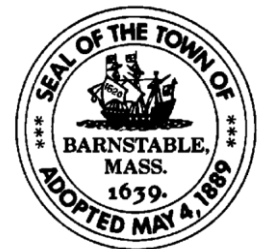


Zoning Amendments: Requirements, Communications & Updates

Town Council
February 4, 2021



Zoning

- Land use control
- Tool for implementing land use plan objectives

Enabling Statute

Massachusetts General Law Chapter 40A
“Zoning Act”


Where Does a Zoning Amendment Start?

- May be initiated by:
 - The Council
 - Planning Board
 - Zoning Board
 - Individual owning land
 - Regional Planning Agency
 - By request of registered voters


Statutory Public Notice Requirements

- Two (2) Public Hearings*
 - 1 at Planning Board
 - 1 at Town Council
- Two (2) notices in newspaper, once in each two successive weeks, at least 14 days prior
 - * Together or separately

Process

- Town Council Introduction
 - Planning Board Recommendation: public hearing
 - Town Council: public hearing
- 

Planning Board

- Advisory Role
 - Public hearing
 - Submit a “report with recommendations” to the Town Council
 - Or 21 days elapsed after hearing without recommendation
 - Vote: Majority of members present
- 


Town Council

- “No zoning ordinance or amendment thereto shall be adopted or changed except by a two-thirds vote of all the members of the town council”
- Public hearing

**Protest*

**Housing Choice Provisions*

Process


- Town Council Introduction
 - Planning Board Recommendation: public hearing
 - Town Council: public hearing
- 

Communications


Connect with community when zoning in various ways that may include:

- Public meetings
- Drafts available for review
- Town communication channels – website, Channel 18, e-news, TM communications, social media

Communications: Proposed Ordinances

- Statutory notice requirements
 - Town communication channels – website, Channel 18, e-news, TM communications, social media as appropriate
- 

Communications: Proposed Ordinances

- **OPT-IN ZONING UPDATES:** Opt-in e-mail notices where Town publishes announcements of all proposed zoning amendments
 - Notice of other public processes around zoning
 - Corresponding webpage
- 

Zoning Amendments in Progress

- Accessory Dwelling Units
- Hyannis Downtown Rezoning (“Form Based Code”)

Zoning Amendments Potential

- Review of non-residential zoning in Regional Commercial Center
 - Amendments to comply with regulatory requirements
 - Zoning Code Maintenance
- 