

Downtown Hyannis Zoning Districts

Updates

On **Thursday March 26, 2026**, the Town Council affirmatively voted to approve the following four text and map amendments to the Downtown Hyannis Zoning Districts that were reviewed during winter 2025. Final text and maps, as amended and approved, are provided below:

Downtown Hyannis Zoning (Updated March 2026)

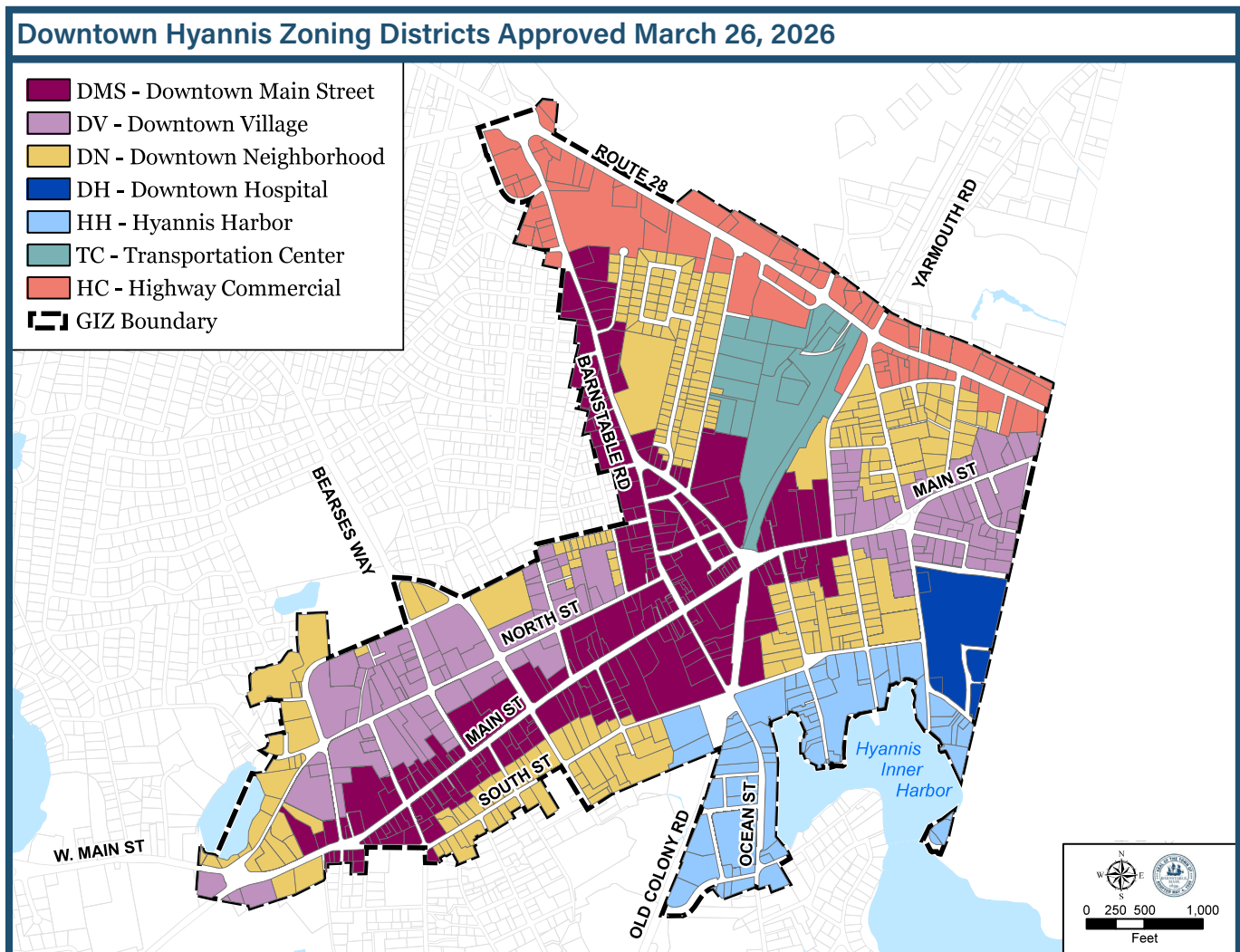
Item 2026-003 – Downtown Hyannis Parking Minimums

Item 2026-005 – Building Height (DMS, DV & DN Zoning Districts)

Item 2026-006 – Map Amendment (DV & DN Zoning Districts)

- Exhibit Map

Item 2026-007 – Ground Floor Commercial (DMS Zoning District)



Previously Approved Downtown Hyannis Zoning (2023)

On **Thursday February 2, 2023**, the Town Council affirmatively voted to approve text and zoning map amendments to the Downtown Hyannis Zoning Districts (Item 2022-144) with companion text amendment to the sign code (2022-145) and text and map amendments for the establishment of the Registered Recreational Marijuana Cultivators, Research Facilities, and Testing Laboratories Overlay District (Item 2022-146). Final text and maps, as amended and approved, are provided below:

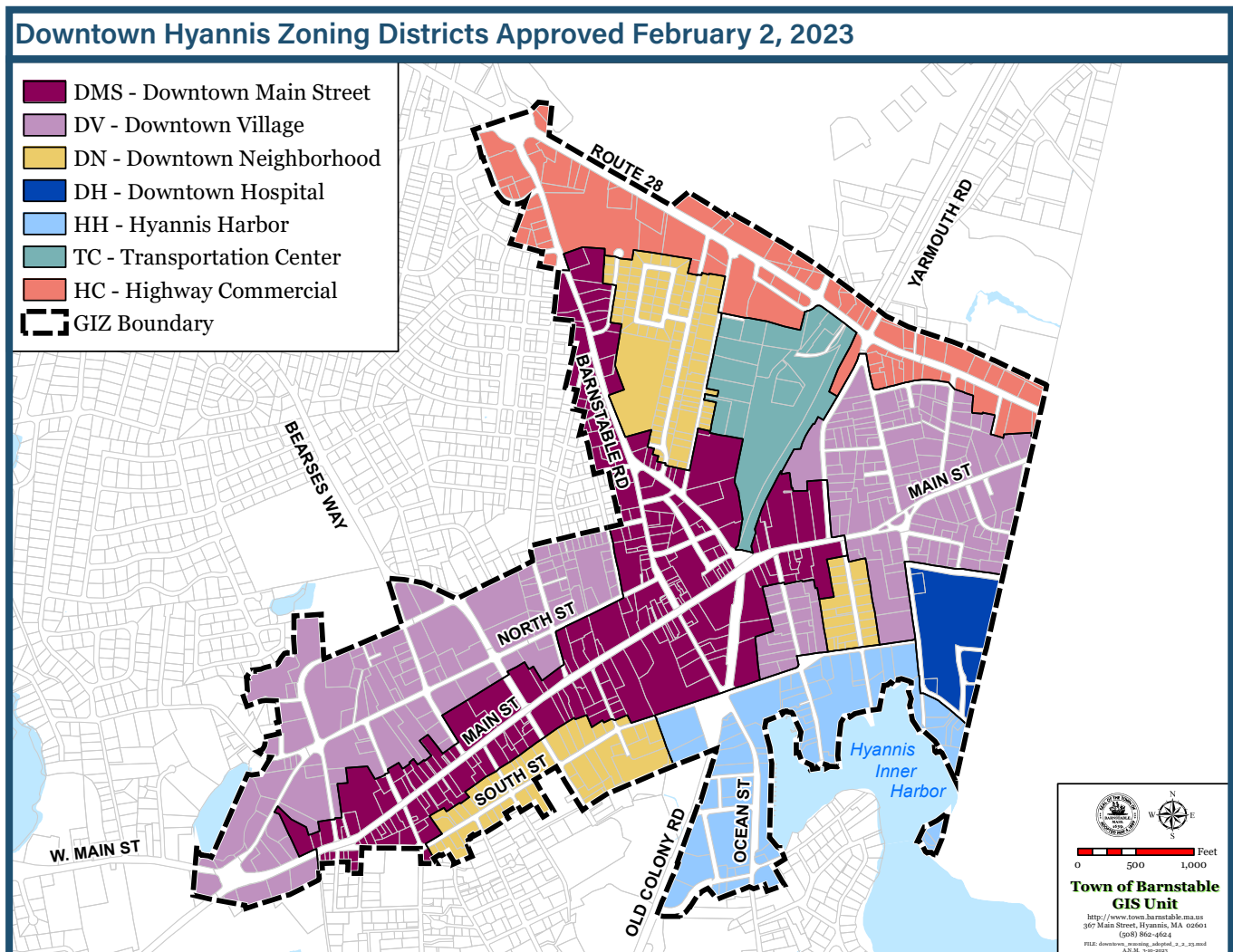
Item 2022-144 – Downtown Hyannis Zoning Districts

- Official Maps
- Exhibit Map

Item 2022-145 – Downtown Hyannis Sign Code Amendments

Item 2022-146 – Registered Recreational Marijuana Cultivators, Research Facilities, and Testing Laboratories Overlay and Associated Amendments

- Official Maps
- Exhibit Map



Background

The 2023 Downtown Hyannis rezoning effort was a major step towards implementing the goals of Barnstable's [Local Comprehensive Plan](#), [Housing Production Plan](#) and [Growth Incentive Zone Strategic Plan](#). The zoning was revised, with a particular focus on residential and mixed-use development that responds to local context through size, form, placement, and design considerations. The intent of the 2023 Downtown Hyannis rezoning was to establish consolidated and better-defined zoning districts with updated dimensional standards, and form-based zoning techniques to foster a more predictable built outcome to produce a high-quality public realm. Additional information about the rezoning is provided within the [Downtown Hyannis Zoning Districts \(2023\) Introduction](#).

Stay Up to Date on Barnstable Zoning Regulations

To help keep the public informed of zoning issues in Barnstable, the Town is now offering e-mail notices of upcoming zoning amendment proposals and related meetings. Sign up [HERE](#).