# Downtown Hyannis: Hyannis Main Street and Hyannis Harbor

VIDEO?

**Development Incentives**

**[Downtown Hyannis Growth Incentive Zone](https://www.town.barnstable.ma.us/Departments/planninganddevelopment/pageview.asp?file=Projects\\2018-Downtown-Hyannis-Growth-Incentive-Zone.html&title=2018%20Downtown%20Hyannis%20Growth%20Incentive%20Zone&exp=Projects)**

Development in Downtown Hyannis is exempt from Cape Cod Commission review

**[Hyannis Opportunity Zone](https://www.businessbarnstable.com/opportunity-zone)**

Commercial areas in Hyannis are federally designated Opportunity Zones

[LOCUS National Opportunity Zones Academy Marketplace](https://oppsites.com/sgamarketplace" \t "_blank)

**Housing Development Incentive Program**

Downtown Hyannis is a designated Housing Development Incentive Zone: new market-rate residential units are eligible for local tax incentives and Commonwealth tax credits

[Commonwealth of Massachusetts Housing Development Incentive Program](https://www.mass.gov/service-details/housing-development-incentive-program-hdip)

**Economic Development Incentive Program (Tax Increment Financing)**

[Commonwealth of Massachusetts EDIP](https://www.mass.gov/service-details/economic-development-incentive-program-edip)

**Regulatory**

**[Planning Board](https://www.town.barnstable.ma.us/boardscommittees/PlanningBoard/default.asp?brd=Planning+Board&brdid=19&year=2020)**

The Planning Board is the Special Permit Granting Authority in Downtown Hyannis.

**[Regulatory Agreements](https://ecode360.com/6557575)**

Regulatory Agreements are contracts between the Town and a holder of property development rights, the principal purpose of which is to negotiate and to establish the development regulations that will apply to the subject property and to establish the conditions to which the development will be subject.

Regulatory Agreement District Map

**[Design & Infrastructure Plan](https://www.town.barnstable.ma.us/boardscommittees/PlanningBoard/Resources/Hyannis-Design-and-Infrastructure-Plan.pdf?tm=4/15/2020%209:51:01%20PM)**

Development within Downtown Hyannis is subject to administrative design review

**[Hyannis Main Street Waterfront Historic District](https://www.town.barnstable.ma.us/boardscommittees/PlanningBoard/Resources/Hyannis-Design-and-Infrastructure-Plan.pdf?tm=4/15/2020%209:51:01%20PM)**

The Hyannis Historic District Commission p-romotes the preservation of the unique historic character of downtown Hyannis and Hyannis Inner Harbor. The Commission strives to create a desirable place to live, work and enjoy through the preservation, maintenance and improvement of historic vernacular.

**[Inclusionary Zoning Ordinance](https://ecode360.com/6556730)** (Chapter 9, Art. 1)

In multi-family developments consisting of 10 of more units, at least 10% of the residential units constructed shall be dedicated by deed restriction to affordable housing units.

[**Site Plan Review**](https://www.town.barnstable.ma.us/boardscommittees/SitePlanReview/default.asp?brd=Site+Plan+Review&brdid=25&year=2020)

Site Plan Review is an administrative process established to assure development standards are met in all business, commercial, industrial, and multi-family projects. Site Plan Review is composed of representatives from these Town: Health, Building, Conservation, Planning, and Engineering Departments, along with Fire District representatives.

**[Recreational Adult-Use Marijuana](https://ecode360.com/34268355)**

Registered recreational marijuana cultivators, research facilities and independent testing laboratories are allowed by Special Permit in the Medical Services and Gateway Medical Districts.

**Infrastructure**

**[Hyannis Parking Implementation Strategy](https://www.town.barnstable.ma.us/Departments/planninganddevelopment/Projects/Downtown-Hyannis-Parking-Study.asp)**

**[Hyannis East End Roadway Improvements](https://www.town.barnstable.ma.us/Departments/planninganddevelopment/pageview.asp?file=Projects\\Hyannis-East-End-Roadway-Improvements.html&title=Hyannis%20East%20End%20Roadway%20Improvements&exp=Projects)**

**[Water: Town of Barnstable Water Supply Division](https://www.townofbarnstable.us/departments/watersupply/)**

Growth Incentive Zone Water Main Capacity

[System Development Charges and other Service Fees](https://www.townofbarnstable.us/Departments/watersupply/Fees_and_Regulations/Service-Fees.pdf)

[Water Supply Division Rules & Regulations](https://www.townofbarnstable.us/Departments/watersupply/Fees_and_Regulations/Rules-and-Regulations.pdf)

[Sewer: Town of Barnstable Department of Public Works](https://www.townofbarnstable.us/Departments/publicworkstech/)

Growth Incentive Zone Sewer Capacity

**Placemaking and Community**

**[Hyannis Main Street Business Improvement District](http://www.hyannismainstreet.com/)**

The mission of the Hyannis Main Street Business Improvement District is to promote the community and economic development of the Main Street, Hyannis district as a desirable place to live, work, invest, and visit.  The HMSBID is a private nonprofit organization that was established in 1999.

**[Special Events on Town Property](https://www.town.barnstable.ma.us/departments/specialevents/)**

The Town of Barnstable welcomes and celebrates events that contribute the Town’s mission of promoting a high quality of life. Each of the available town properties and facilities within the seven villages offers unique opportunities to complement and enhance your event.

**[HyArts Cultural District](https://artsbarnstable.com/)**

The HyArts Cultural District received an official *s*tate designation from the Massachusetts Cultural Council in 2012. The District is comprised of a concentration of cultural, economic and historic resources coupled with a strong community commitment to further enhance the vitality of the area.

[**Hyannis Gateway Economic Development Plan**](https://www.town.barnstable.ma.us/Departments/ComprehensivePlanning/Plans_and_Documents/Gateway-Hyannis-Study-2010.pdf?tm=4/16/2020%202:45:00%20PM)

2010 Hyannis Harbor Land Use Analysis and Economic Development Strategy