

### III-A SCHEDULE OF USES

#### DISTRICTS

#### LEGEND

R=Residence      B=Business      OP= Office Park      WB=Waterfront Business      WR=Waterfront Recreation  
 I=Industrial      IP=Industrial Park      LIP=Limited Industrial Park      BR=Business Recreation      OO=Official and Open Space

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Residence					Business		Office Park*	Waterfront Business	Waterfront Recreation	Industrial	Industrial Park*	Limited Industrial Park	Business Recreation	Official and Open Space
A	B	C	D	E	A**	B								
1. RESIDENTIAL														
1.1 Single-Family Dwelling, together with such accessory buildings and structures as are customarily incidental thereto.														
P	P	P	O	P	O	O	O	O	O	O	O	O	O	O
1.2 Alteration and conversion of a Single-Family Dwelling containing at least 6 rooms exclusive of hall and bathroom existing prior to March 10, 1941, to accommodate not more than two families, provided that the exterior design of the structure is not changed from the character of a Single-Family Dwelling.														
A1	A1	A1	A1	A1	A1	A1	O	O	O	O	O	O	O	O
1.3 House trailer or mobile home, if approved by the Board of Health. The required authorization by the Board of Appeals may be granted for a period of not more than six months and shall be subject to renewal for only one additional six-month period.														
A1	A1	A1	A1	O	O	O	O	O	O	O	O	O	O	O
1.4 Apartment House, subject to the provisions of IV-E, Multi-Unit Development.														
O	O	O	O	O	A2	A2	O	O	O	O	O	O	O	O
1.5 Buildings containing multiple dwelling units, and community and other buildings accessory thereto, constructed and operated pursuant to the provisions of Section 38, 39, 40, and 41 of Chapter 121B of the Massachusetts General Laws, providing housing for elderly persons of low income, or constructed and operated pursuant to the provisions of Sections 25-32 of Chapter 121B of the Massachusetts General Laws, providing housing for persons of low and moderate income, subject to the provisions of IV-E, Multi-Unit Development. This use shall be exempt from subsection 4 of Section IV-C.														
A2	O	O	A2	A2	A2	A2	O	O	O	O	O	O	O	O
1.6 Town House – Not less than four nor more than ten connected dwelling units, subject to the provisions of IV-E, Multi-Unit Development.														
O	O	O	A2	A2	O	O	O	O	O	O	O	O	O	O

Residence					Business		Office Park*	Waterfront Business	Waterfront Recreation	Industrial	Industrial Park*	Limited Industrial Park	Business Recreation	Official and Open Space
A	B	C	D	E	A**	B								
1.7 Garden Apartments not less than four nor more than 10 connected dwellings, subject to the provisions of IV-E, Multi-Unit Development.														
O	O	O	O	A2	O	O	O	O	O	O	O	O	O	O
1.8 Accessory Uses when in conjunction with Single-Family Dwelling and Two-Family Dwelling (subject to Section III-J):														
1.8.1 Garaging of not more than 3 private-passenger vehicles provided that the total number of garage bays permitted per property under 1.8.1, 1.8.2 and 1.8.3 does not, in combination, exceed three (3).														
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.8.2 Garaging or parking of one non-private passenger vehicle with a maximum gross weight of 10,000 lbs. provided that the total number of garage bays permitted per property under 1.8.1, 1.8.2 and 1.8.3 does not, in combination, exceed three (3).														
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.8.3 Garaging or parking of a non-private passenger vehicle in excess of 10,000 lbs. or more than one non-private passenger vehicle, provided that the total number of garage bays permitted per property under 1.8.1, 1.8.2 and 1.8.3 does not, in combination, exceed three (3).														
A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
1.8.4 Professional office or studio of a resident physician, dentist, attorney, architect, artist, musician, engineer, real-estate or insurance broker, or member of another recognized profession, provided that no more than three persons, including the resident professional(s), or business owner(s), shall be employed on the premises at any one time, and further provided that any display or advertising shall be in accordance with provisions of Section V-B.														
P	P	P	P	A1	P	P	O	O	O	O	O	O	O	O
1.8.5 The office or studio of a resident art dealer, interior decorator, or appraiser, provided that said office or studio is open to clients by appointment only, that no more than three persons, including the resident professional(s), or business owner(s), shall be employed on the premises at any one time, and that there shall be no display or advertising visible from the street and no exterior signs.														
P	P	P	P	A1	P	P	O	O	O	O	O	O	O	O
1.8.6 Customary home occupation such as dressmaking and millinery conducted by a resident on the premises, provided that no more than one other person is regularly employed therein in connection with such use, and that there is no exterior storage of material or equipment, and that no display of products is visible from the street, and that any display or advertising is in accordance with Section V-B.														
P	P	P	P	A1	P	P	O	O	O	O	O	O	O	O
1.8.7 In accessory buildings incidental to a Single-Family Dwelling or a Two-Family Dwelling, the following uses are permitted: (a) the accessory uses listed in subsections 1.8.1 through 1.8.6 above; and/or (b) such other uses as are customarily incidental to a residential use, including, but not limited to, barns, garages, workshops, artist studios and the like, living rooms, eating areas, cooking facilities and sanitary facilities (excluding bathing facilities), as long as, in combination, these uses do not create a detached dwelling unit with complete living facilities for one or more households. Notwithstanding the foregoing, bathing facilities shall be permitted within a pool house located directly adjacent to and serving an in-ground swimming pool.														
P	P	P	P	P	P	P	O	O	O	O	O	O	O	O

Residence					Business		Office Park*	Waterfront Business	Waterfront Recreation	Industrial	Industrial Park*	Limited Industrial Park	Business Recreation	Official and Open Space
A	B	C	D	E	A**	B								
1.8.8 Bed and Breakfast Establishment in conjunction with a single-family dwelling only (subject to Section V-G) permitted with a Special Permit A2														
A2	A2	A2	A2	A2	A2	A2	O	O	O	O	O	O	O	O
1.8.9 Accessory Dwelling Units within a single-family dwelling, subject to Section V-K														
A1	A1	A1	A1	A1	A1	A1	O	O	O	O	O	O	O	O
2. AGRICULTURE														
2.1 Agricultural Use protected under M.G.L. c. 40A §3 (including, without limitation, single-family dwelling for resident proprietor), subject to Special Condition 8 of Section III-B.														
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2.2 Agricultural Use not protected under M.G.L. c. 40A §3 (except uses governed by subsections 2.3, 4.5, 4.6, and 4.7), subject to Special Condition 1 of Section III-B.														
A2	A2	A2	A2	A2	O	O	A2	O	O	A2	A2	A2	A2	A2
2.2.1 Single-family dwelling for resident proprietor of use governed by subsection 2.2														
P	P	P	A2	A2	O	O	A2	O	O	A2	A2	A2	A2	A2
2.3 Seasonal sale of cut Christmas trees (unless governed by subsection 2.1), subject to Special Condition 6 of Section III-B.														
O	O	O	O	O	P	P	P	O	O	P	P	P	O	P
3. INSTITUTIONAL, EDUCATIONAL, AND RECREATIONAL USES														
3.1 Church or other place of worship, parish house, rectory, convent, and other religious institutions, subject to Special Condition 8 of Section III-B.														
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
3.2 Schools or Playgrounds - Public, religious, sectarian, or denominational, subject to Special Condition 8 of Section III-B.														
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
3.3 Schools - Private, including dormitories accessory thereto, subject to Special Condition 8 of Section III-B.														
A2	A2	A2	A2	A2	A2	A2	A2	O	O	A2	A2	A2	O	A1

Residence					Business		Office Park*	Waterfront Business	Waterfront Recreation	Industrial	Industrial Park*	Limited Industrial Park	Business Recreation	Official and Open Space
A	B	C	D	E	A**	B								
3.4		Nursery school or other use for the day care of children, other than as exempted under Massachusetts General Laws Chapter 40A, Section 3, or a privately organized camp, providing any outdoor play area is at such a distance and so screened from any residential structure on an adjoining lot as to avoid a noise nuisance, subject to Special Condition 8 of Section III-B.												
A1	A1	A1	A1	A1	A2	A2	A2	O	O	A2	A2	A2	O	A1
3.5		Public buildings and premises for government use, including public libraries, museums and parks												
P	P	P	P	P	P	P	P	A2	A2	P	P	P	A2	A2
3.6		Private non-profit library, museum, or community center.												
A2	A2	A2	A2	P	P	P	A2	A2	O	A2	A2	A2	A1	A1
3.7		Country, golf, swimming, skating, yacht, or tennis club, or other social, civic, or recreational lodge or club-- not conducted as a business												
A2	A2	A2	A2	P	A2	A2	A2	A2	O	A2	A2	A2	P	A1
3.8		Hospital												
O	O	O	O	O	O	A2	A2	O	O	A2	A2	A2	O	O
3.8A		Clinic												
O	O	O	O	O	A2	A2	A2	O	O	A2	A2	A2	O	O
3.8B		Nursing home, rest home, convalescent home, congregate living facility, charitable institution or other non-correctional institutional use.												
A2	A2	A2	A2	A2	A2	A2	A2	O	O	A2	A2	A2	O	O
3.9		Cemetery												
A1	A1	A1	A1	O	O	O	O	O	O	O	O	O	O	A1
3.10		Public-utility buildings and structures												
A1	A1	A1	A1	A1	P	P	P	A2	O	P	P	P	O	A1
3.11		Outdoor Concession as an accessory use when supporting outdoor athletic field uses permitted or allowed under subsections 3.2, 3.3, 3.5 and 3.7 (subject to Section III-J).												
O	O	O	O	O	O	O	O	O	O	O	O	O	A1	A1

Residence					Business		Office Park*	Waterfront Business	Waterfront Recreation	Industrial	Industrial Park*	Limited Industrial Park	Business Recreation	Official and Open Space
A	B	C	D	E	A**	B								
4. COMMERCIAL														
4.1 Retail store (other than those specified elsewhere on this Schedule) distributing merchandise to the general public.														
O	O	O	O	O	P	P	O	A2	O	O	O	O	O	O
4.2 Craft, consumer, or commercial service establishments dealing directly with the general public														
O	O	O	O	O	P	P	O	A2	O	O	O	O	O	O
4.3 Undertaking establishment or funeral home.														
O	O	O	O	O	A2	A2	O	O	O	O	O	O	O	O
4.4 Animal or veterinary hospital, subject to Special Condition 1 of Section III-B, except in the Industrial Park District.														
A2	A2	A2	A2	O	A2	A2	A2	O	O	A2	A2	A2	O	O
4.5 Commercial breeding, sale, or boarding of dogs, cats, or fur-bearing animals (unless governed by subsection 2.1), subject to special condition 1 of Section III-B, except in the Industrial Park District.														
A1	A1	A1	A1	O	A1	A1	O	O	O	A2	A2	A2	O	O
4.6 Commercial greenhouses (unless governed by subsection 2.1).														
O	O	O	O	O	P	P	P	O	O	P	P	P	O	O
4.7 Riding stable (unless governed by subsection 2.1), subject to Special Condition 1 of Section III-B.														
A2	A2	A2	A2	A2	O	O	O	O	O	O	O	O	A1	O
4.8 Newspaper or job printing.														
O	O	O	O	O	P	P	O	O	O	P	P	O	O	O
4.9A Sit-down restaurant														
O	O	O	O	O	A2	A2	A2	A2	O	A2	A2	O	A2	O
4.9B Fast-food/Take-out restaurant														
O	O	O	O	O	A2	A2	A2	A2	O	A2	A2	O	A2	O

Residence					Business		Office Park*	Waterfront Business	Waterfront Recreation	Industrial	Industrial Park*	Limited Industrial Park	Business Recreation	Official and Open Space
A	B	C	D	E	A**	B								
4.10 Business or professional offices or agencies.														
O	O	O	O	O	P	P	P	A2	O	P	P	P	O	O
4.11 Bank or other financial institution.														
O	O	O	O	O	P	P	P	A2	O	P	P	P	O	O
4.11A A drive-up bank teller or automated teller machine (ATM) operated by a bank or financial institution for the convenience of its customers.														
O	O	O	O	O	A2	A2	A2	A2	O	A2	A2	A2	O	O
4.12 Commercial indoor amusement or recreation place or place of assembly.														
O	O	O	A2	O	P	P	O	O	O	O	O	O	A1	O
4.12A Health Club														
O	O	O	A2	O	P	P	A2	O	O	A2	A2	A2	O	O
4.13 Commercial outdoor amusement or recreation place not including an outdoor movie theater.														
O	O	O	O	O	O	A1	O	O	O	O	O	O	A1	O
4.14 Freight terminal or storage warehouse.														
O	O	O	O	O	O	P	O	O	O	P	P	O	O	O
4.14A Storage trailers/containers (except for (i) dumpsters or other trash receptacles, and (ii) construction trailers approved under site plan review) subject to the renewal of the Special Permit on an annual basis. All storage trailers/containers must otherwise comply with dimensional, parking and other provisions of the Zoning By-Law.														
O	O	O	O	O	O	A2	O	O	O	A2	A2	A2	O	O
4.15 Heliport, subject to Special Condition 2 of Section III-B.														
O	O	O	O	O	O	O	A1	O	A1	A1	A2	A2	O	O
4.16 Hotel or Motel														
O	O	O	O	O	O	O	A2	O	O	A2	A2	A2	O	O

Residence					Business		Office Park*	Waterfront Business	Waterfront Recreation	Industrial	Industrial Park*	Limited Industrial Park	Business Recreation	Official and Open Space
A	B	C	D	E	A**	B								
4.17	Shopping Center consisting of three or more businesses described in subsections 4.1, 4.2, 4.9A, 4.9B (subject to Special Permit A2), 4.10, 4.11, 4.12, 4.12A, 4.16, 4.18, and 5.1 of this Schedule.													
O	O	O	O	O	O	O	O	O	O	A2	A2	O	O	O
4.18	Retail Sale of Alcoholic Beverages.													
O	O	O	O	O	P	P	O	A2	O	O	O	O	O	O
4.19	Marine-oriented retail stores and consumer service establishments dealing directly with the general public.													
O	O	O	O	O	P	P	O	A2	A2	O	O	O	O	O
4.20	Adult uses, subject to Section V-F													
O	O	O	O	O	O	O	O	O	O	O	A2	O	O	O
4.21	Body Art Establishment as defined by the Hingham Board of Health.													
O	O	O	O	O	O	O	O	O	O	A2	O	A2	O	O
4.22	Commercial/Residential Building (Subject to Special Condition 7 of Section III-B)													
O	O	O	O	O	A2	A2	O	O	O	O	O	O	O	O
4.23	Leased Parking for Commercial/Residential Buildings (Subject to Special Condition 7 of Section III-B)													
O	O	O	O	O	P	O	O	O	O	O	O	O	O	O
4.24	Farmers' Market													
O	O	O	O	O	A2	A2	O	O	O	O	O	O	A2	A2
4.25	Retail Store, Retail Sale of Alcoholic Beverages, or Consumer Service or Commercial Service Establishment permitted as an accessory use for up to 15% GFA within any single building.													
O	O	O	O	O	O	O	A2	O	O	A2	A2	A2	O	O
4.26	Registered Marijuana Dispensary, subject to Special Condition 9 of Section III-B (except for agricultural uses governed by Section 2.1).													
O	O	O	O	O	O	O	A2	O	O	O	A2	O	O	O

Residence					Business		Office Park*	Waterfront Business	Waterfront Recreation	Industrial	Industrial Park*	Limited Industrial Park	Business Recreation	Official and Open Space
A	B	C	D	E	A**	B								
4.27 Media Broadcasting or Production Studio														
O	O	O	O	O	P	P	P	O	O	P	P	P	A2	A2
5. AUTOMOTIVE AND MARINE SALES AND SERVICE														
5.1 Automotive “filling” or service station, subject to Special Condition 3 of Section III-B.														
O	O	O	O	O	A1	A1	O	O	O	O	O	O	O	O
5.2 Repair or storage garage for motor vehicles or trailers, which may include body, repair, welding, or soldering shop for motor vehicles or trailers, provided such operation shall be sufficiently insulated so that any noise, flashing, fumes, gases, smoke, or vapor shall be confined to the premises.														
O	O	O	O	O	A2	A2	O	O	O	P	A2	A2	O	O
5.3 Salesroom for franchised dealer or recognized agent of motor vehicle manufacturer whose principal business is the sale of new motor vehicles (the purchase and sale of second-hand motor vehicles being incidental thereto), together with indoor storage and service facilities reasonably incidental to such salesroom, provided that the principal display visible from the street shall not be second-hand motor vehicles; subject to site plan review in accordance with Section I-I.														
O	O	O	O	O	P	P	O	O	O	P	P	O	O	O
5.4 Marina; boat livery; sales, storage, and repair of boats, boat trailers, and marine accessories.														
O	O	O	O	O	P	P	O	P	P	P	P	A2	O	O
6. WHOLESALE AND INDUSTRIAL USES														
6.1 Wholesale warehouse, including office or showroom facilities.														
O	O	O	O	O	P	P	A2	O	O	P	P	A2	O	O
6.2 Light industrial uses, including manufacturing, storage, processing, fabrication, packaging, and assembly.														
O	O	O	O	O	O	O	A2	O	O	P	P	A2	O	O

\*(Subject to Special Condition 5 of Section III-B)

\*\* (Subject to Special Condition 7 of Section III-B)