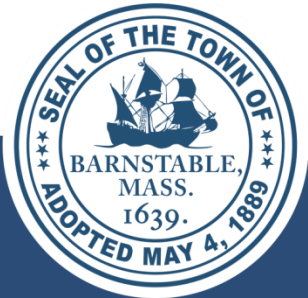


Downtown Hyannis Zoning Districts

Town Council Introduction
March 17, 2022




Comprehensive Revision to Downtown Hyannis Zoning Districts

Amending Downtown Hyannis zoning in support of housing is a priority action item in:

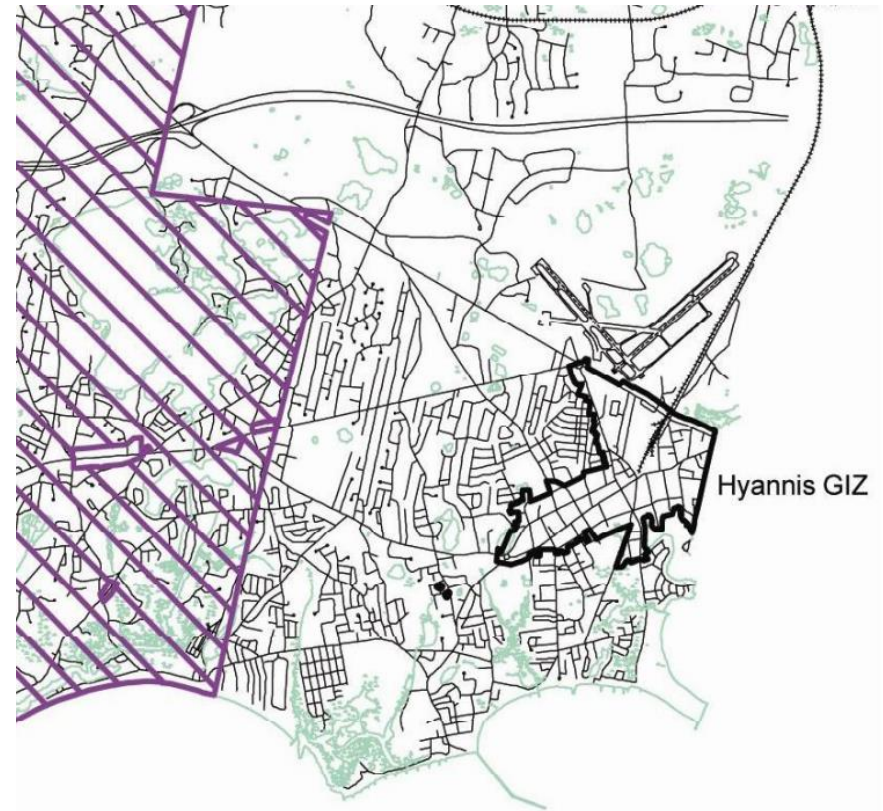
- 2018 Downtown Hyannis Growth Incentive Zone Strategic Plan
- 2016 Housing Production Plan

Purpose & Objective

- Promote mixed use and multi-family housing development in the Downtown Hyannis area
 - Protect historic and maritime character
 - improve urban fabric of downtown Hyannis in a manner consistent with historic character and traditional development patterns
- 

Growth Incentive Zone

Direct new investment into areas with infrastructure and concentrated community activity and away from open spaces and areas with critical natural resource value



Approaches to Housing

Housing Production Plan

“Amend Downtown Hyannis Growth Incentive Zone to allow increased density for mixed-use and multi-unit development”



ACCESSORY DWELLING UNIT



MICRO-UNITS



TOWNHOUSE



DOUBLE DECKER



MANOR HOUSE




WALK-UPS


Approaches to Revitalization: Summary



Downtown Hyannis

- Adding housing supports local businesses and institutions
 - Streamline permitting process is an incentive for property owners to invest in redevelopment & infill opportunities
 - Balance development with community character and preservation
- 

Growth Incentive Zone

- The Town and the Commission worked collaboratively on the new GIZ it was based on the concept of supporting long-term revitalization goals through multiple strategies and that progress should be measured by looking at the overall health, economy and resilience of the place.
 - Long-term, iterative commitment to planning & investment in Downtown
- 

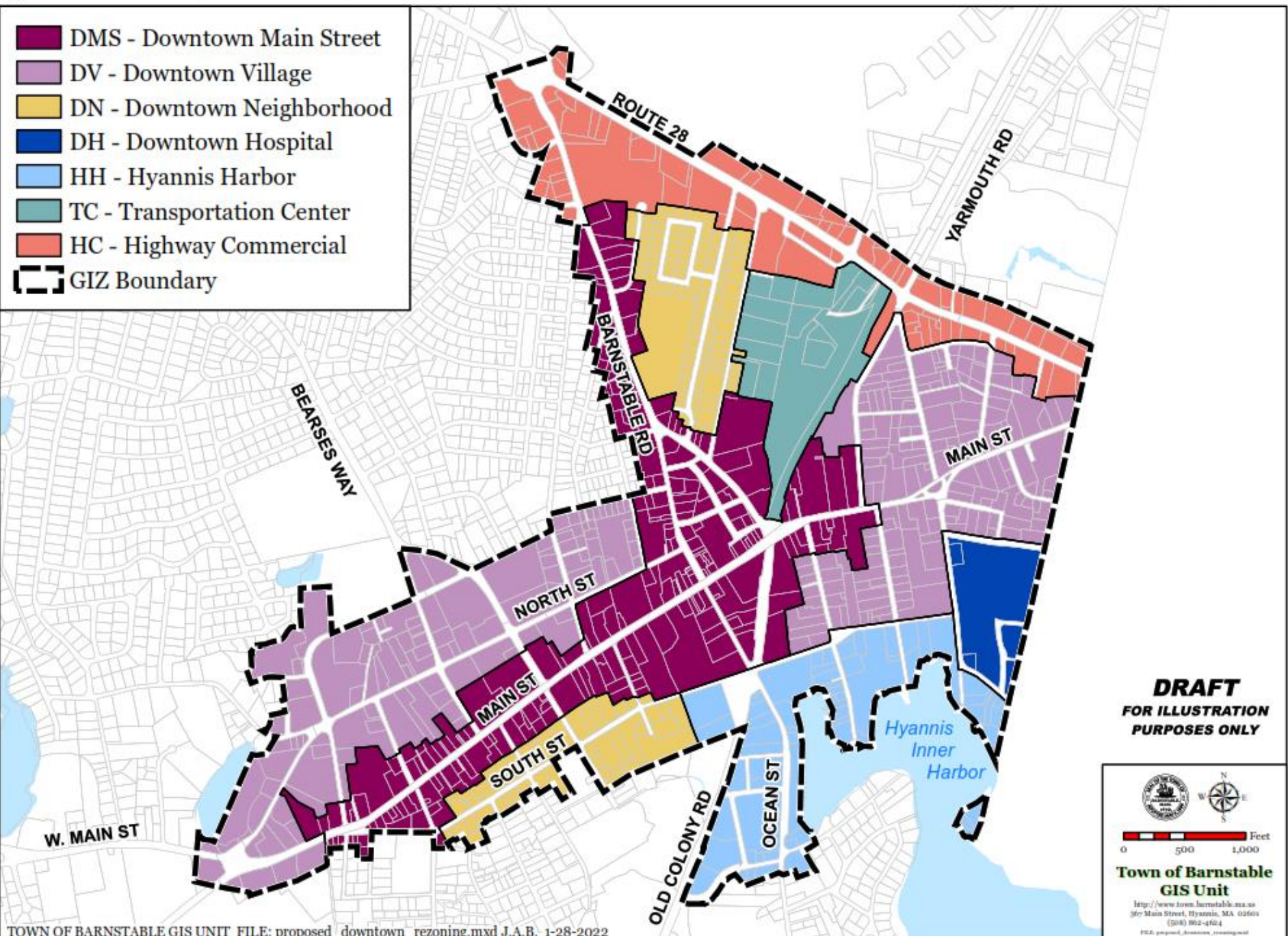
- **2022-144** Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning by repealing the Zoning Districts known as the “Hyannis Village Zoning Districts” and replacing them with revised and updated districts collectively known as the “Downtown Hyannis Zoning Districts”
- **2022-145** Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article VII Sign Regulations to amend regulations to be consistent with proposed new district regulations
- **2022-146** Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning by moving and renumbering section 240-122.1 Registered Recreational Marijuana Cultivators, Research Facilities, and Testing Laboratories into a new overlay Zoning District and repealing sections 240-129 and 240-129.1 expired temporary moratorium for Marijuana uses



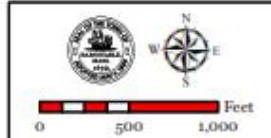
Downtown Hyannis Zoning Districts

January 21, 2022

- DMS - Downtown Main Street
- DV - Downtown Village
- DN - Downtown Neighborhood
- DH - Downtown Hospital
- HH - Hyannis Harbor
- TC - Transportation Center
- HC - Highway Commercial
- GIZ Boundary

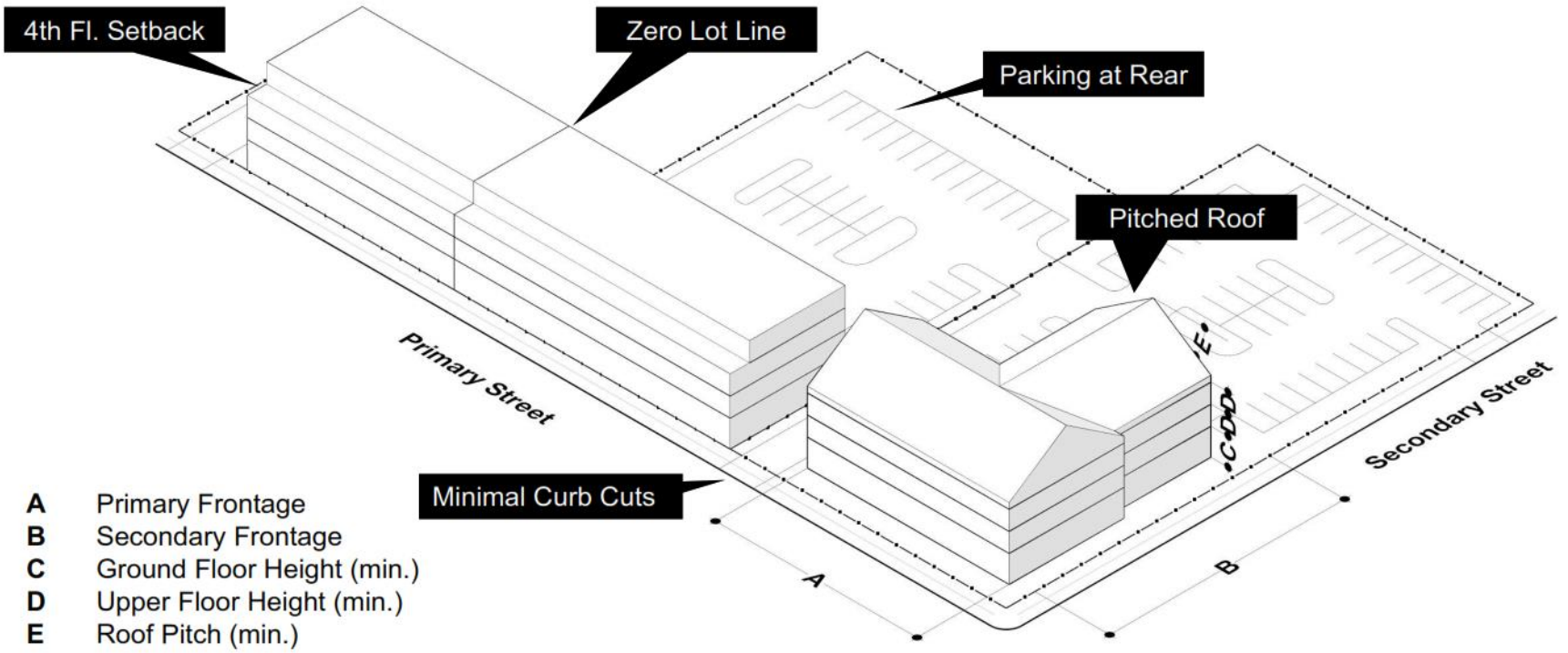


DRAFT
FOR ILLUSTRATION
PURPOSES ONLY



Town of Barnstable
GIS Unit

<http://www.town.barnstable.ma.us>
 367 Main Street, Hyannis, MA 02601
 (508) 862-4624
FILE prepared: January, 2022



- A Primary Frontage
- B Secondary Frontage
- C Ground Floor Height (min.)
- D Upper Floor Height (min.)
- E Roof Pitch (min.)

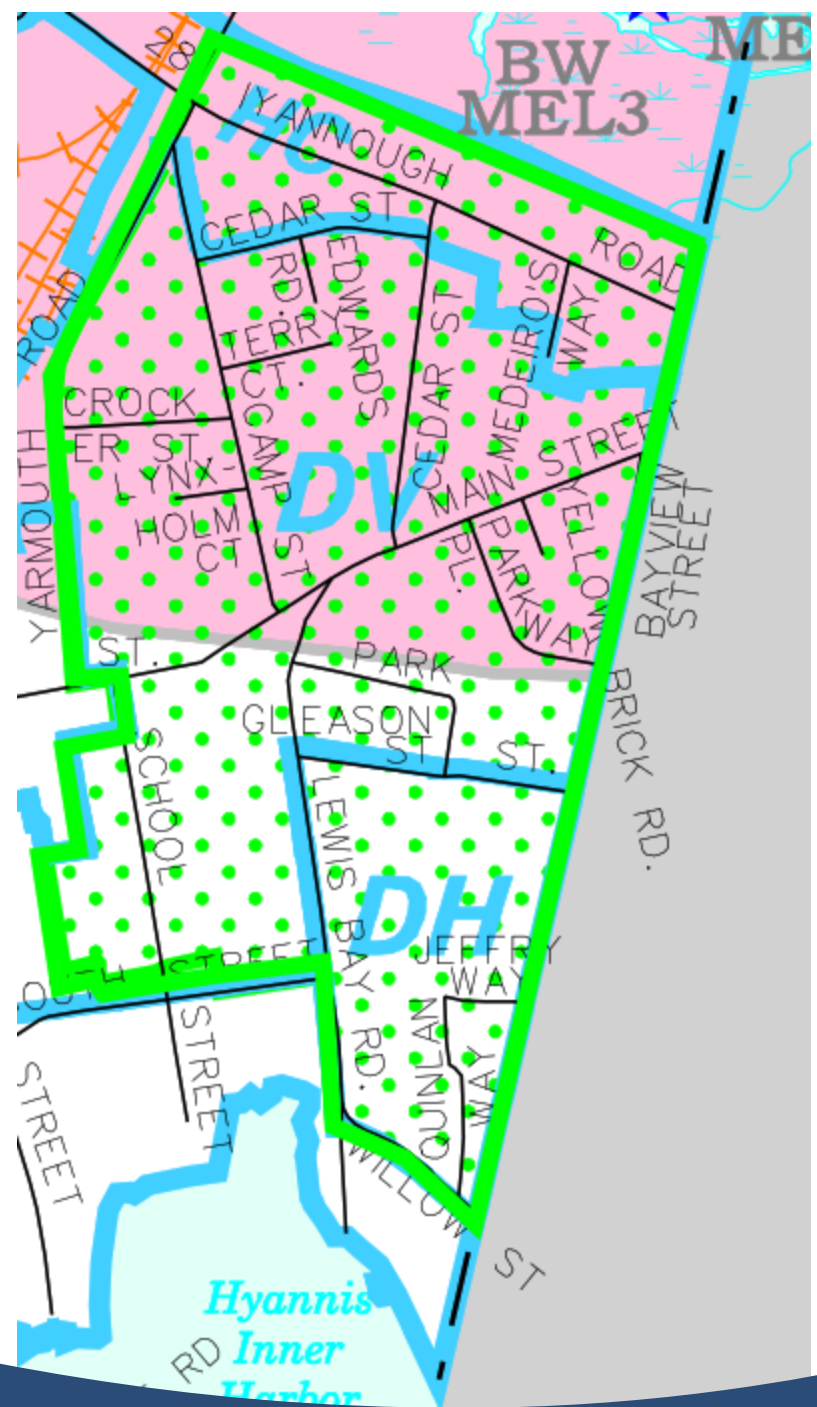
Use Category Specific Use	DMS	DV	DN	HH	TC	HC	DH
Commercial Services (except as follows)	P	P	N	P	P	P	P
Automobile Maintenance & Repair	N	N	N	N	N	N	N
Boat Storage	N	N	N	N	N	N	N
Contractor Services	N	N	N	N	N	N	N
Funeral Services	N	N	N	N	N	N	N
Marina	N	N	N	SP	N	N	N
Commercial Parking	N	N	N	N	P	SP	N
Public Transportation Maintenance	N	N	N	N	SP	N	N
Recreational Facility	SP	SP	N	SP	SP	SP	SP
Self-Storage Facility	N	N	N	N	N	SP	N
Veterinary Services	N	N	N	N	N	P	N
Cultural Services (as specified below)	--	--	--	--	--	--	--
Arts & Culture Establishments	P	P	N	P	P	P	N
Fraternal & Social Organizations	P	P	N	P	P	P	N
Performing Arts & Theaters	P	P	N	P	P	P	N
Artist Live/Work	P	P	P	P	P	N	N
Food & Beverage Services (except as follows)	L	L	N	L	P	P	P
Brewery/Distillery	L	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	P
Office (except as follows)	P	P	L	P	P	P	P
Health Care Clinic	P	P	L	P	N	P	P
Research & Development	P	P	N	P	N	P	P
Residential (as specified below)	--	--	--	--	--	--	--
Multi-Unit Dwelling	L	L	N	L	L	N	N
Two-Unit Dwelling	P	P	L	N	N	N	N
Single Unit Dwelling	N	P	P	N	N	N	N
Retail Sales (except as follows)	L	L	N	L	P	P	P
Boat Sales	N	N	N	SP	N	N	N
Gasoline Sales	N	N	N	N	N	N	N
Motor Vehicle Sales	N	N	N	N	N	N	N
Visitor Accommodations (as specified below)	--	--	--	--	--	--	--
Hotel/Motel	P	N	N	P	N	P	N
Bed & Breakfast	N	P	P	P	N	N	N

P – Permitted By-Right SP – Special Permit
N – Not Permitted L – Permitted with Limitations (see district)

- **2022-144** Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning by repealing the Zoning Districts known as the “Hyannis Village Zoning Districts” and replacing them with revised and updated districts collectively known as the “Downtown Hyannis Zoning Districts”
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Recreational Marijuana

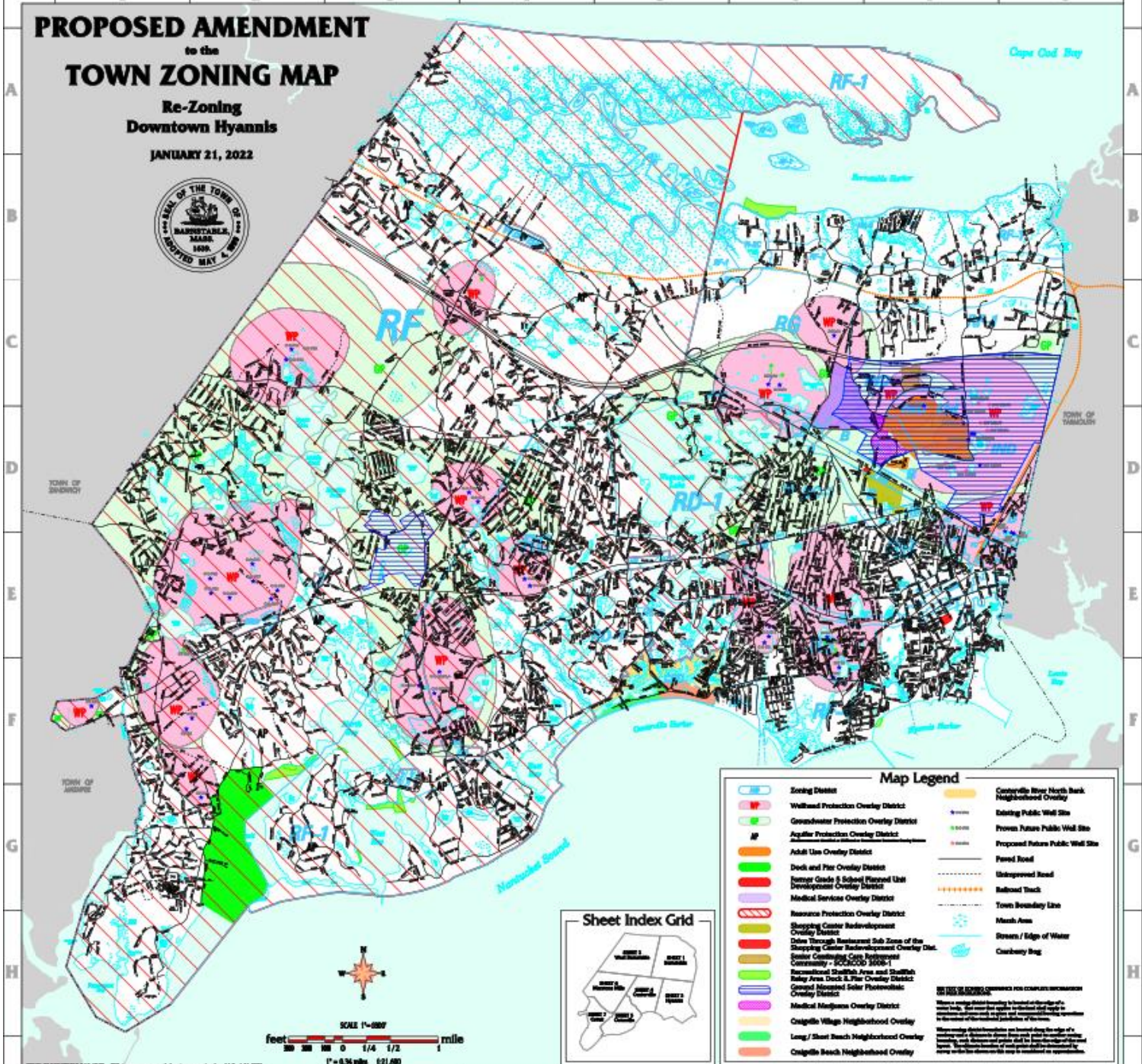
- Maintains location
- Maintains regulations
- Repeals expired moratoria



PROPOSED AMENDMENT to the TOWN ZONING MAP

Re-Zoning
Downtown Hyannis

JANUARY 21, 2022



TOWN OF
SANDWICH

TOWN OF
HYANNIS

TOWN OF
HYANNIS

Cape Cod Bay

Map Legend

- | | | | |
|--|--|--|---|
| | Zoning District | | Controlled Ship North Bank Neighborhood Overlay |
| | Wellhead Protection Overlay District | | Existing Public Well Site |
| | Groundwater Protection Overlay District | | Proven Future Public Well Site |
| | Aquifer Protection Overlay District | | Proposed Future Public Well Site |
| | Adult Use Overlay District | | Paved Road |
| | Dock and Pier Overlay District | | Unpaved Road |
| | Former Grade 8 School Planned Unit Development Overlay District | | Railroad Track |
| | Medical Services Overlay District | | Town Boundary Line |
| | Resource Protection Overlay District | | Mask Area |
| | Shopping Center Redevelopment Overlay District | | Stream / Edge of Water |
| | Drive Through Restaurant Sub Zone of the Shopping Center Redevelopment Overlay Dist. | | Causeway Ring |
| | Senior Continuing Care Retirement Community - SCCRCD 3000-1 | | |
| | Recreational, Athletic Area and Southside Relay Area Dock & Pier Overlay District | | |
| | Grouped Mounted Sider Photovoltaic Overlay District | | |
| | Medical Marijuana Overlay District | | |
| | Cragville Village Neighborhood Overlay | | |
| | Long / Short Beach Neighborhood Overlay | | |
| | Cragville Beach Neighborhood Overlay | | |

Sheet Index Grid



SCALE 1"=500'
feet 0 1/4 1/2 mile
1"=0.34 miles 1:1600

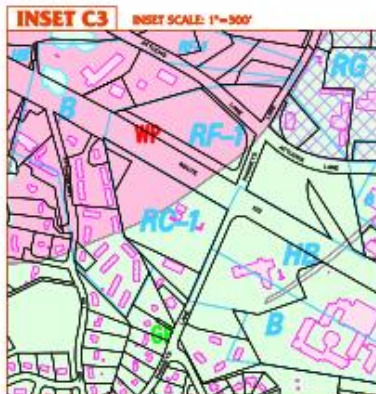
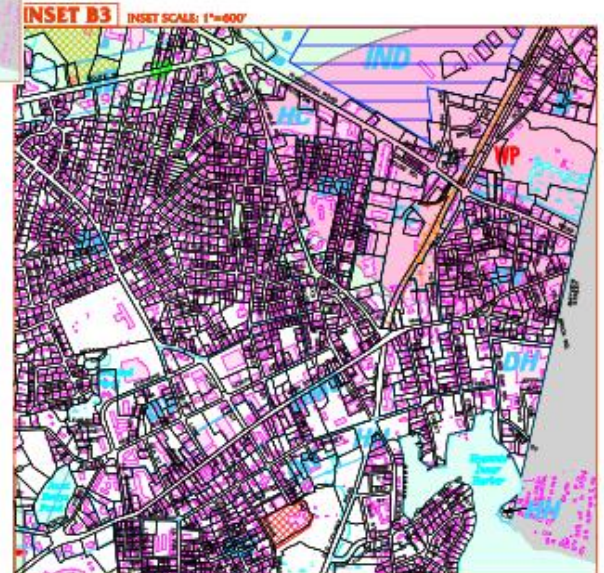
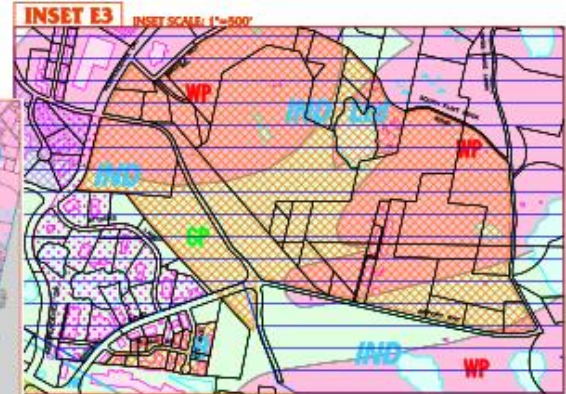
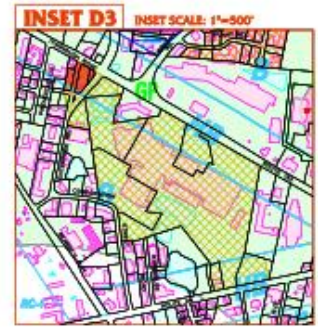
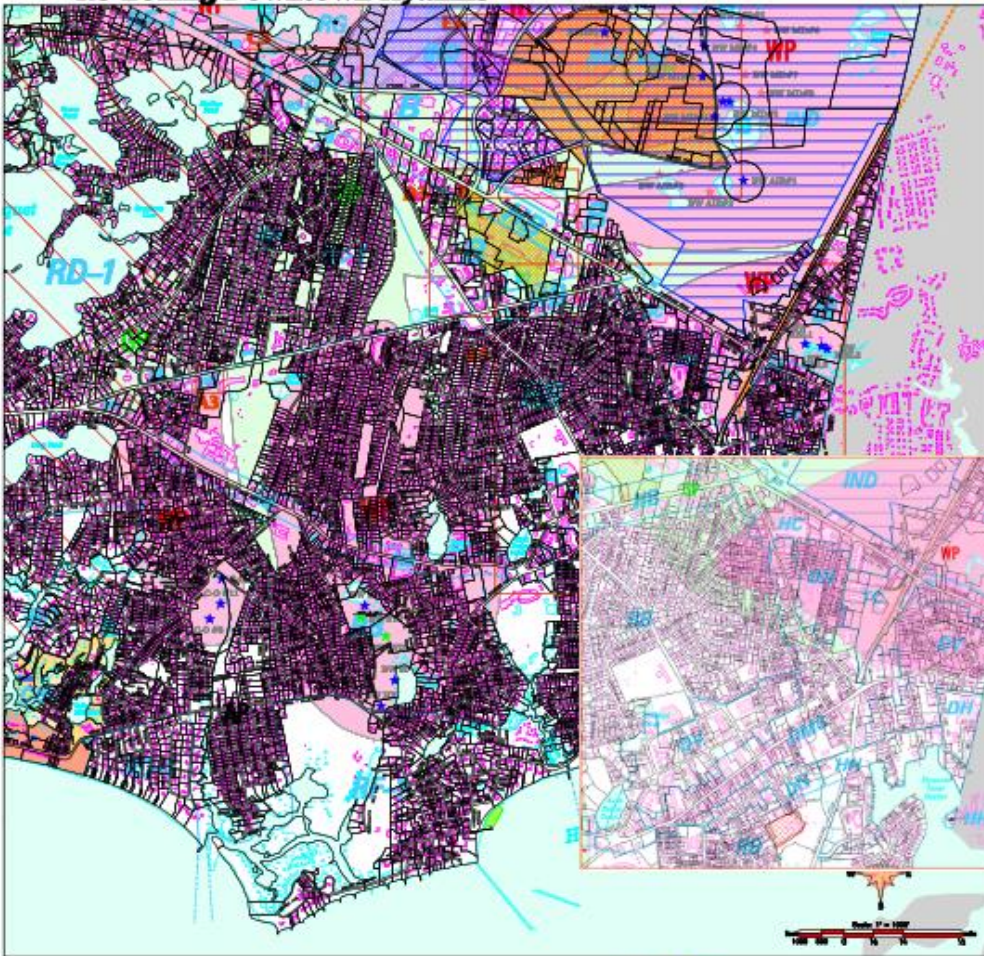
THIS IS AN UNOFFICIAL COPY OF THE ZONING MAP. THE OFFICIAL COPY IS KEPT AT THE TOWN ENGINEER'S OFFICE. ANY CHANGES TO THE ZONING MAP WILL BE NOTICED BY A PUBLIC NOTICE IN THE TOWN ENGINEER'S OFFICE. THE TOWN ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE TOWN ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS ZONING MAP. THE TOWN ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS ZONING MAP.



PROPOSED AMENDMENT TO THE HYANNIS ZONING MAP Re-Zoning Downtown Hyannis

JANUARY 21, 2022

HYANNIS - SHEET 3 OF 7



Map Legend

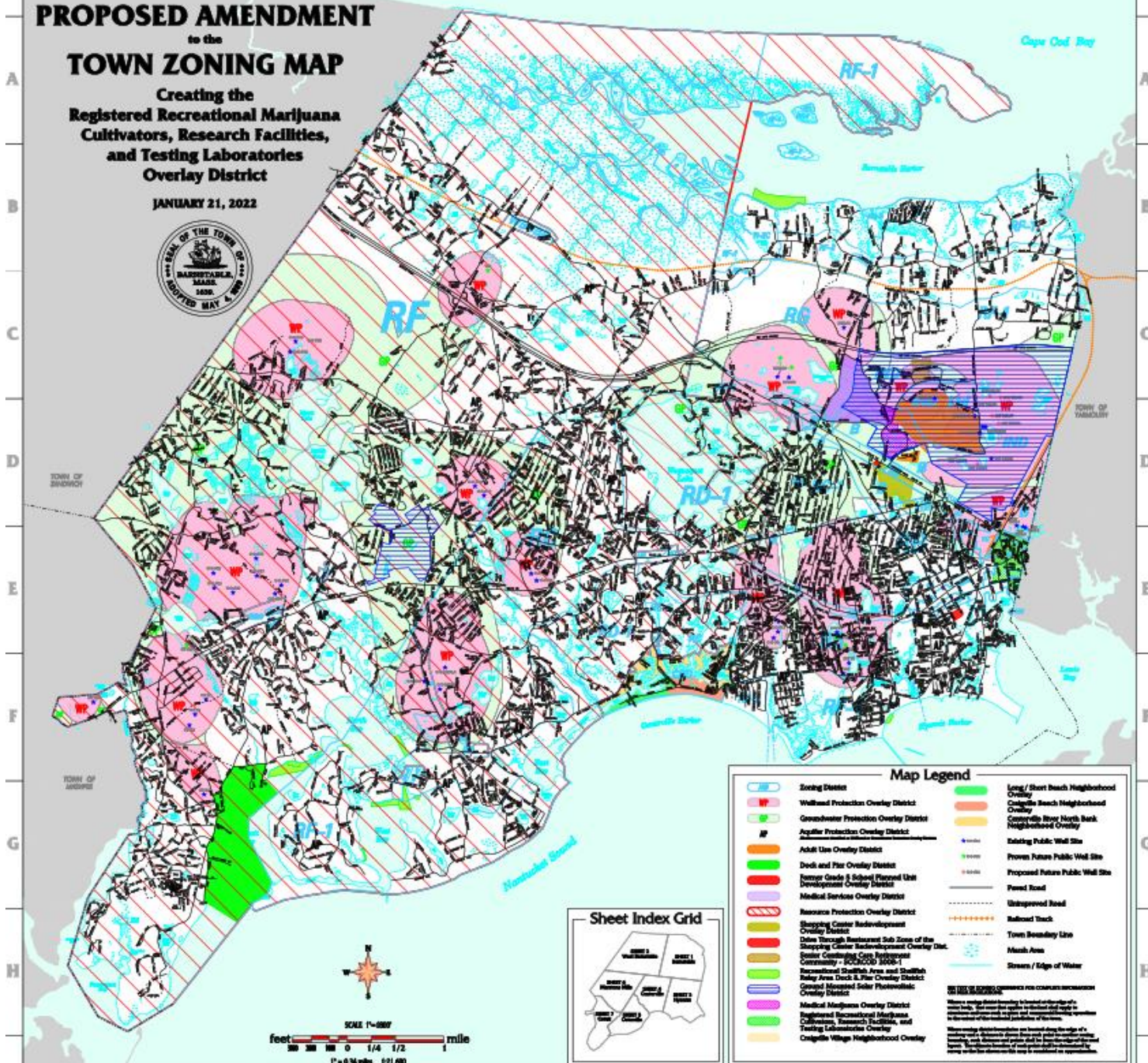
- | | |
|---|---|
| Zoning District | Concocheville North Bank Neighborhood Overlay |
| Wetland Protection Overlay District | Existing Public Well Site |
| Groundwater Protection Overlay District | Former Future Public Well Site |
| Aquifer Protection Overlay District | Proposed Future Public Well Site |
| Adult Use Overlay District | Parcel Lines (FY 2022) |
| Dock and Pier Overlay District | Buildings |
| Former Grade B School Planned Unit Development Overlay District | Railroad Track |
| Medical Services Overlay District | Street Boundary Line |
| Resource Protection Overlay District | Marsh Area |
| Shopping Center Redevelopment Overlay District | Stream / Edge of Water |
| Drive Through Restaurant Sub-Zone of the Shopping Center Redevelopment Overlay District | Crayfish Bay |
| Senior Community Care Retirement Community - SCRCOD 2009-1 | |
| Recreational Ballfield Area and Ballfield Relay Area Dock & Pier Overlay District | |
| Group Hospital Solar Photovoltaic Overlay District | |
| Medical Marijuana Overlay District | |
| Cotuit Village Neighborhood Overlay | |
| Long / Short Beach Neighborhood Overlay | |
| Cotuit Beach Neighborhood Overlay | |
- NO TEXT OR SYMBOL CORRELATION FOR COASTAL REDEMPTION**
- When a zoning district boundary is located on the edge of a marsh area, the boundary shall be located on the edge of the marsh area. If the boundary is located on the edge of a stream or edge of water, the boundary shall be located on the edge of the stream or edge of water. If the boundary is located on the edge of a railroad track, the boundary shall be located on the edge of the railroad track.
- When a zoning district boundary is located on the edge of a parcel line, the boundary shall be located on the edge of the parcel line. If the boundary is located on the edge of a street boundary line, the boundary shall be located on the edge of the street boundary line.

PROPOSED AMENDMENT

to the TOWN ZONING MAP

Creating the
Registered Recreational Marijuana
Cultivators, Research Facilities,
and Testing Laboratories
Overlay District

JANUARY 21, 2022



TOWN OF SANDWICH

TOWN OF BOURNE

Cape Cod Bay

RF-1

RF

RF

RF-1

TOWN OF BARNSTABLE



Map Legend	
	Zoning District
	Wellhead Protection Overlay District
	Groundwater Protection Overlay District
	Aquifer Protection Overlay District
	Adult Use Overlay District
	Deck and Pier Overlay District
	Former Grade 8 School Planned Unit Development Overlay District
	Medical Services Overlay District
	Resource Protection Overlay District
	Shopping Center Redevelopment Overlay District
	Drive Through Restaurant Sub Zone of the Shopping Center Redevelopment Overlay Dist.
	Senior Community Care Residential Continuum - 2022 COC 1000-1
	Recreational Shellfish Area and Shellfish Relay Area Deck & Pier Overlay District
	General Mixed-Use Professional Overlay District
	Medical Marijuana Overlay District
	Registered Recreational Marijuana Cultivators, Research Facilities, and Testing Laboratories Overlay
	Ortigueira Village Neighborhood Overlay
	Long / Short Beach Neighborhood Overlay
	Capeville Beach Neighborhood Overlay
	Capeville Bay North Bank Neighborhood Overlay
	Existing Public Well Site
	Proven Future Public Well Site
	Proposed Future Public Well Site
	Paved Road
	Unpaved Road
	Railroad Track
	Town Boundary Line
	Marsh Area
	Streams / Edges of Water

DATE OF REVISION:
When a zoning district boundary is changed or the number of a zoning district is changed, the number in brackets following the name of the district shall be changed to reflect the change. The date of the change shall be indicated by the date of the amendment to the zoning ordinance.

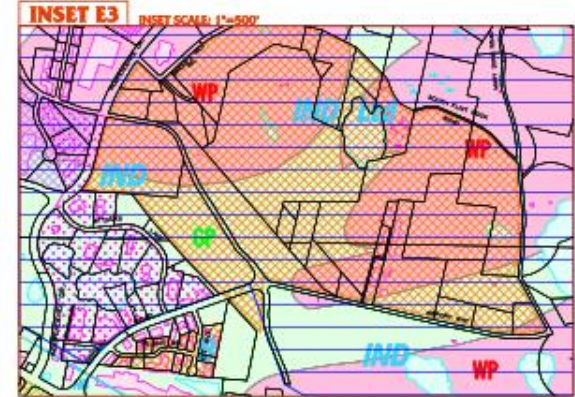
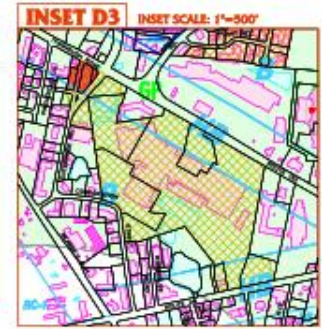
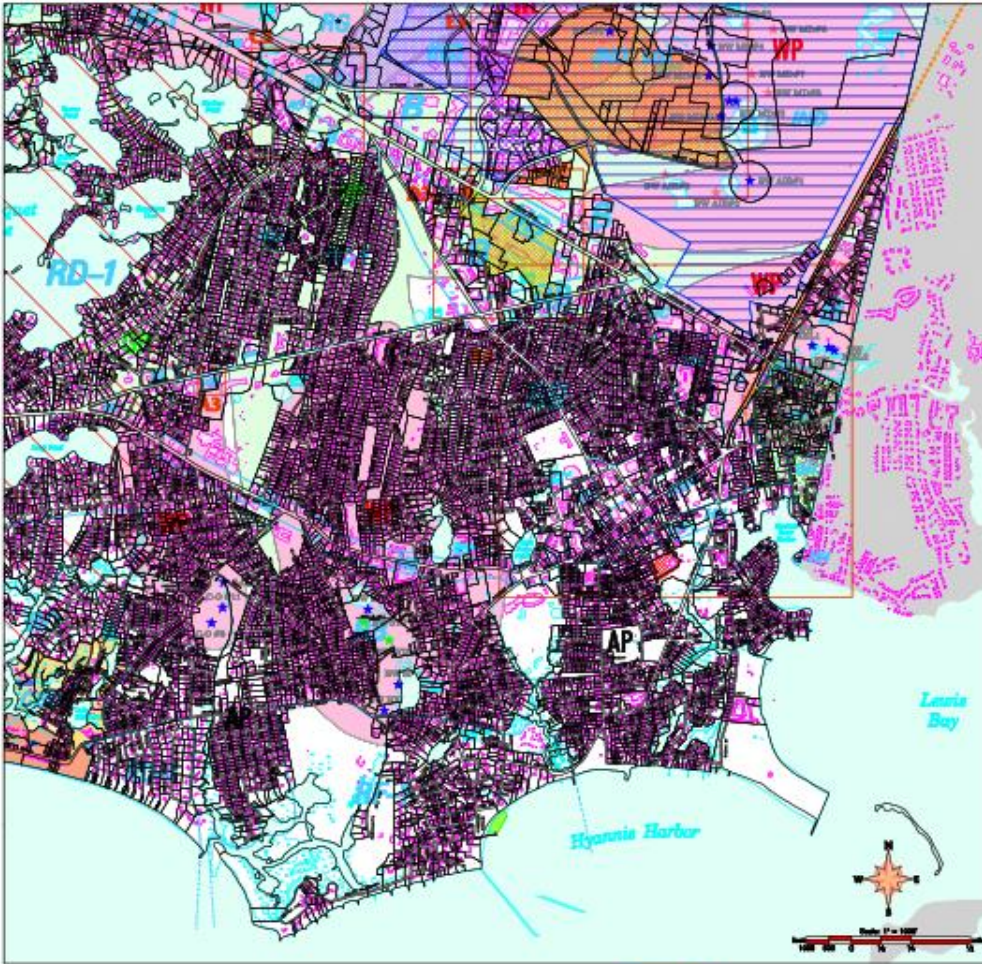
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PROPOSED AMENDMENT TO THE HYANNIS ZONING MAP Creating the Registered Recreational Marijuana Cultivators, Research Facilities, and Testing Laboratories Overlay District

JANUARY 21, 2023

HYANNIS - SHEET 3 OF 7



Map Legend

Zoning District	Long / Short Beach Neighborhood Overlay
Wellhead Protection Overlay District	Craigville Beach Neighborhood Overlay
Groundwater Protection Overlay District	Centerville River North Beach Neighborhood Overlay
Aquifer Protection Overlay District	Existing Public Well Site
Adult Use Overlay District	Former Future Public Well Site
Dock and Pier Overlay District	Proposed Future Public Well Site
Former Grade 8 School Planned Unit Development Overlay District	Parcel Lines (FY 2022)
Medical Services Overlay District	Buildings
Resource Protection Overlay District	Railroad Track
Shopping Center Redevelopment Overlay District	Town Boundary Line
Drive Through Restaurant Sub-Zone of the Shopping Center Redevelopment Overlay Dist.	Marsh Area
Senior Continuing Care Retirement Community - RC&CO2 2009-1	Stream / Edge of Water
International Shellfish Area and Shellfish Raley Area Dock & Pier Overlay District	
Ground Mounted Solar Photovoltaic Overlay District	
Medical Marijuana Overlay District	
Registered Recreational Marijuana Cultivators, Research Facilities, and Testing Laboratories Overlay District	
Craigville Village Neighborhood Overlay	

NOTES ON SYMBOLS, CONTOURS AND COASTLINE INFORMATION ON THIS SHEET:

When a zoning district boundary is based on the subject's location, the boundary is shown as a solid line. When a zoning district boundary is based on the location of a well, the boundary is shown as a dashed line. When a zoning district boundary is based on the location of a stream or edge of water, the boundary is shown as a blue line with a wavy pattern.

When a zoning district boundary is based on the location of a parcel line, the boundary is shown as a black line. When a zoning district boundary is based on the location of a building, the boundary is shown as a black line with a hatched pattern. When a zoning district boundary is based on the location of a railroad track, the boundary is shown as a black line with a cross-hatched pattern. When a zoning district boundary is based on the location of a town boundary, the boundary is shown as a black line with a dashed pattern. When a zoning district boundary is based on the location of a marsh area, the boundary is shown as a black line with a wavy pattern. When a zoning district boundary is based on the location of a stream or edge of water, the boundary is shown as a blue line with a wavy pattern.

