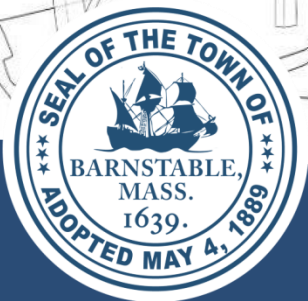



Downtown Hyannis Zoning Revisions


Town Council Introduction
October 20, 2022




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
- 

Comprehensive Revision to Downtown Hyannis Zoning Districts: Supporting Plans

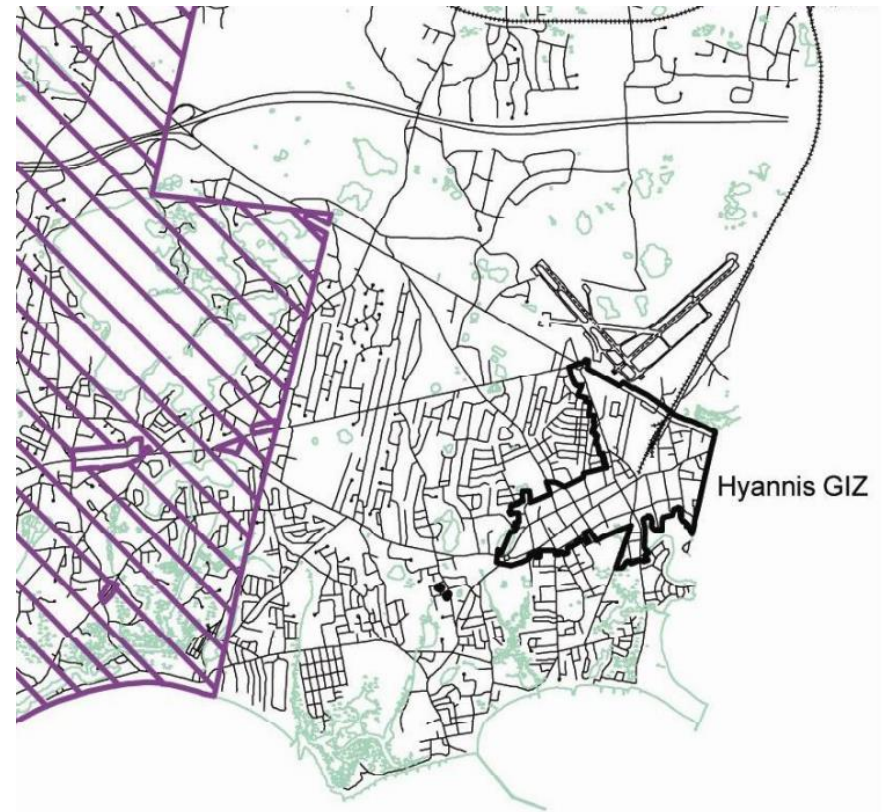
- 2018 Downtown Hyannis Growth Incentive Zone Strategic Plan
 - 2016 Housing Production Plan
 - Local Comprehensive Plan
- 

Town Council Strategic Plan

- “New growth opportunities from the redevelopment of underperforming parcels” & “Identify & encourage redevelopment of underutilized and/or blighted properties”
 - “...emphasize environmental protection while ensuring economic development as articulated in the Regional Policy Plan”
 - “Efficient, customer-friendly, predictable regulatory process”
- 

Hyannis 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



Compact Development + Concentrated Community Activity

- Smaller units and right-sized parking promotes housing affordability
- Benefits of a walkable environment



Downtown Hyannis

- Revitalization through housing: new residents support local businesses and institutions
- Streamlined permitting process is an incentive for property owners to invest in redevelopment & infill opportunities



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

Approaches to Revitalization: Summary



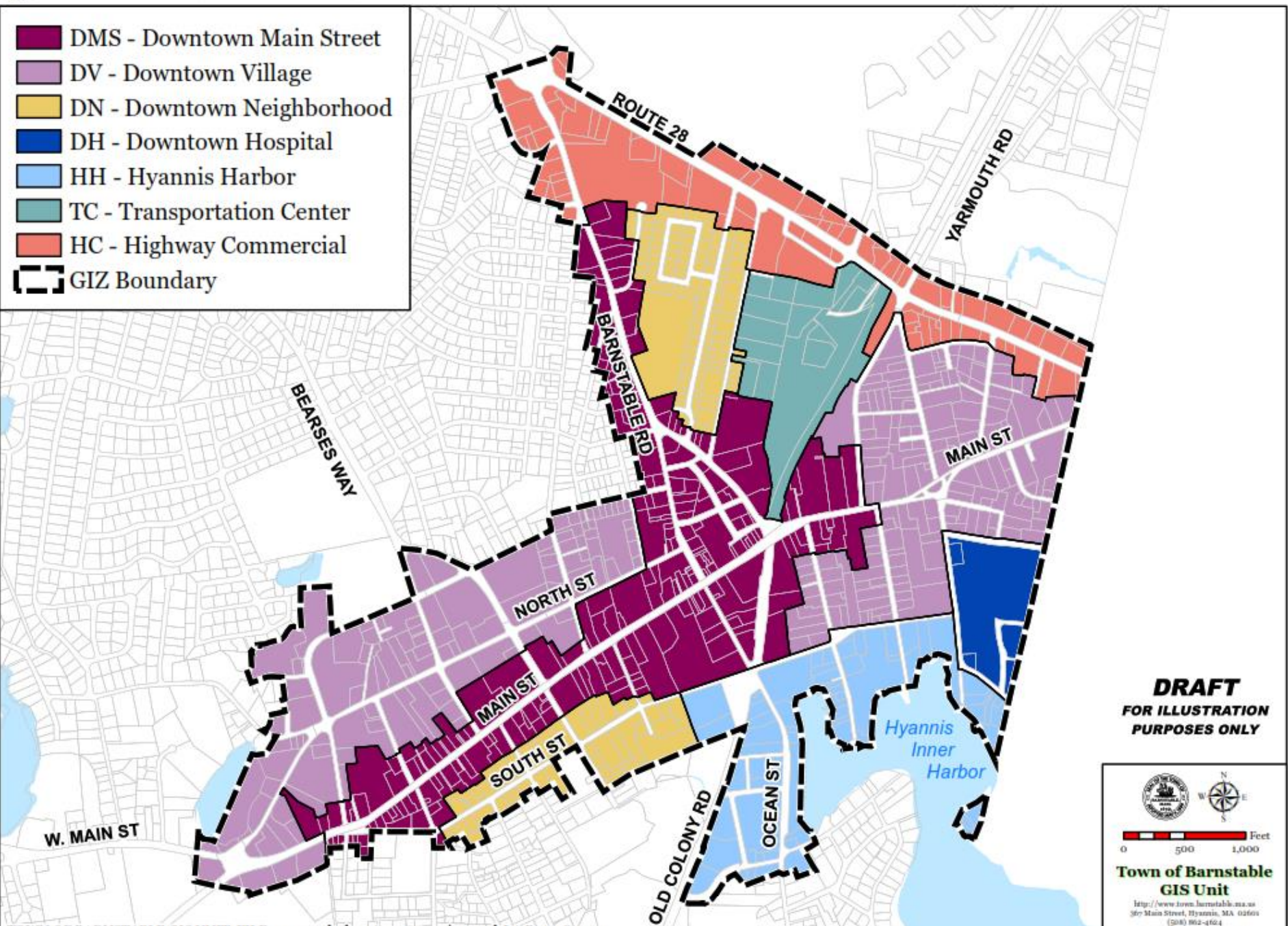
- **2022-144** Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning by repealing the Zoning Districts known as the “Hyannis Village Zoning Districts” and replacing them with revised and updated districts collectively known as the “Downtown Hyannis Zoning Districts”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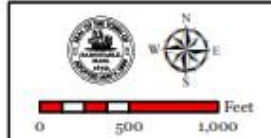
Downtown Hyannis Zoning Districts

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

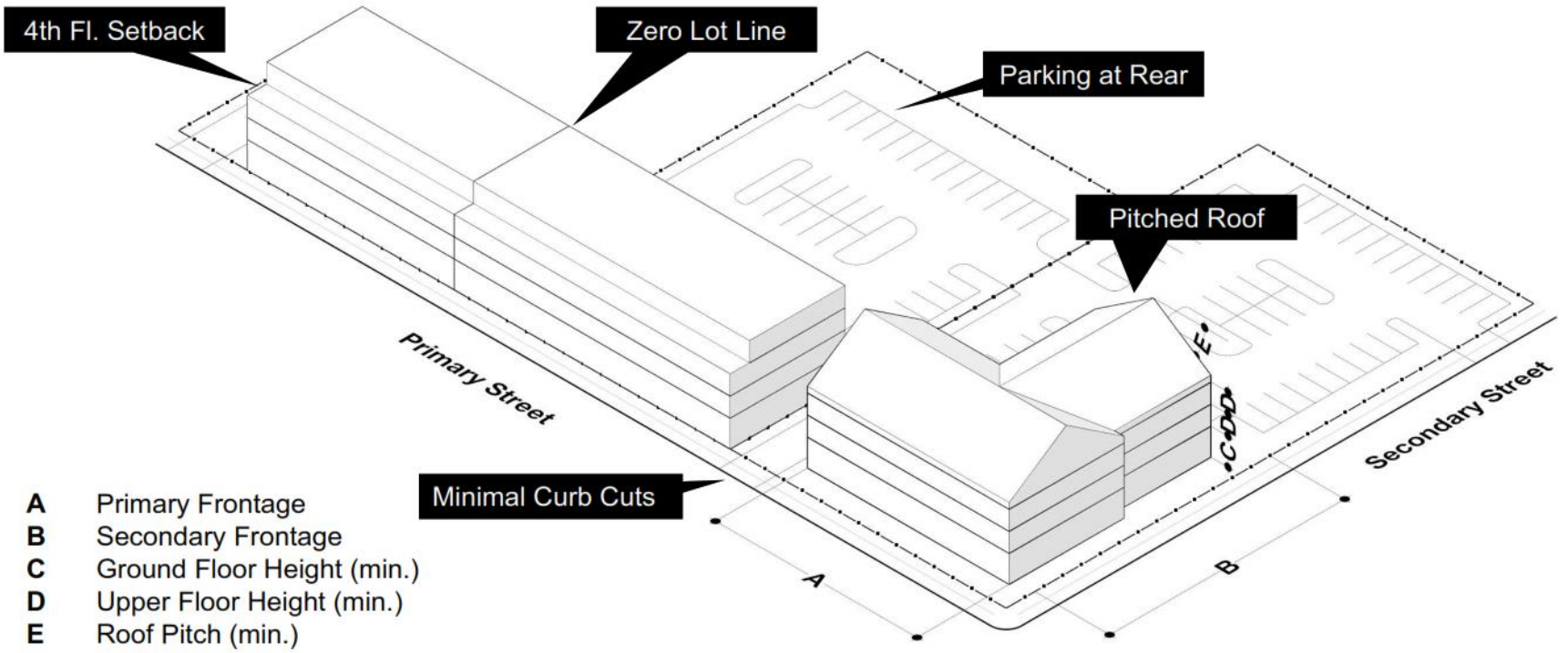


DRAFT
FOR ILLUSTRATION
PURPOSES ONLY



Town of Barnstable
GIS Unit

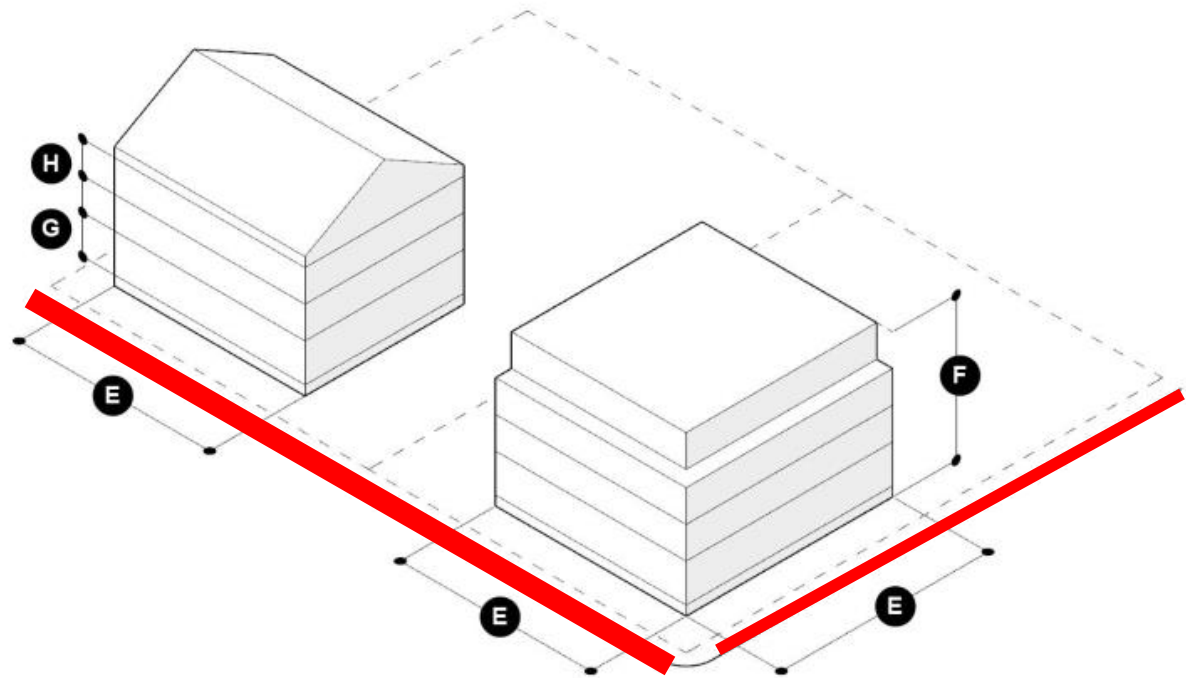
<http://www.town.barnstable.ma.us>
 360 Main Street, Hyannis, MA 02601
 (508) 862-4624



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

Proposed Dimensional Standards

- Primary & Secondary Setbacks
- Building Form
- Building Features



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)

Parking

- Emphasis on shared parking and special permit relief
- Reduction for new residential to 1:unit minimum
- Define different parking uses and forms

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Recreational Marijuana

- Maintains location
- Maintains regulations
- Repeals expired moratoria

