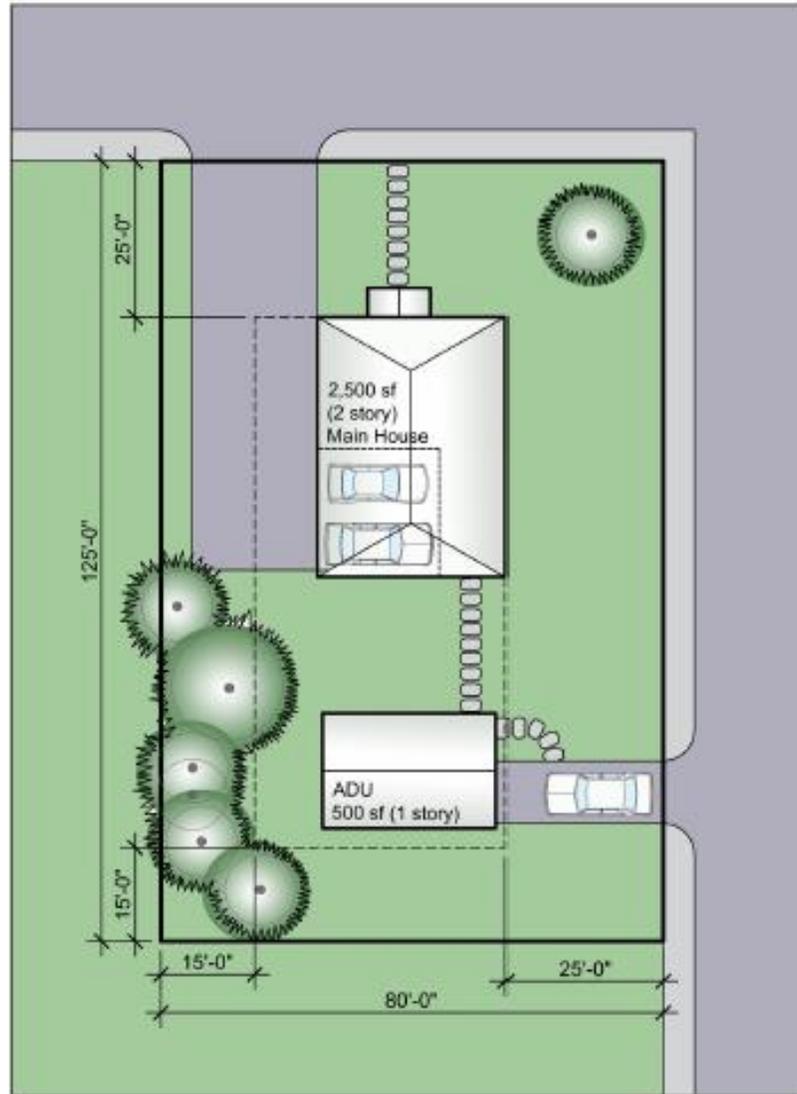


Detached ADU on 10,000 SF Lot



Example Layouts

Detached ADU on 10,000 SF Corner Lot



Detached ADU on 40,000 SF Lot

