

TOWN OF HINGHAM

Board of Appeals



ZONING APPLICATION REQUIREMENTS FOR SPECIAL PERMIT A1 - ADU

PROPERTY ADDRESS: _____

ZONING DISTRICT: _____

OWNER: _____

ELIGIBILITY REQUIREMENTS:

- A) ADU CAP met: Yes _____ No _____
- B) Applicant is owner of lot and single-family dwelling Yes _____ No _____
(i) Owner currently occupies or will occupy principal or accessory unit as primary residence upon issuance of special permit: Yes _____ No _____
- C) Lot area not less than 5,000sf for an attached ADU, or 10,000sf for a detached ADU, in connection with an existing single-family dwelling. In the case of new construction, the lot complies with the applicable minimum area of the applicable district.
Please state which type of ADU you are applying for: _____
Does it comply with requirements listed above (Under C): Yes _____ No _____
- D) Confirmation letter received from either the Board of Health or Sewer Department that total number of bedrooms, inclusive of the accessory dwelling unit, complies with requirements: Yes _____ No _____
- E) Total number of dwelling units doesn't exceed two Yes _____ No _____
- F) If located in Residence District D or Business District A or B, ADU allowed only in preexisting nonconforming single-family dwelling: Yes _____ No _____ NA _____

DIMENSIONAL AND DESIGN REQUIREMENTS:

- A) Single-family architectural character maintained: Yes _____ No _____
- B) Stairways accessing an accessory ADU above the ground floor of a single-family dwelling or a detached ADU, are enclosed within the exterior walls of the dwelling: Yes _____ No _____
- C) Maximum area the lesser of 875sf or 35% of gross floor area of principal dwelling: Yes _____ No _____
- D) No extension of a non-conforming building dimension including front, side or rear yard setback: Yes _____ No _____
- E) Any new entrance for either the accessory or principal dwelling unit shall be located to side or rear of single-family dwelling: Yes _____ No _____

DIMENSIONAL AND DESIGN REQUIREMENTS - CONTINUED:

- F) Water and sewer utilities serving the accessory dwelling unit shall not be metered separately from principal dwelling* Yes _____ No _____
- G) Additional or modified landscaping, fences or other buffers may be required to protect abutting properties from potential negative visual or auditory impacts of ADU: Yes _____ No _____
- H) Parking requirement for ADU is one space/bedroom in addition to minimum required parking spaces for single-family dwelling: Yes _____ No _____
- I) ADU may not have more than two (2) bedrooms Yes _____ No _____

ADDITIONAL DIMENSIONAL AND DESIGN REQUIREMENTS APPLICABLE TO ACCESSORY DWELLING UNITS IN DETACHED ACCESSORY STRUCTURES:

The Board of Appeals may only issue a Special Permit A1 for a detached accessory dwelling unit that meets the following dimensional and design requirements:

- A. The detached accessory dwelling unit shall comply with all building dimensions, including the front, side or rear yard setback and height limitations. Notwithstanding the foregoing, the Permit Granting Authority may waive the preceding requirements for an accessory dwelling unit within a lawfully existing nonconforming detached accessory structure to no less than 10' from a side or rear property line upon a finding that there will no potential negative visual or auditory impacts associated with the accessory dwelling unit that cannot be mitigated.**
- B. The detached accessory dwelling unit shall be located a minimum of 10' from the principal dwelling and to the rear of the principal single-family dwelling or to the side of the single-family dwelling at a minimum position 10' further back from the front plane of the single-family dwelling.

WAIVER(S) BEING REQUESTED:

*The Board of Appeals may waive this requirement for an accessory dwelling unit within a lawfully existing structure which already maintains separately metered utilities, if the request is accompanied by the written approval of the appropriate utility, upon a finding that a waiver advances the purpose of this bylaw.

Are you requesting this waiver? Yes _____ No _____

** The Board of Appeals may waive the waive the requirements of Section V-K,5.A (see above) for an accessory dwelling unit within a lawfully existing nonconforming detached accessory structure to no less than 10' from a side or rear property line upon a finding that there will no potential negative visual or auditory impacts associated with the accessory dwelling unit that cannot be mitigated.

Are you requesting this waiver? Yes _____ No _____

PLANS NEEDED FOR APPLICATION:

This section will be updated soon. Please contact the Zoning Board of Appeals office to confirm what plans (Architectural, Site Plan etc.) will need to accompany your ADU application at 781.804.2315.