

Proposed Zoning Amendment:
Abandonment or Discontinuance of Nonconforming Single-Family and Two-Family Dwellings

ARTICLE 3. Will the Town amend the Zoning By-Law of the Town of Hingham, adopted March 10, 1941, as heretofore amended, as follows:

Item 1: Amend Section III-I, D.(i) by replacing the reference to "Single-Family or Two-Family residential use" where it appears in parentheses with "Single-Family Dwelling or Two-Family Dwelling";

Item 2: Replace Section III-I, D.(ii) in its entirety as follows: "The nonconforming use of a building or structure as a Single-Family Dwelling or Two-Family Dwelling (and/or any Accessory Buildings related thereto) that has been discontinued for a period of more than four (4) years shall not be reestablished and any future use shall conform to this By-Law."; and

Item 3: Replace Section III-I, D.(iii)a. in its entirety as follows: "This subsection (iii) shall not apply to and shall not prohibit the conforming use of a building or structure that would be a lawful nonconforming building or structure if it had not been deemed discontinued or abandoned hereunder as a Single-Family Dwelling (including Accessory Buildings) or a Two-Family Dwelling (including Accessory Buildings), provided, however, that the building or structure shall not be eligible for the exemption under Section III-I, 2., B. and any alteration, reconstruction, addition, extension, or structural change to the building or structure shall conform to the applicable setback requirements under Section IV-A."

or act on anything related thereto?