

*Town of Weymouth  
Massachusetts*

Robert L. Hedlund  
Mayor

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**MEMORANDUM**

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TO: TOWN COUNCIL  
CC: TED LANGILL, CHIEF OF STAFF  
ROBERT F. LUONGO, DIRECTOR OF PLANNING AND  
COMMUNITY DEVELOPMENT  
ERIC SCHNEIDER, PRINCIPAL PLANNER  
FROM: ROBERT L. HEDLUND, MAYOR  
SUBJECT: PROPOSED MISCELLANEOUS AMENDMENTS TO THE  
TOWN'S ZONING ORDINANCE  
DATE: MARCH 12, 2020

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I submit the following measure for consideration by Town Council:

"That the Town of Weymouth, through Town Council with the approval of the Mayor, hereby amends the Town of Weymouth Ordinances in the following manner:

**SECTION 1.** Section 120-12 (A) of the Town of Weymouth Zoning Ordinance is hereby amended by striking out that subsection and inserting in place thereof the following subsection:-

- A.** Garage space for storage of not more than three automobiles.  
Maximum height shall be determined as below:

1. On any lot containing 25,000 square feet or more, a garage may be built to the height of the primary structure provided that is constructed on a permanent foundation, is of wood construction, and meets all other dimensional requirements of this bylaw.
2. On any lot less than 25,000 square feet, the maximum height of a detached garage shall be one and a half stories and a maximum of 21 feet at the highest point provided that is constructed on a permanent foundation, is of wood construction and meets all other dimensional requirements of this bylaw.

**SECTION 2.** Section 120-13 (B) of the Town of Weymouth Zoning Ordinance is hereby amended by striking out that subsection and inserting in place thereof the following subsection:-

**B. Garages.**

1. Garage space for storage of more than three automobiles;
2. Garage structure that does not comply with dimensional requirements of 120-12;
3. Garage structure made of prefabricated metal; or
4. Any combination of these circumstances.

**SECTION 3.** Section 120.22.7 of the Town of Weymouth Zoning Ordinance is hereby amended by inserting at the end the following new subsection:-

- C. New construction of up to four dwelling units on an existing site of at least two dwelling units.

**SECTION 4.** Section 120-25.17 (B) of the Town of Weymouth Zoning Ordinance is hereby amended by adding after the first sentence in the first paragraph of that subsection, entitled "Setbacks," the following new sentence:-

To the greatest extent practicable, parking for the commercial use will be provided at the front of the building with parking for the residential component concentrated behind the building.

**SECTION 5.** Section 120-25.17 (B)(1) of the Town of Weymouth Zoning Ordinance is hereby amended by striking out that subsection and inserting in place thereof the following subsection:-

1. The Board of Zoning Appeals shall have the authority to approve the front setback based on the goals articulated above and subject to the review of the Weymouth Fire Department, Planning Department, and Traffic Engineer. Further, when the front setback will be used for parking, a minimum of 70 feet will be provided to allow for a minimum five (5) foot landscape area along the frontage, a row of parking, and a travel aisle.

**SECTION 6.** Section 120-37.1 (C)(6) of the Town of Weymouth Zoning Ordinance is hereby amended by striking out that subsection and inserting in place thereof the following subsection:-

6. Height: maximum of three stories or 35 feet, whichever is greater, for new construction.

**SECTION 7.** Attachment 1 of section 120 of the Town of Weymouth Zoning Ordinance is hereby amended, in the row for “R-2” district and the column for “Minimum Lot Area,” by inserting at the end of the text the following new phrase:- “to a maximum of three (3) total units”

**SECTION 8.** Attachment 1 of section 120 of the Town of Weymouth Zoning Ordinance is hereby amended, in the row for “POS” district and the column for “Maximum Height,” by striking out the word “less” and inserting in place thereof the following text:- “greater”

**SECTION 9.** The first paragraph of Order 16 015 of the Town of Weymouth Ordinances is hereby amended by striking out the words “Parcel E: 2.93 acres of Southfield Open Space” and “Parcel G: 0.08 Acres of Southfield Open Space” inserting in place thereof the following phrase:-

Town of Weymouth Atlas Parcels:

Sheet 54 -Block 597- Lot 155

Sheet 54 -Block 597- Lot 158

Sheet 54 -Block 597- Lot 159

Sheet 54 -Block 597- Lot 160

Sheet 54 -Block 597- Lot 161

Sheet 54 -Block 597- Lot 162

Sheet 54 -Block 597- Lot 163

**SECTION 10.** Section three of Order 18 002 of the Town of Weymouth Ordinances is hereby amended by striking out the words “120.106.2” and “120.106.3” and inserting in place thereof the following text:-  
“120.106.3” and “120.106.4,” respectively.

This measure requires a legal notice and a joint public hearing of the Planning Board.