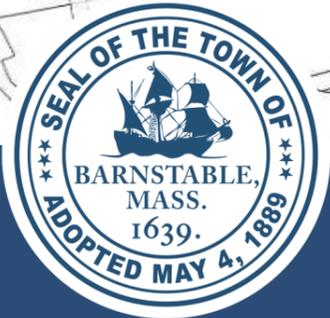


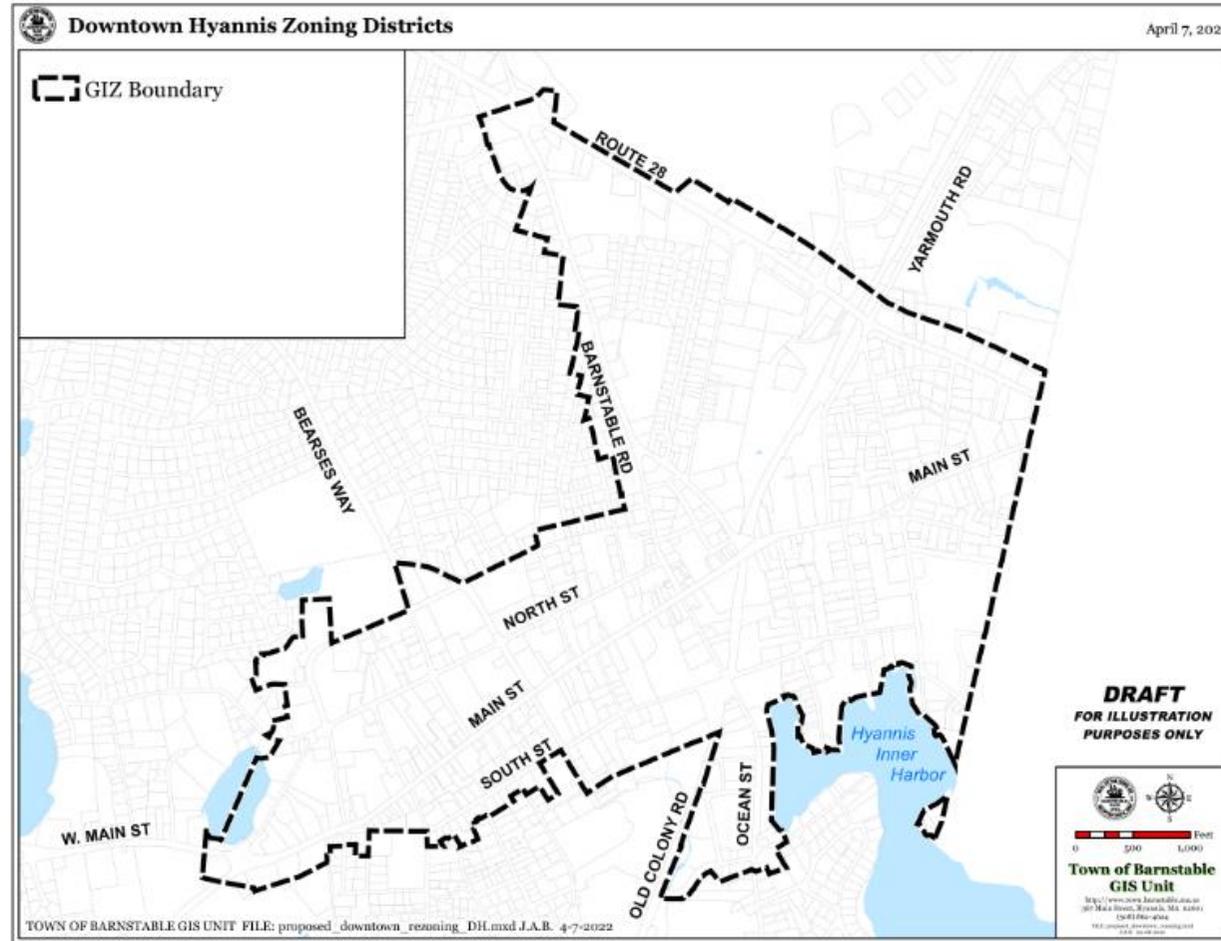
Downtown Hyannis Zoning Revisions

Town Council
February 2, 2023



- **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

2022-144 Downtown Hyannis Zoning Districts



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
 - Town Council Strategic Plan
 - Local Comprehensive Plan
- 

Housing Production Plan (2016)

1. Address local housing needs
2. Create year-round rental units for residents
3. Provide diverse housing options in Villages
4. Encourage village-scale mixed-use and multi-unit development and re-development in village centers
5. **Allow increased density for mixed use, multi-unit development in Hyannis GIZ**
6. **Amend zoning to achieve housing goals**

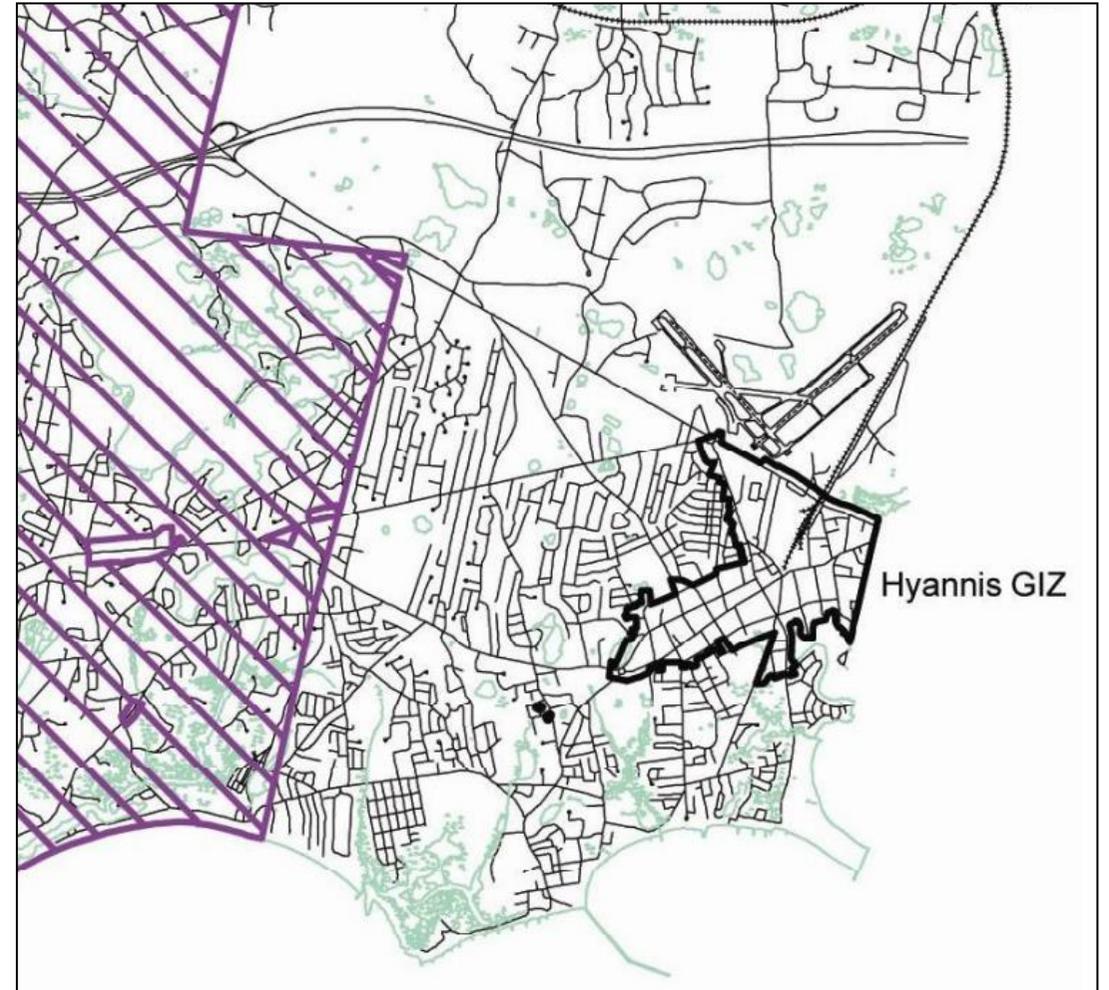


Town Council Strategic Plan

- *“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 (GIZ)

- Direct new investment into areas with infrastructure and concentrated community activity and away from open spaces and areas with critical natural resource value
- Established long-term planning and revitalization goals for Downtown Hyannis: it is a sustained, long-term, iterative commitment to Downtown



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



Community Resilience by Design (2018)

Proposed Building Types



Accessory Dwelling Unit

Micro-units

Townhouse



Double Decker

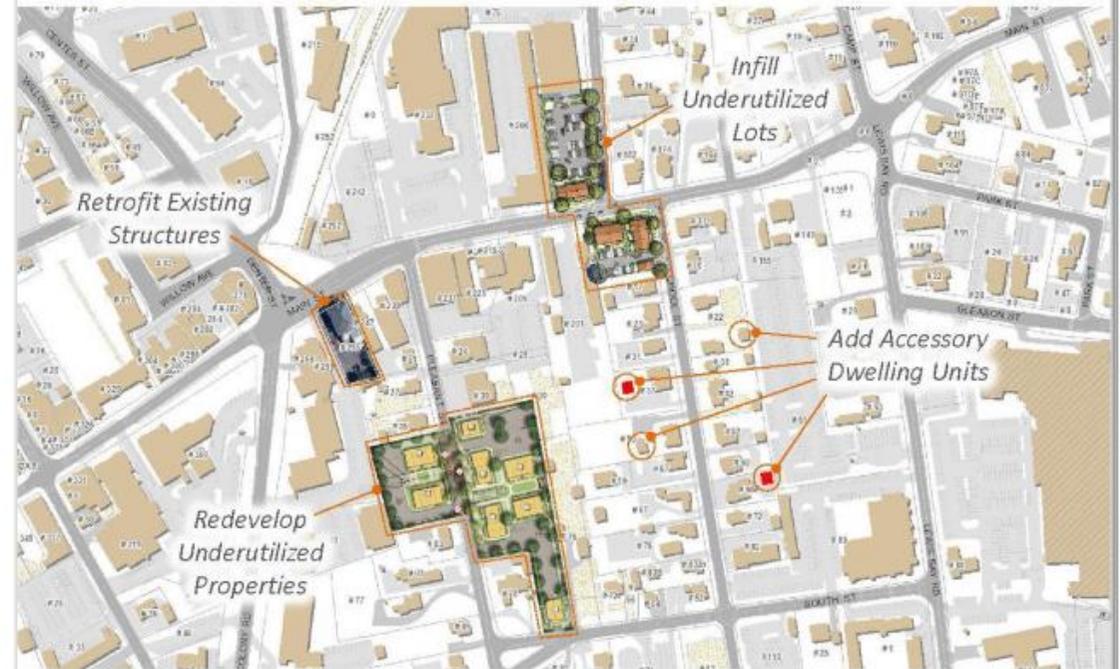


Manor House



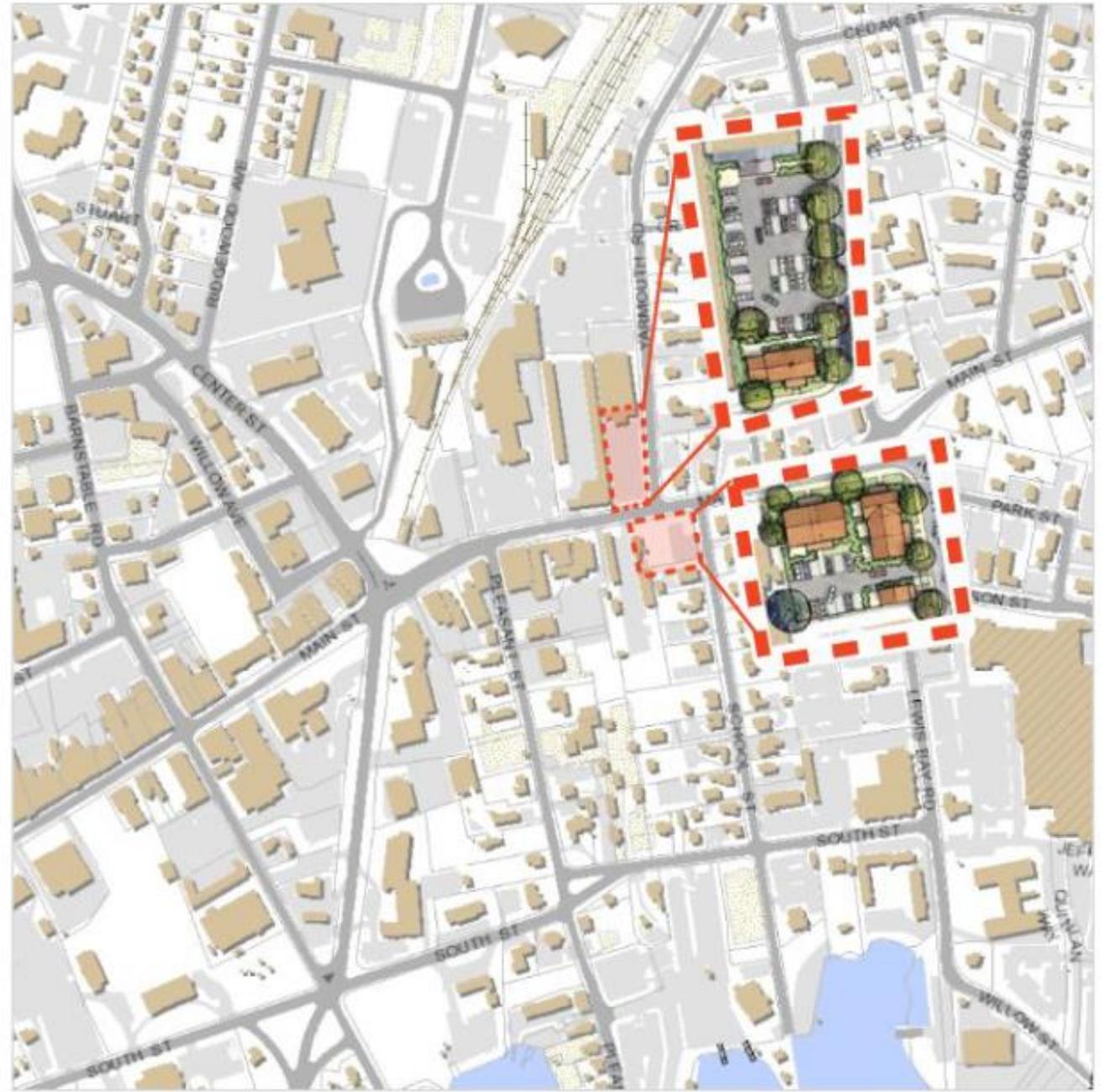
Walk-ups

Approaches to Revitalization: Summary



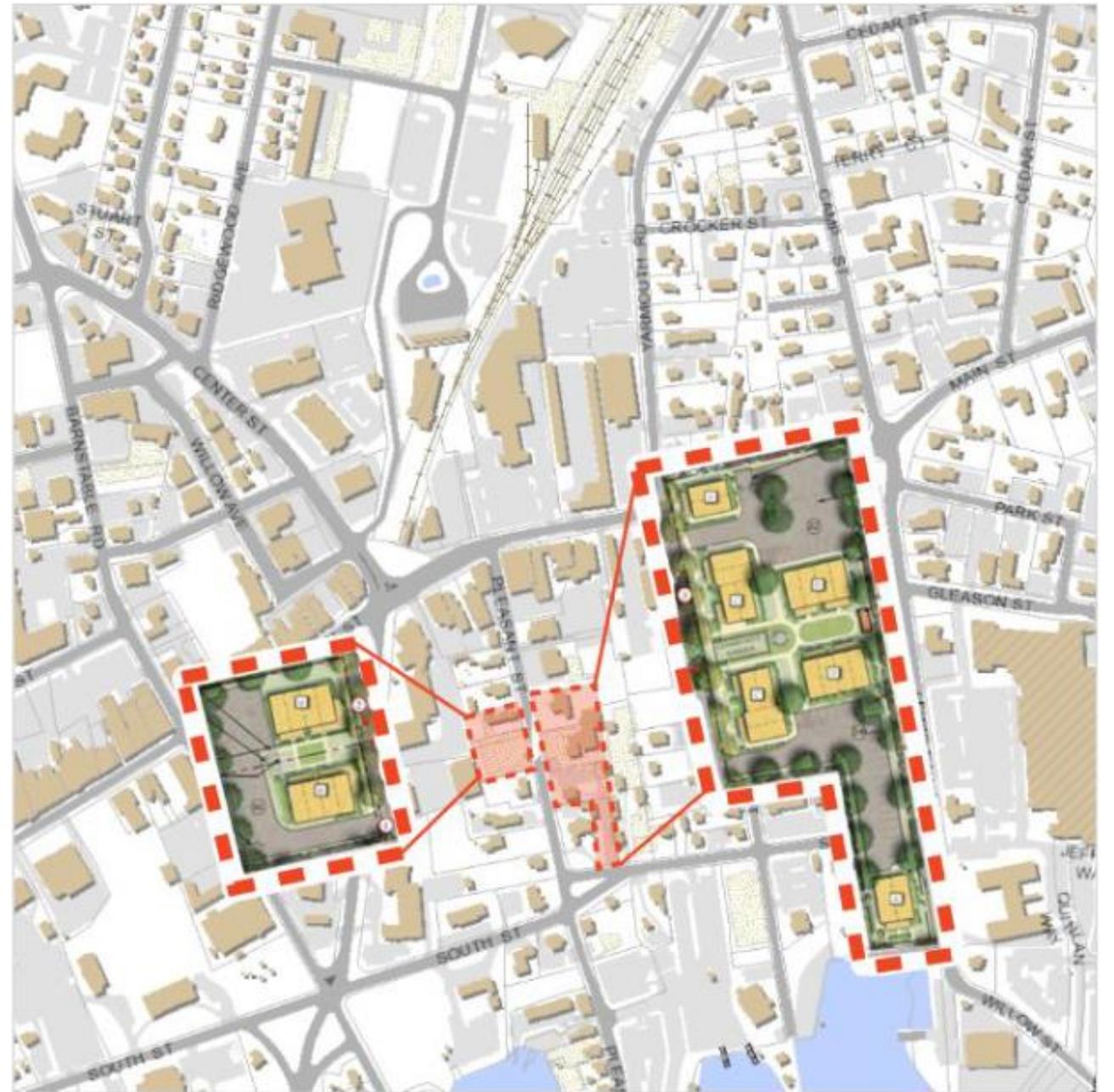
Infill Underutilized Lots

- There are several locations in the East End where parking lots on the street create “missing teeth” in the urban fabric
- While parking serves an important need for the area, in some cases it may not be the highest and best use, or could be made more efficient



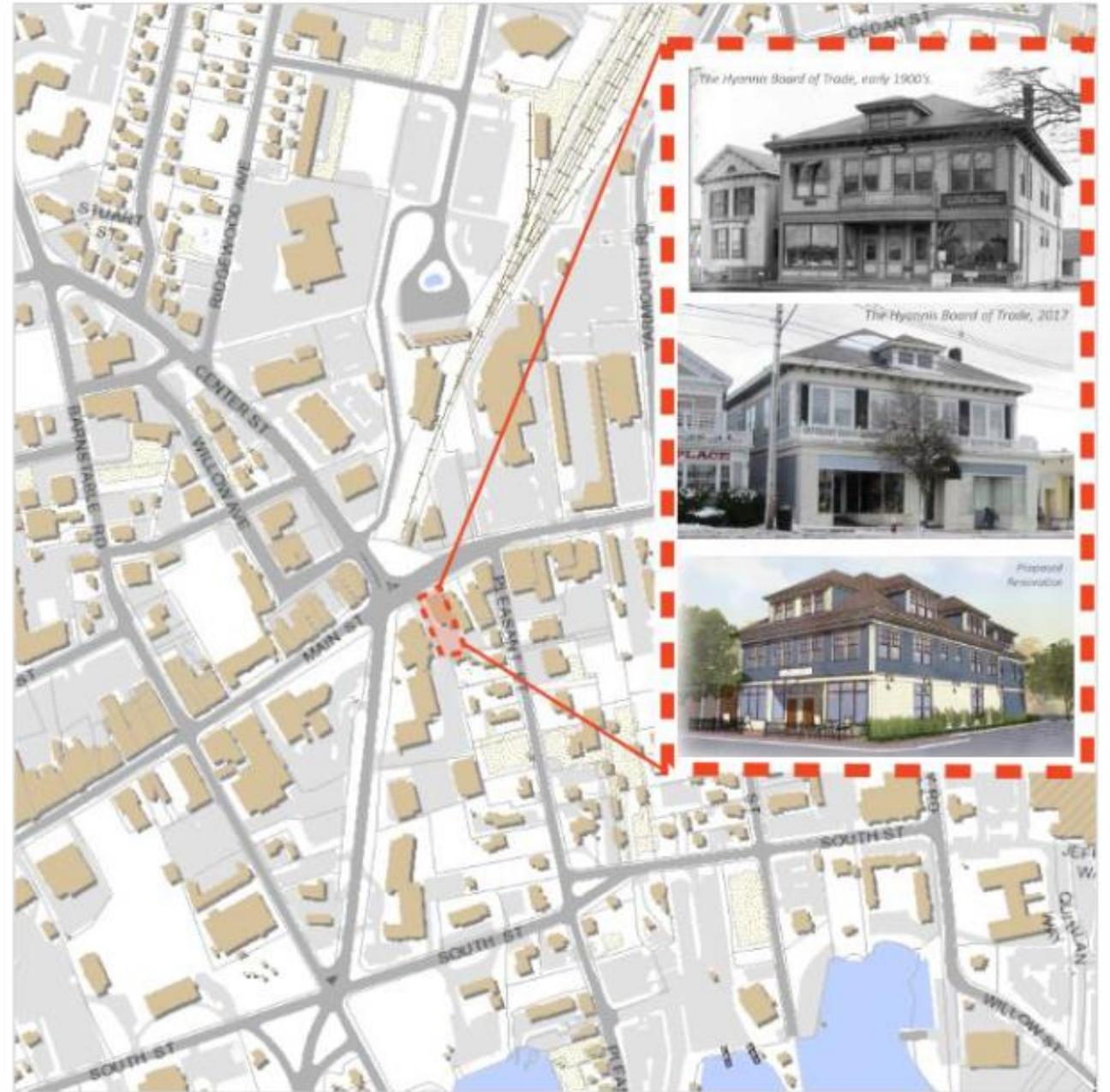
Redevelop Underutilized Properties

- New buildings can reinforce historic patterns and enhance pedestrian experience
- New spaces add amenities and create neighborhood within the neighborhood



Retrofit Existing Structures

- “Top of Shop” housing
- Converting underutilized buildings (formerly office) into housing



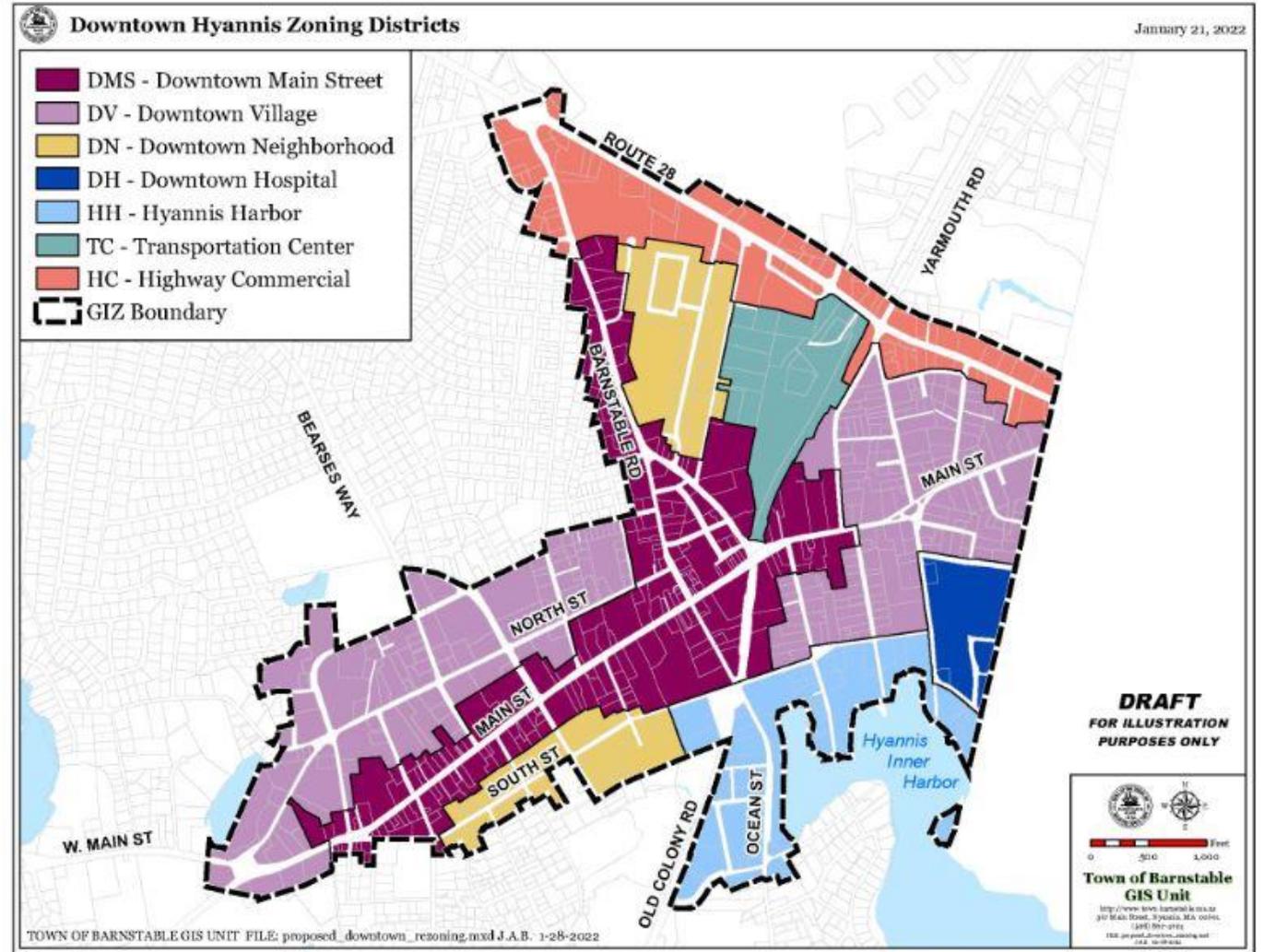
7 New Zoning Districts

Form-Based Districts (2)

- Downtown Main Street
- Downtown Village

“Hybrid” Zoning Districts (5)

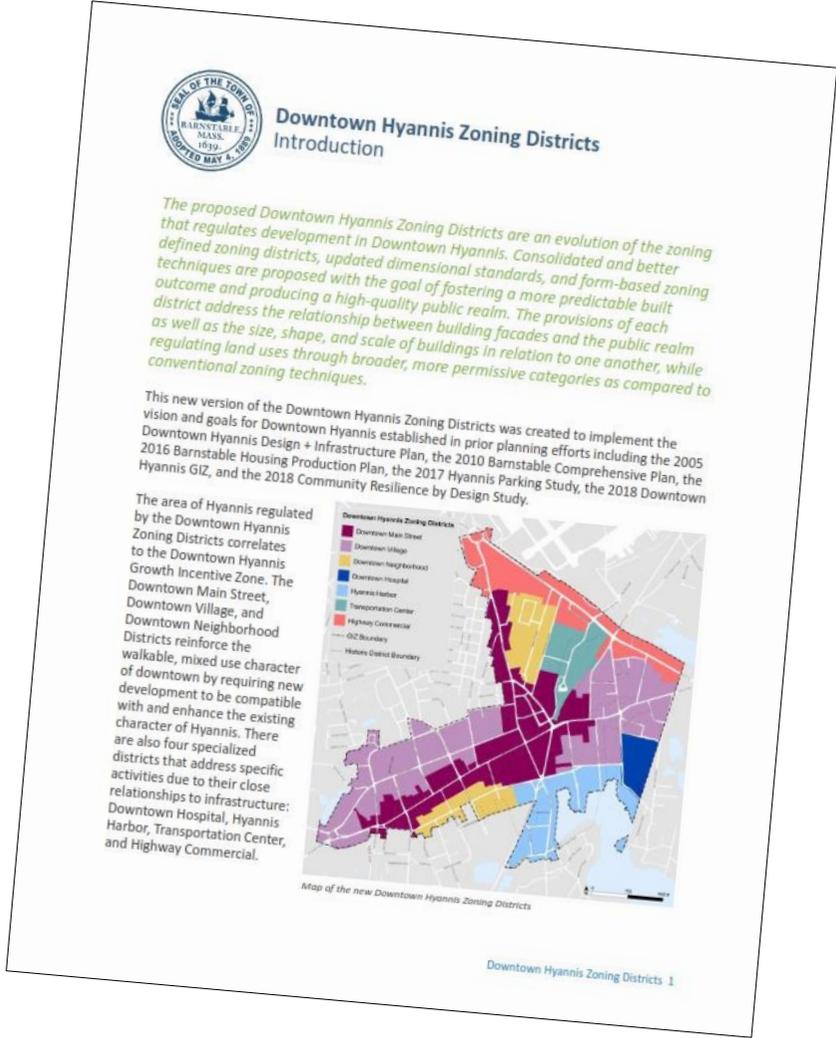
- Downtown Neighborhood
- Downtown Hospital
- Hyannis Harbor
- Transportation Center
- Highway Commercial



Downtown Hyannis Zoning: A Collaborative Effort

utile

Dan Bartman
Zoning & Policy Development



SEAL OF THE TOWN OF BARNSTABLE MASS 1639

Downtown Hyannis Zoning Districts Introduction

The proposed Downtown Hyannis Zoning Districts are an evolution of the zoning that regulates development in Downtown Hyannis. Consolidated and better defined zoning districts, updated dimensional standards, and form-based zoning techniques are proposed with the goal of fostering a more predictable built outcome and producing a high-quality public realm. The provisions of each district address the relationship between building facades and the public realm as well as the size, shape, and scale of buildings in relation to one another, while regulating land uses through broader, more permissive categories as compared to conventional zoning techniques.

This new version of the Downtown Hyannis Zoning Districts was created to implement the vision and goals for Downtown Hyannis established in prior planning efforts including the 2005 Downtown Hyannis Design + Infrastructure Plan, the 2010 Barnstable Comprehensive Plan, the 2016 Barnstable Housing Production Plan, the 2017 Hyannis Parking Study, the 2018 Downtown Hyannis GIZ, and the 2018 Community Resilience by Design Study.

The area of Hyannis regulated by the Downtown Hyannis Zoning Districts correlates to the Downtown Hyannis Growth Incentive Zone. The Downtown Main Street, Downtown Village, and Downtown Neighborhood Districts reinforce the walkable, mixed use character of downtown by requiring new development to be compatible with and enhance the existing character of Hyannis. There are also four specialized districts that address specific activities due to their close relationships to infrastructure: Downtown Hospital, Hyannis Harbor, Transportation Center, and Highway Commercial.

Downtown Hyannis Zoning Districts

- Downtown Main Street
- Downtown Village
- Downtown Neighborhood
- Downtown Hospital
- Hyannis Harbor
- Transportation Center
- Highway Commercial

--- GIZ Boundary
--- Waters District Boundary

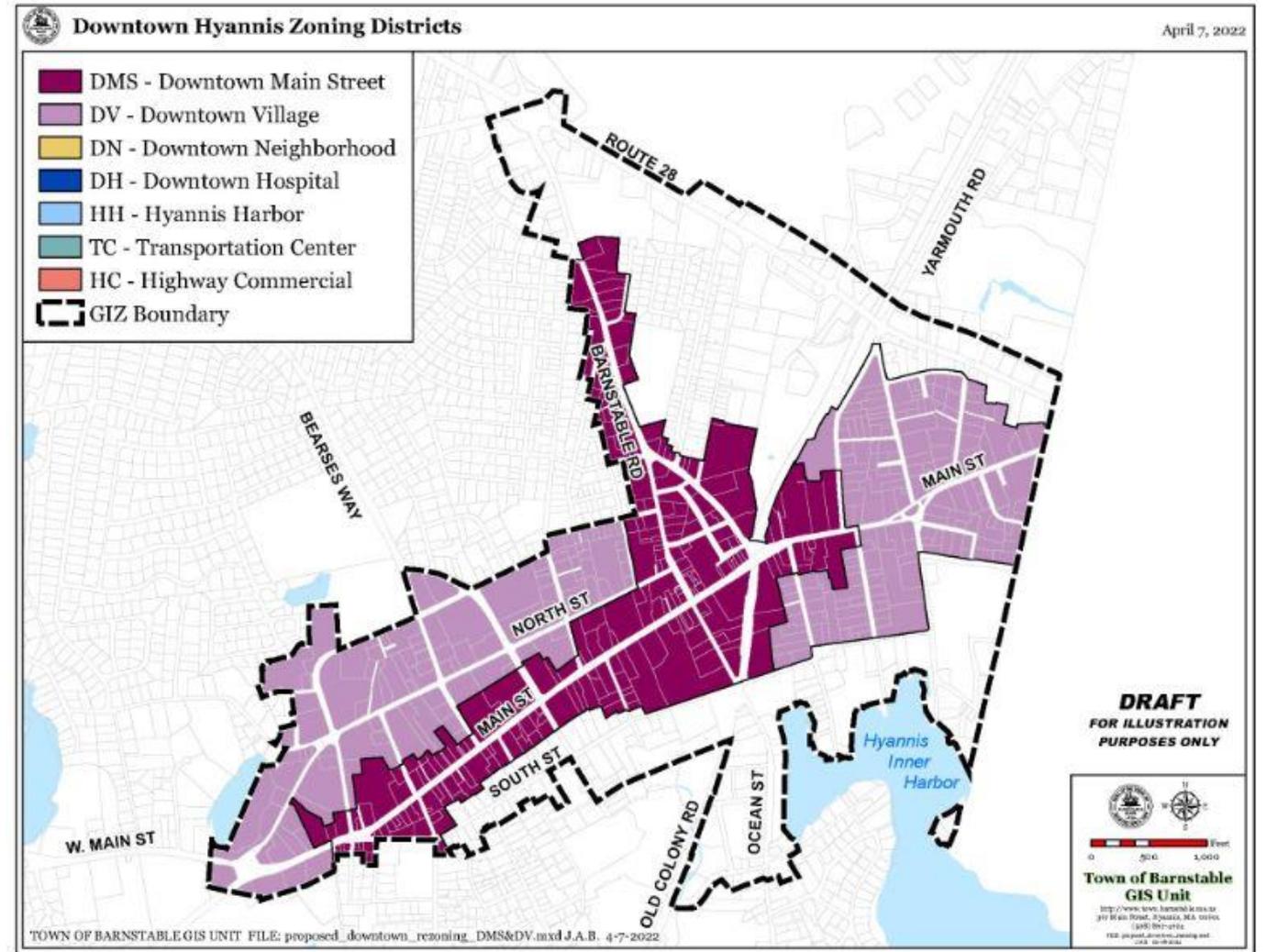
Map of the new Downtown Hyannis Zoning Districts

Downtown Hyannis Zoning Districts 1

Form-Based Districts

Form-Based Districts (2)

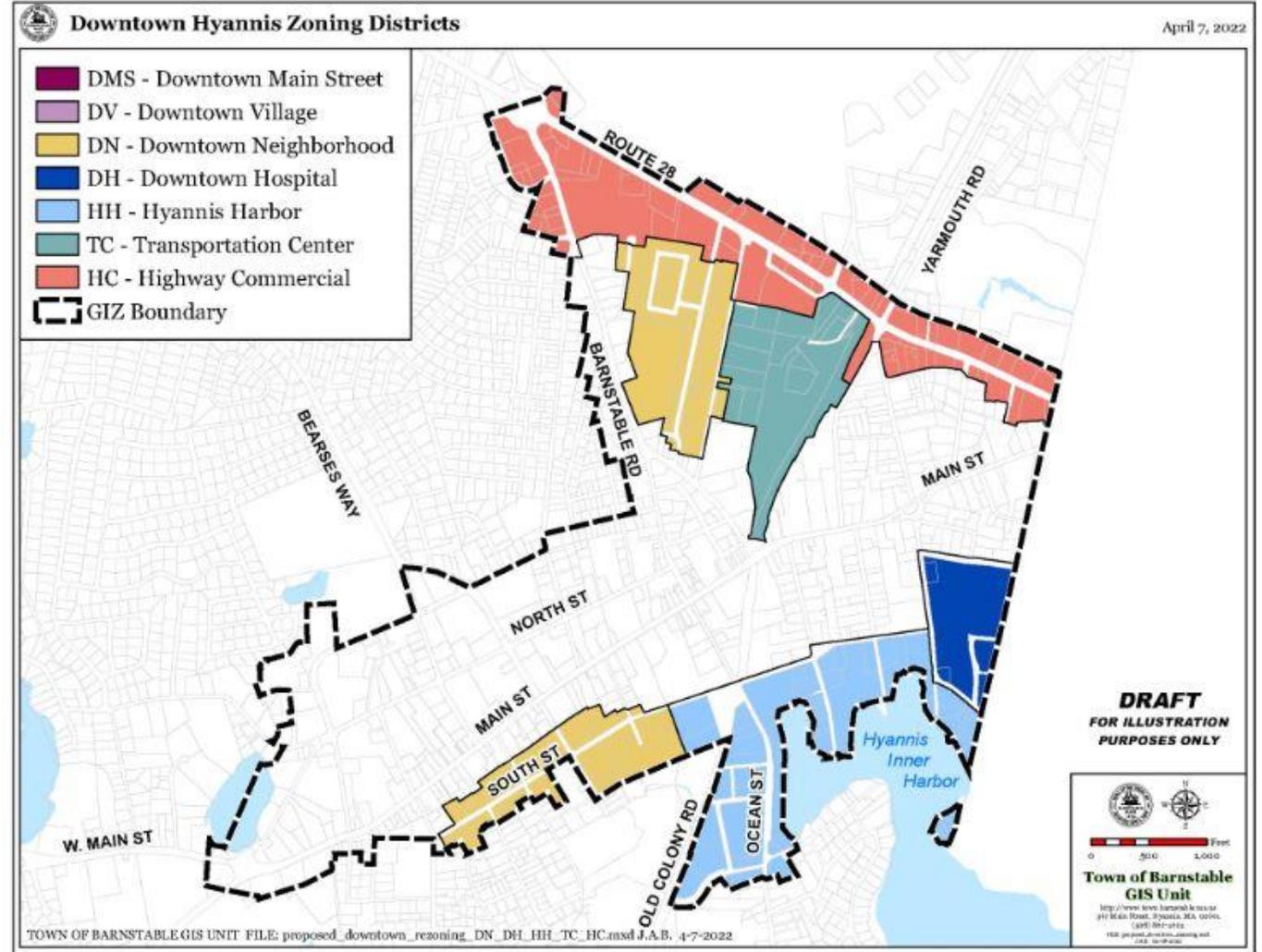
- Downtown Main Street
- Downtown Village



“Hybrid” Zoning Districts

“Hybrid” Zoning Districts (5)

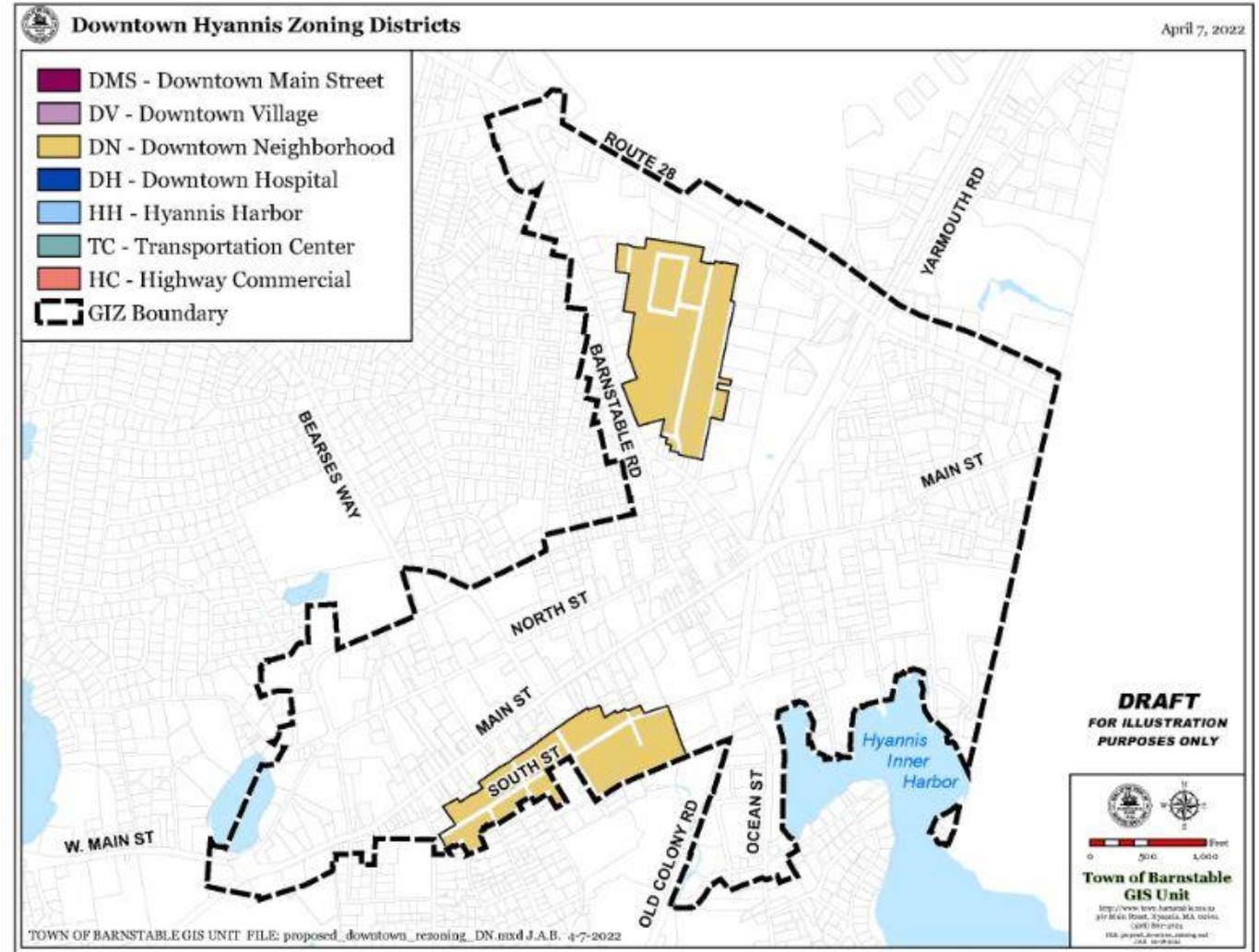
- Downtown Neighborhood
- Downtown Hospital
- Hyannis Harbor
- Transportation Center
- Highway Commercial



“Hybrid” Zoning District

Downtown Neighborhood District

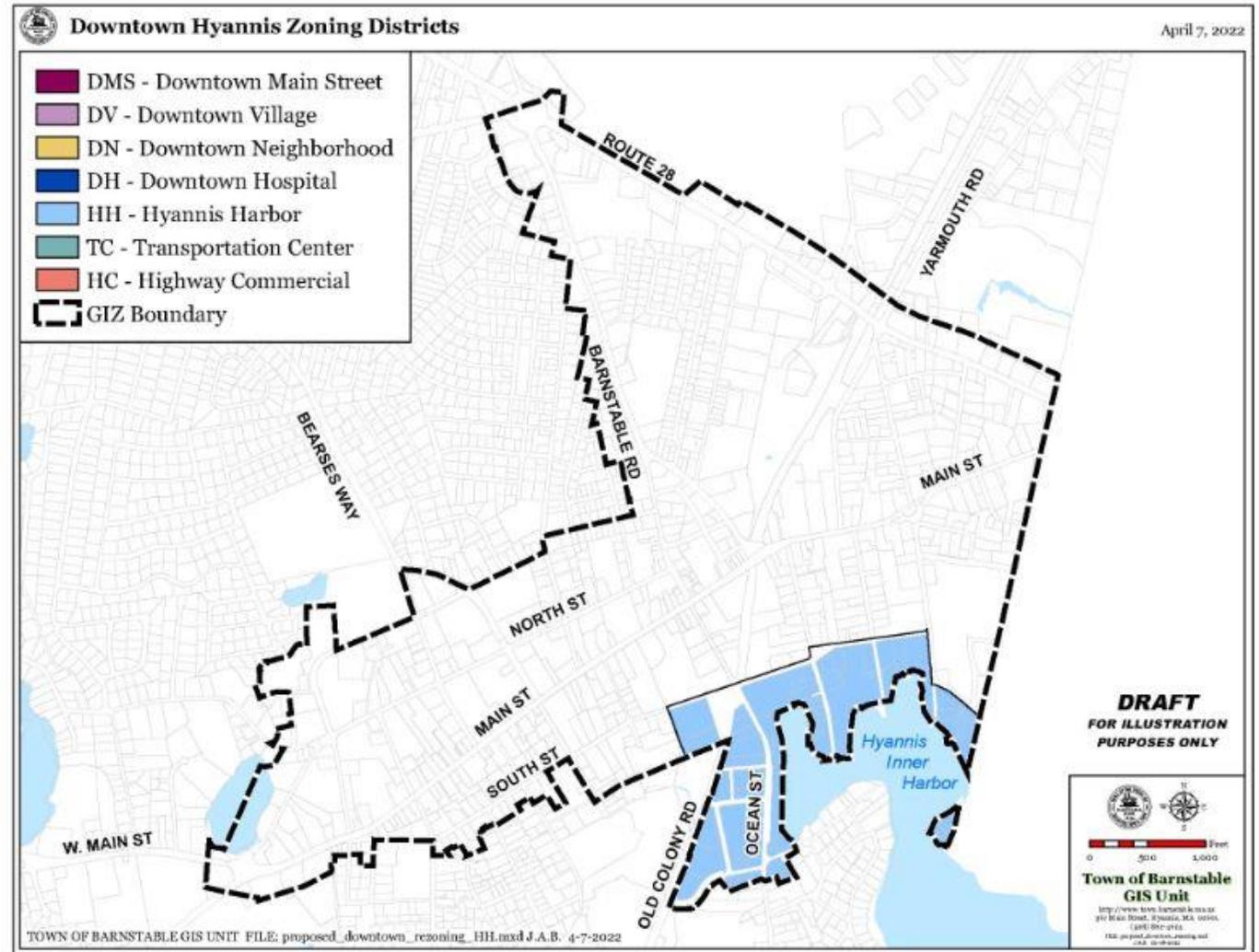
Promotes traditional uses and form of neighborhoods adjacent to downtown and is characterized by 19th and 20th century detached and semi-detached residential building types



“Hybrid” Zoning District

Hyannis Harbor

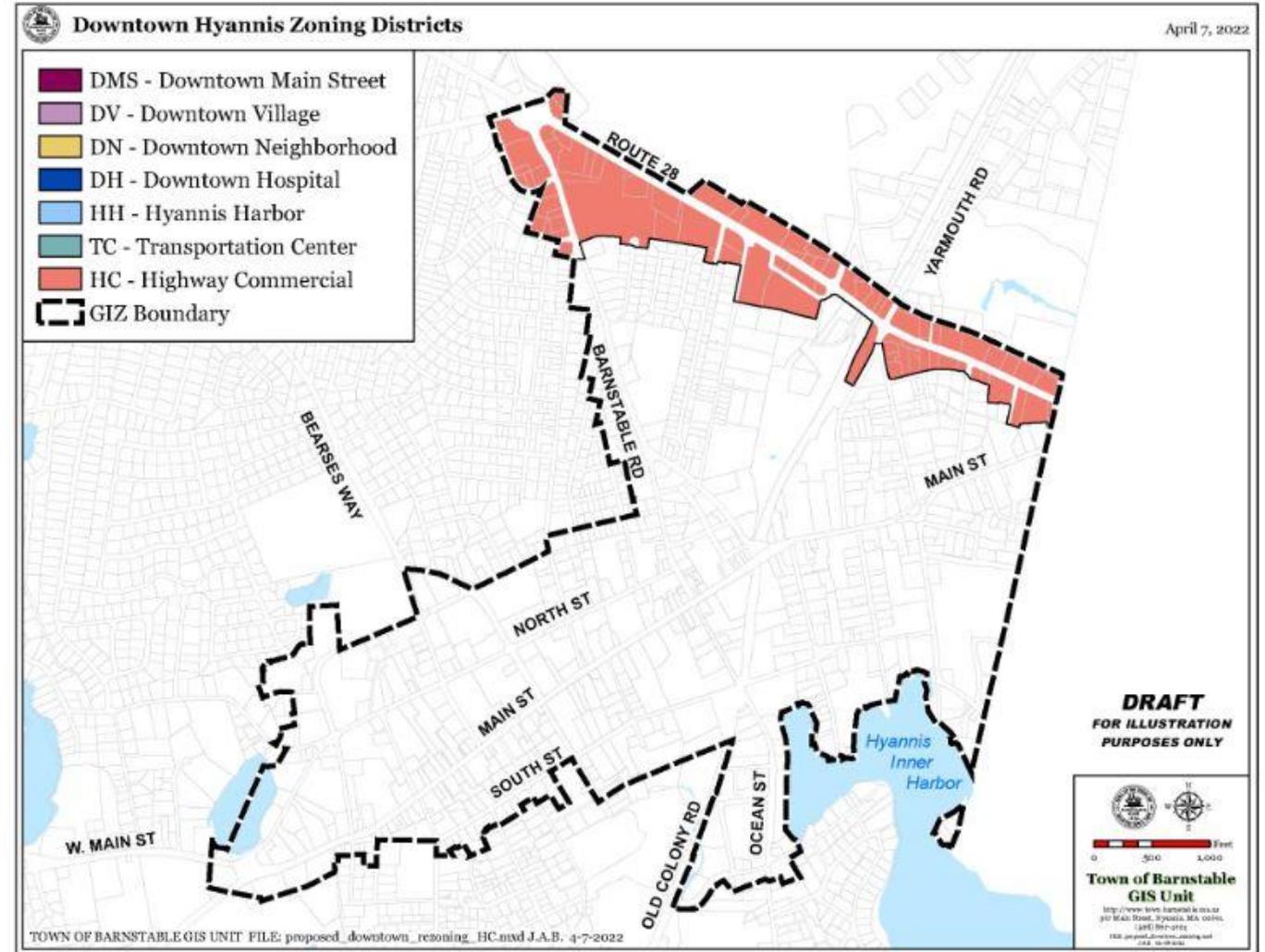
To maintain an area in close proximity to Hyannis Inner Harbor for maritime activities and water-related uses, and is characterized by a mix of commercial, maritime industrial, and residential development and the presence of the commercial ferry services



“Hybrid” Zoning District

Highway Commercial

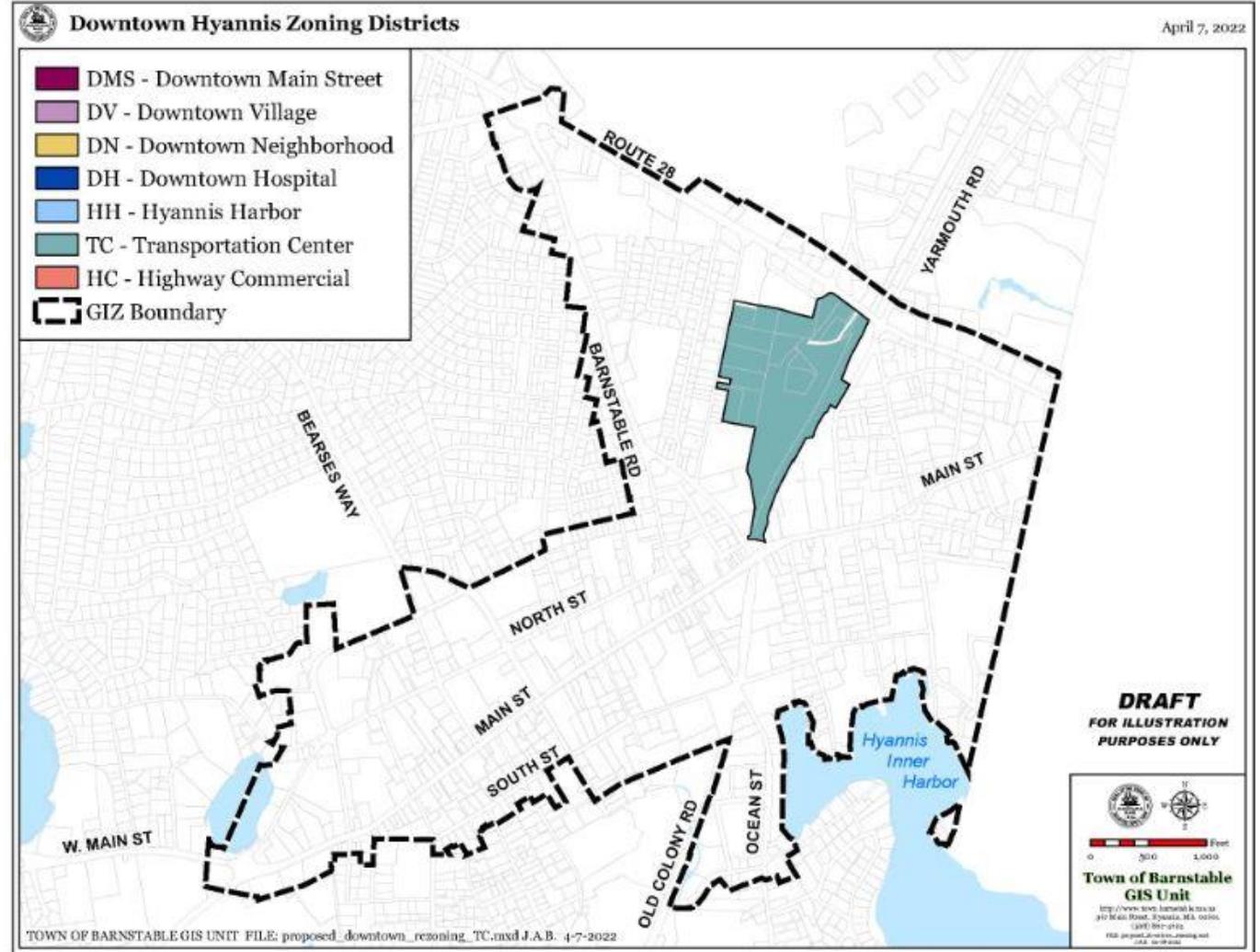
To maintain an area for larger-scale commercial land uses, with private parking appropriately screened, on a regional roadway and promote in the long-term transformation of the area into a cohesive gateway corridor into Hyannis. The area is characterized by detached low- and mid-rise commercial structures.



“Hybrid” Zoning District

Transportation Center

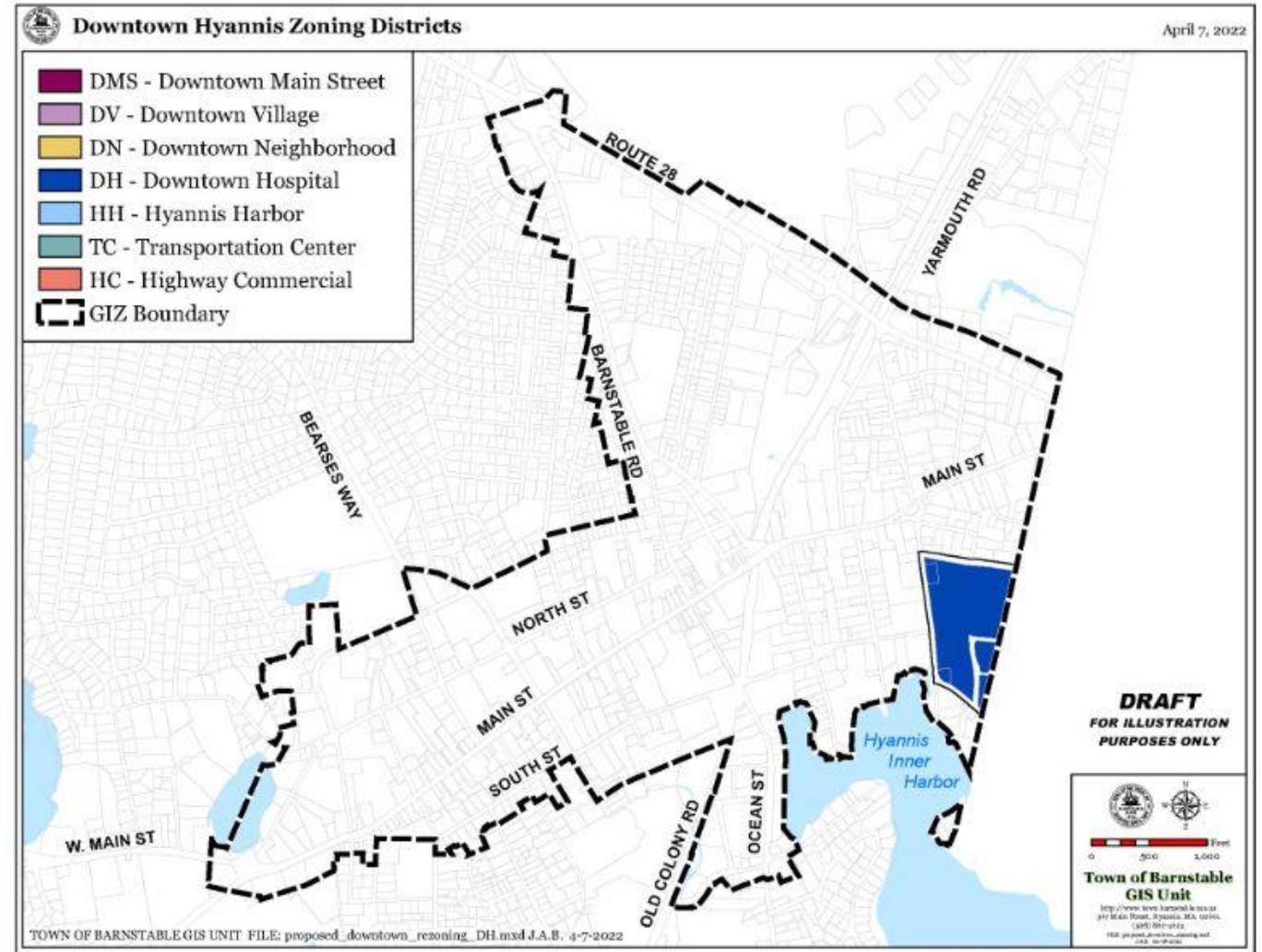
To accommodate transportation related-uses serving the downtown, harbor and the region and is characterized by functional buildings and parking areas screened and not highly visible from surrounding roadways.



“Hybrid” Zoning District

Downtown Hospital

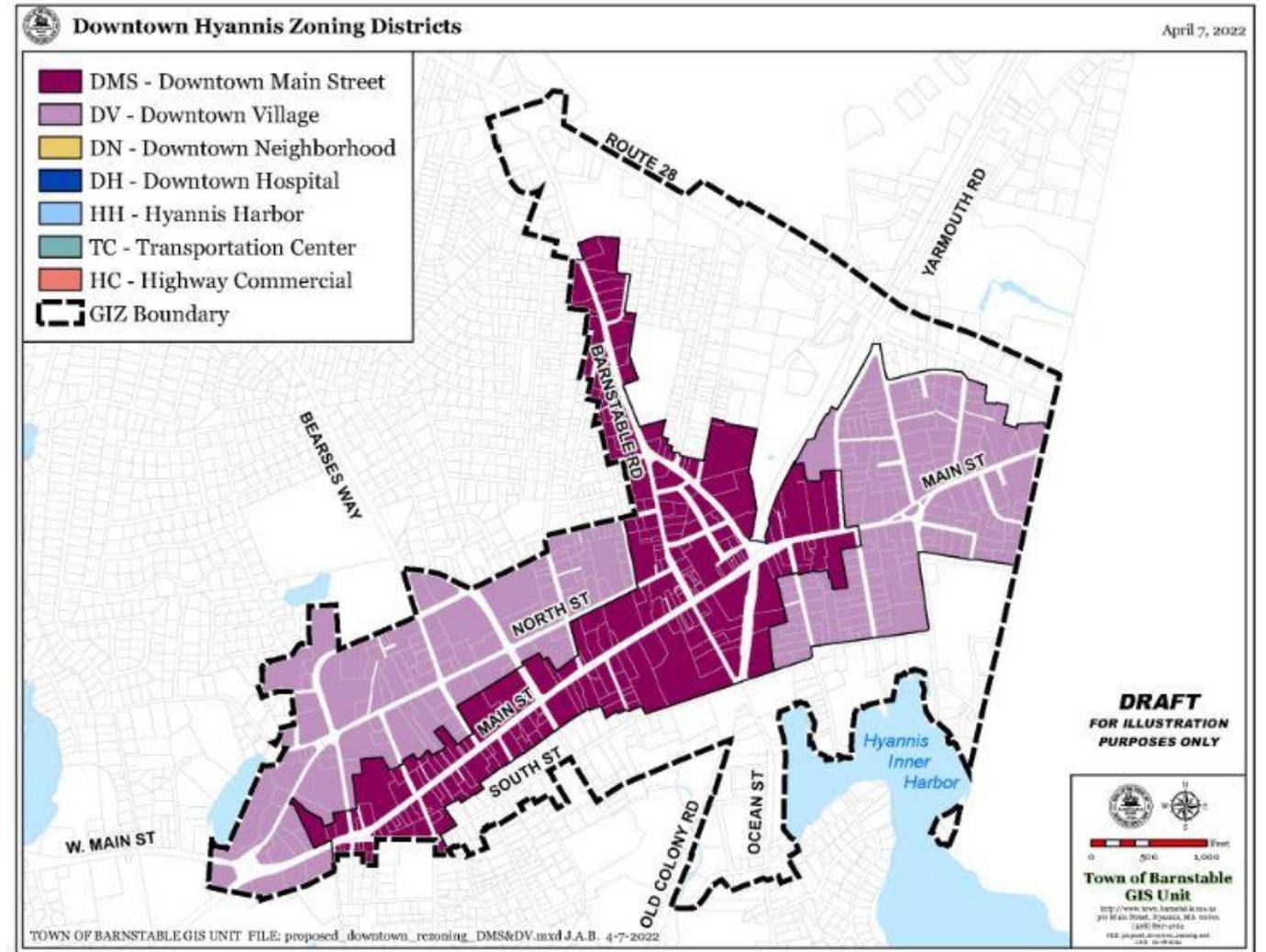
To maintain an area of Hyannis for a large-scale Health Care Services institution and is characterized by moderate to large floor plate, multi-story buildings arranged in a campus-like setting, with clear pedestrian and vehicular connections to downtown and the region.



Form-Based Districts

Form-Based Districts (2)

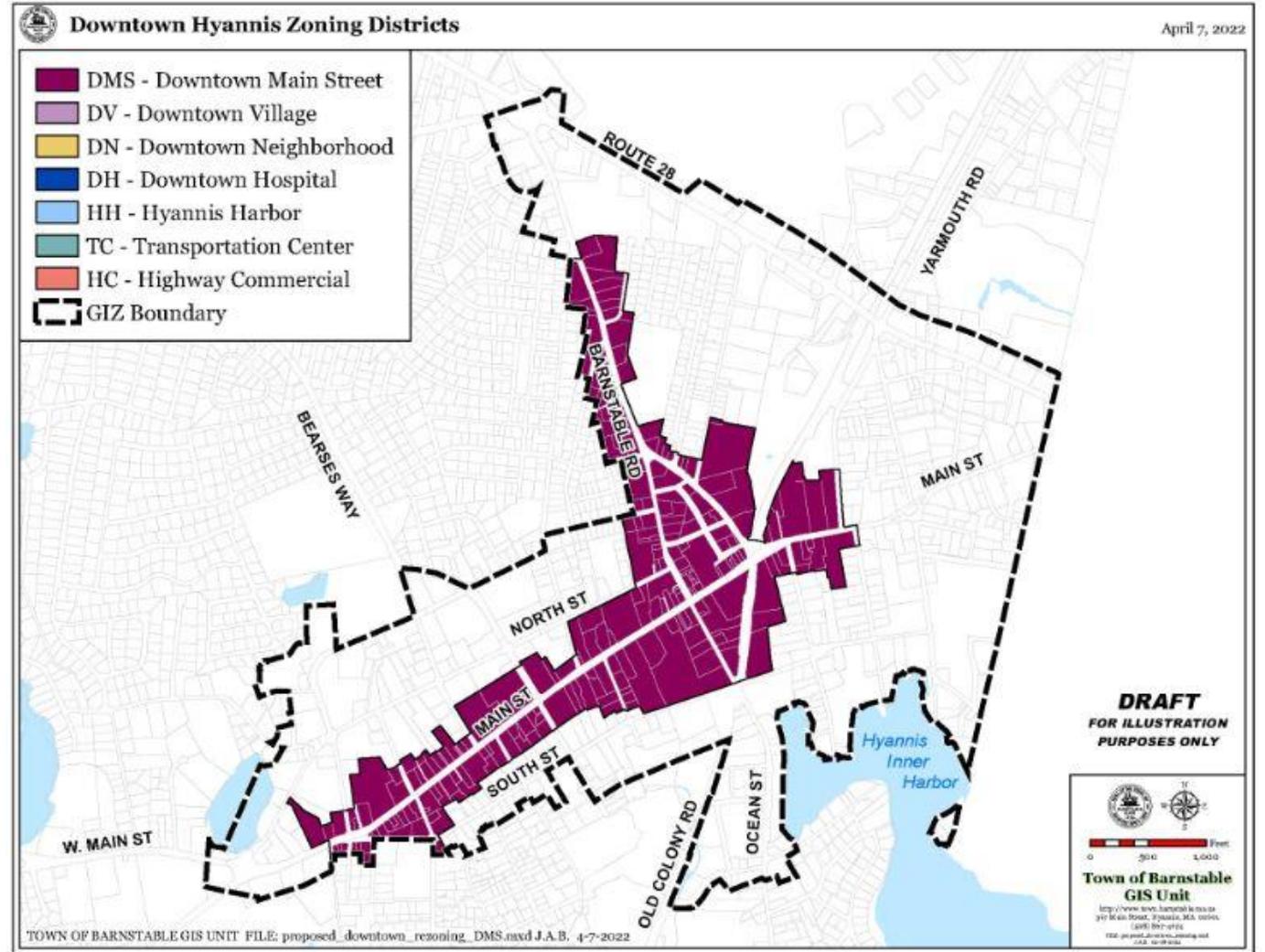
- Downtown Main Street
- Downtown Village



Form-Based Districts

Downtown Main Street District

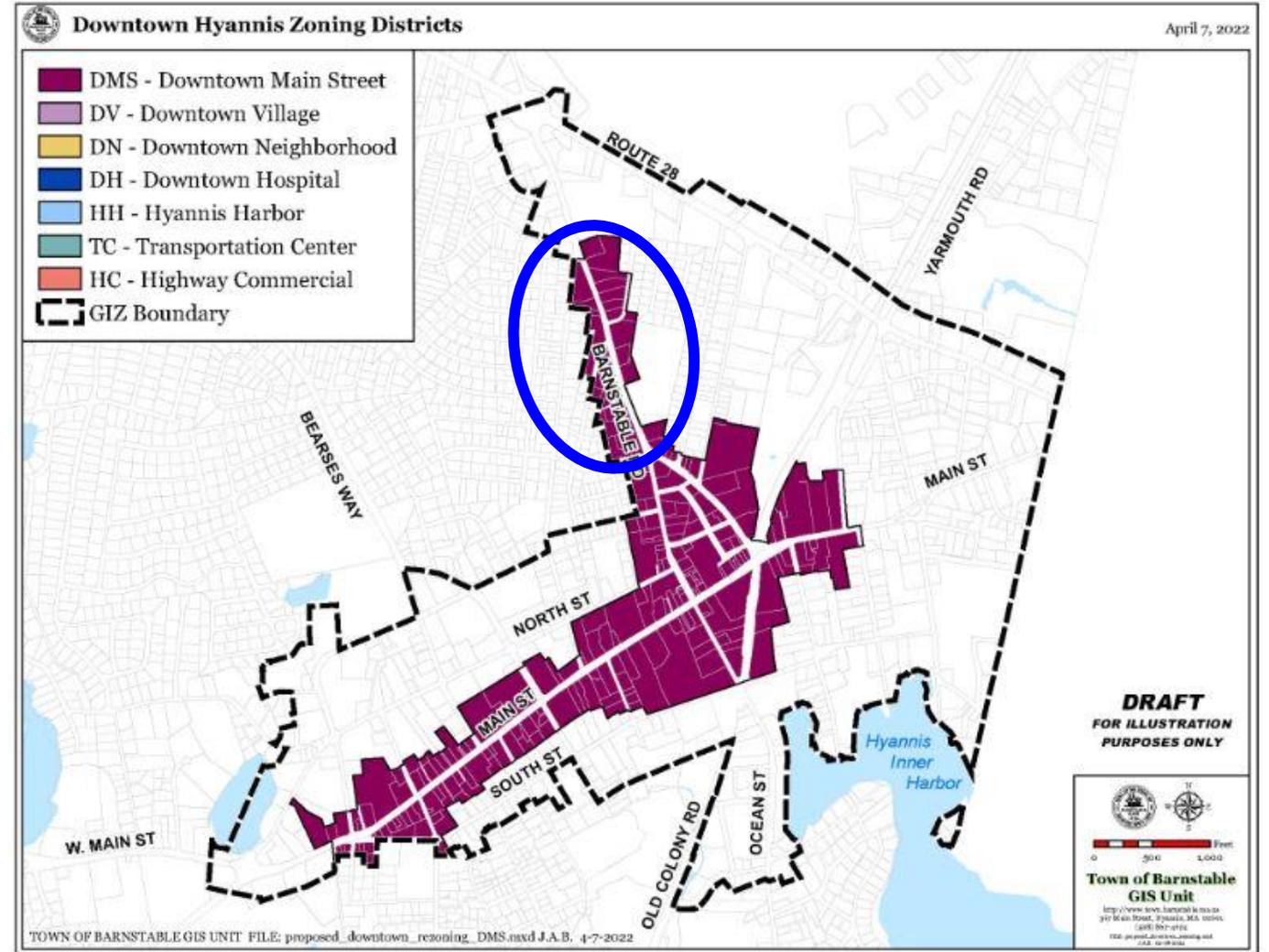
To promote the continuation of a walkable, pedestrian-oriented downtown environment with continuous active streetscape. Development is characterized by mid-rise mixed-use buildings, continuous street walls and variety of materials with parking visually minimized. Land uses are mixed residential and active commercial, including retail, restaurant, office, hospitality, cultural and institutional.



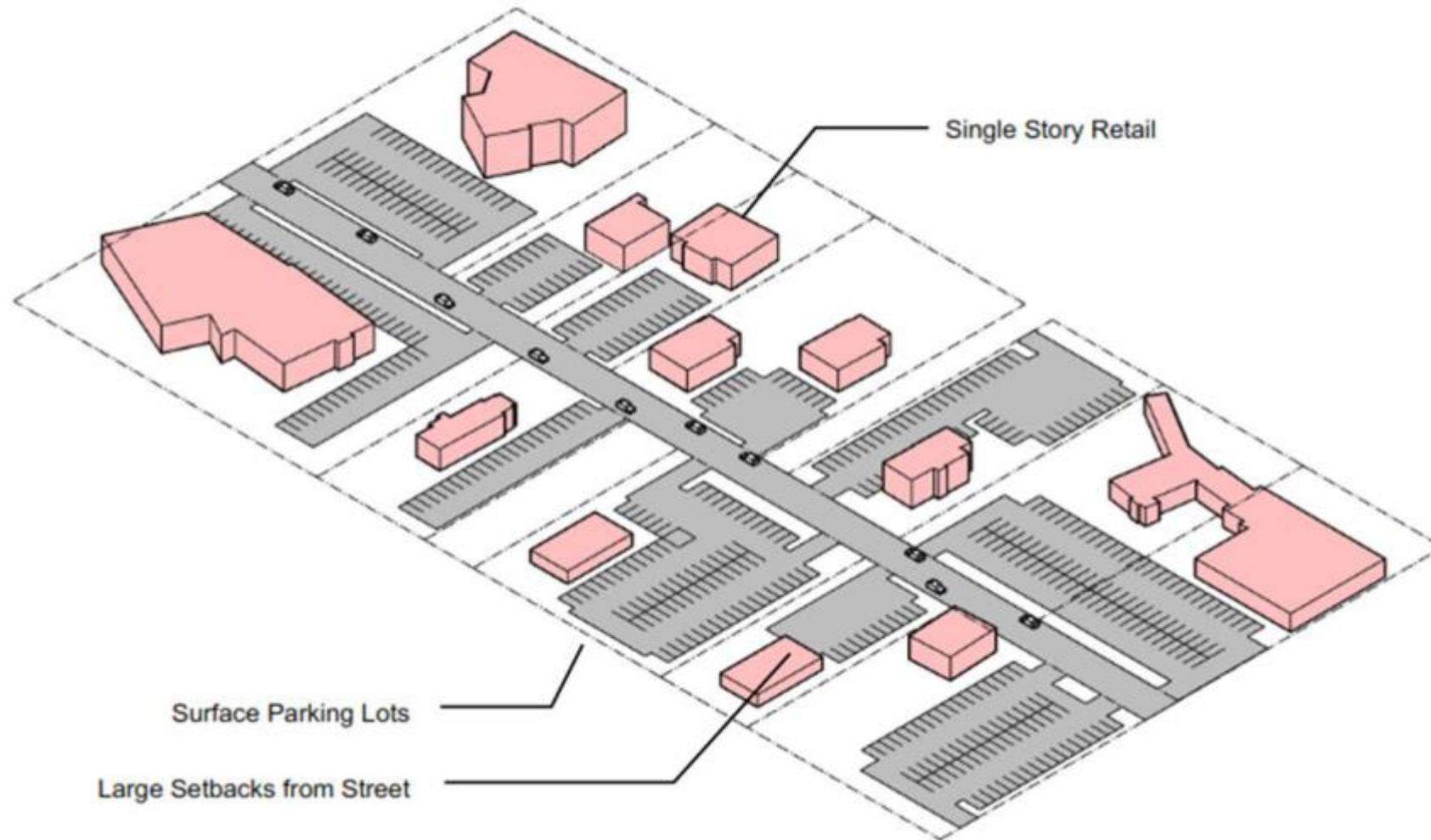
Form-Based Districts

Downtown Main Street District

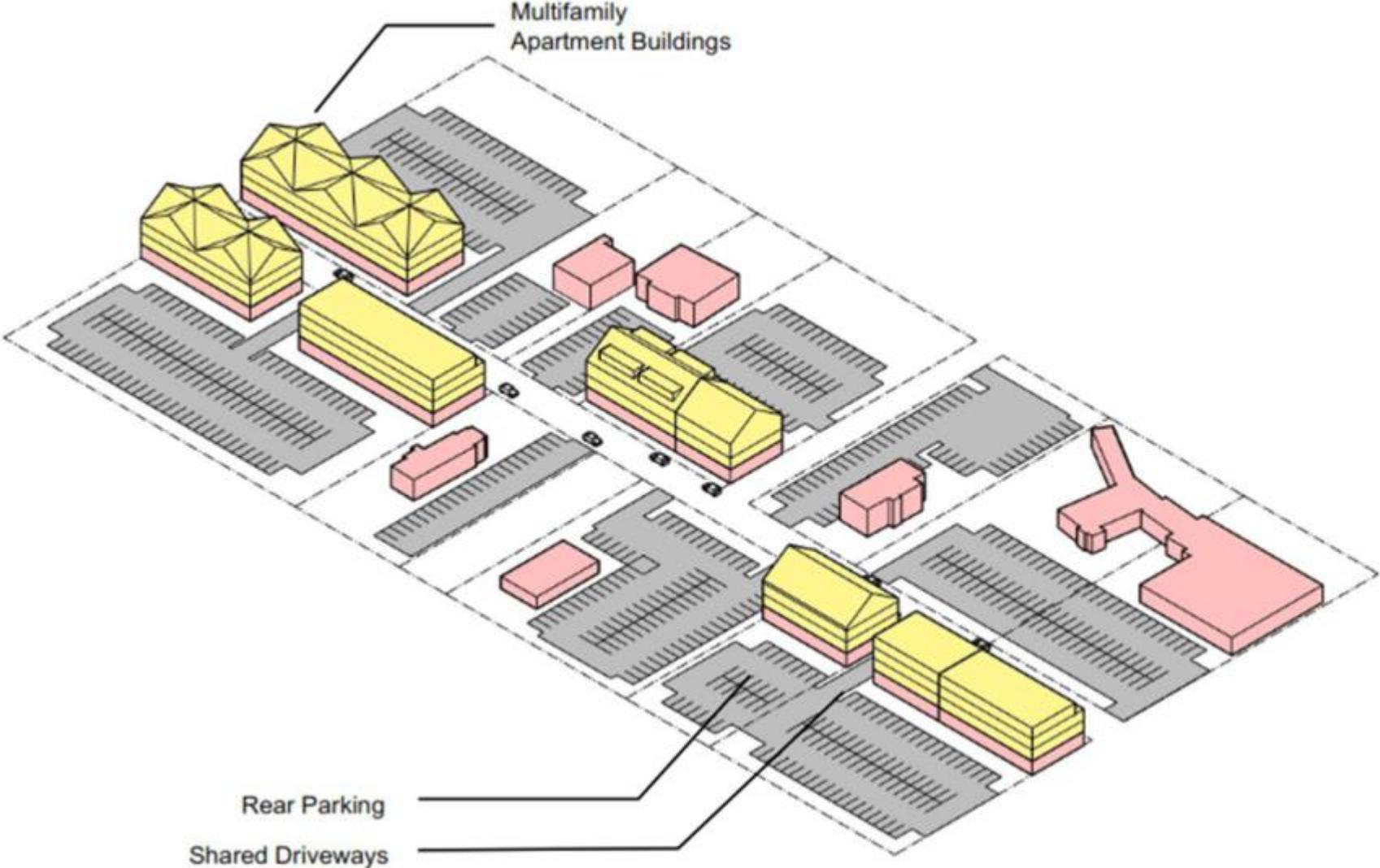
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Existing



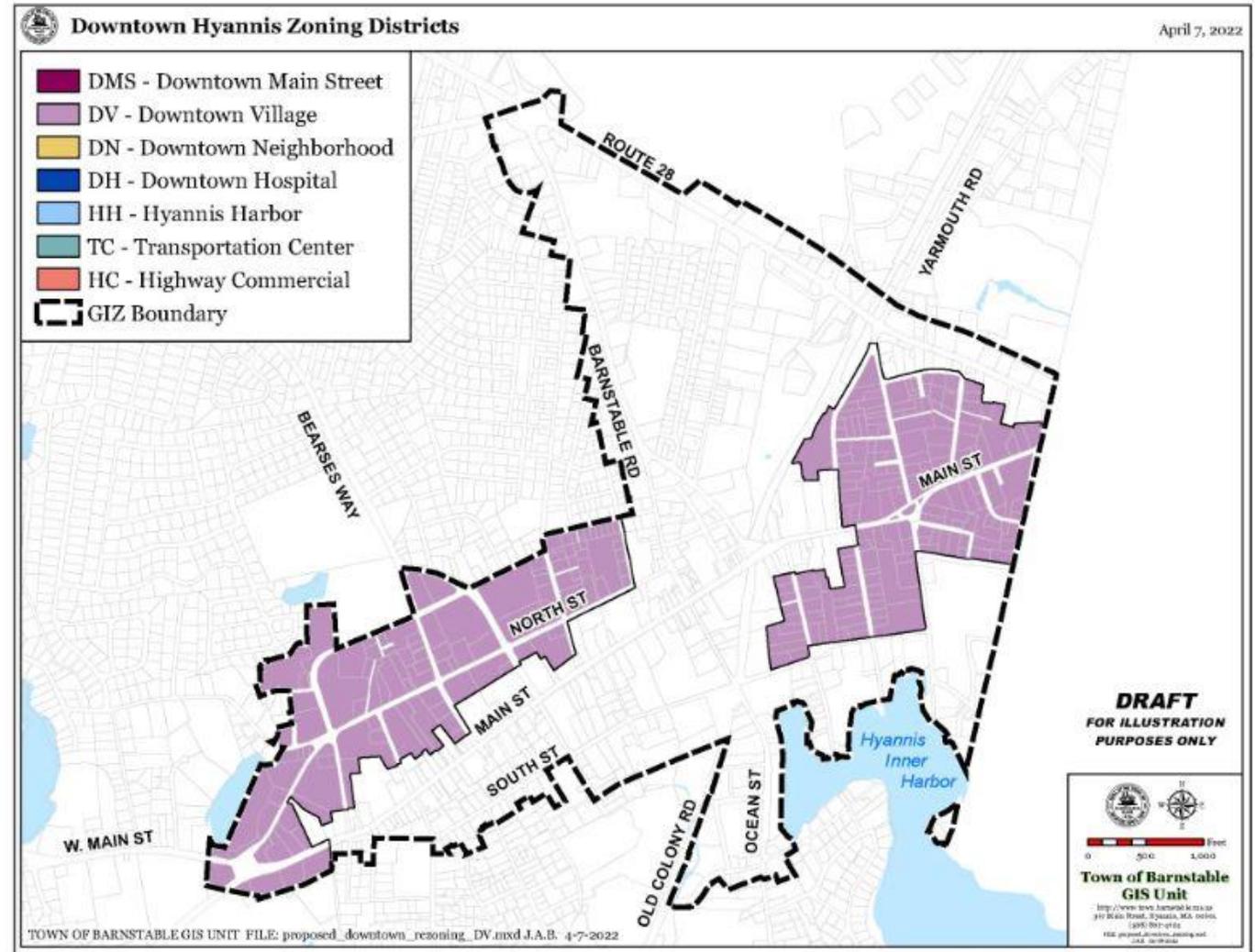
Potential



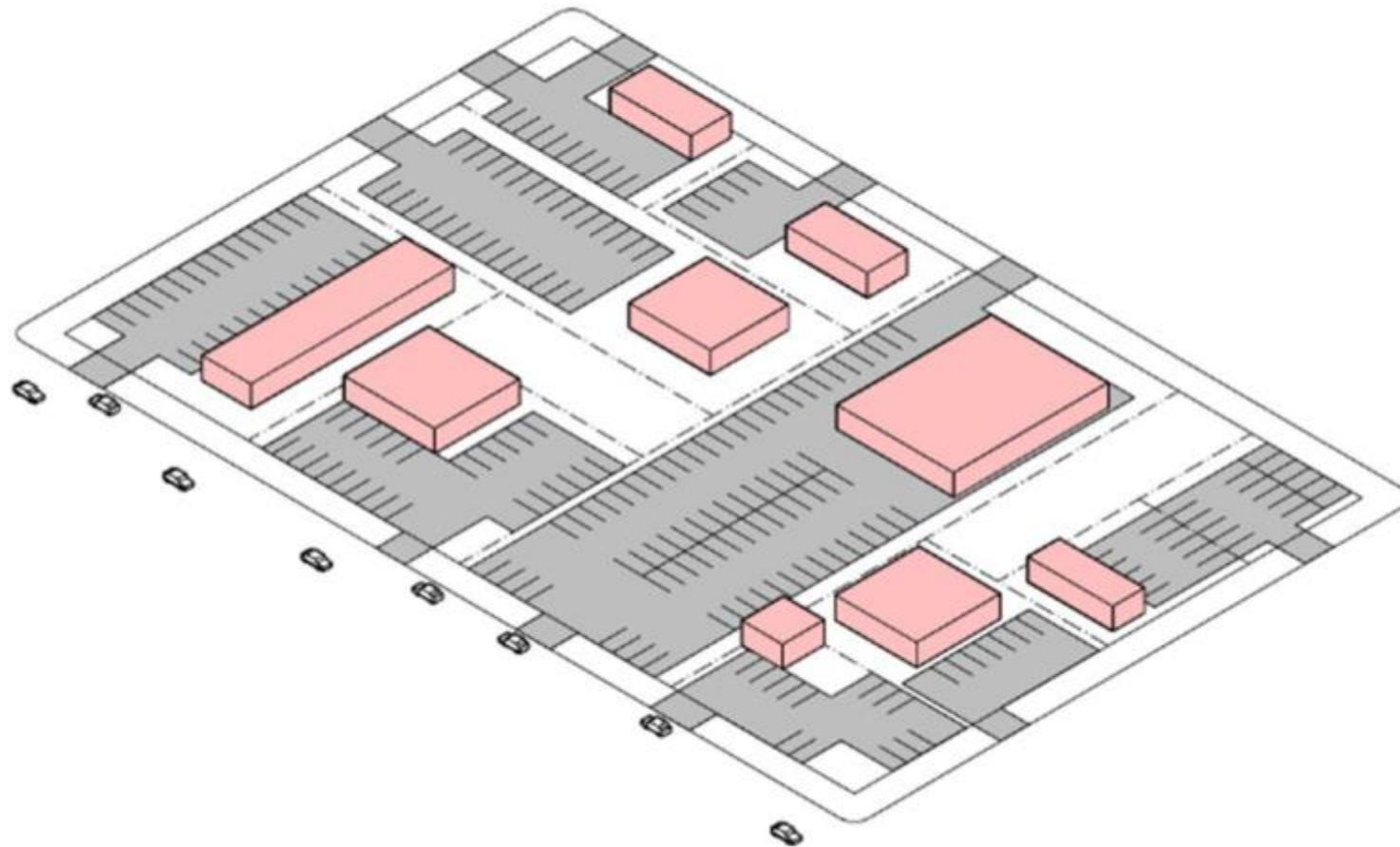
Form-Based Districts

Downtown Village District

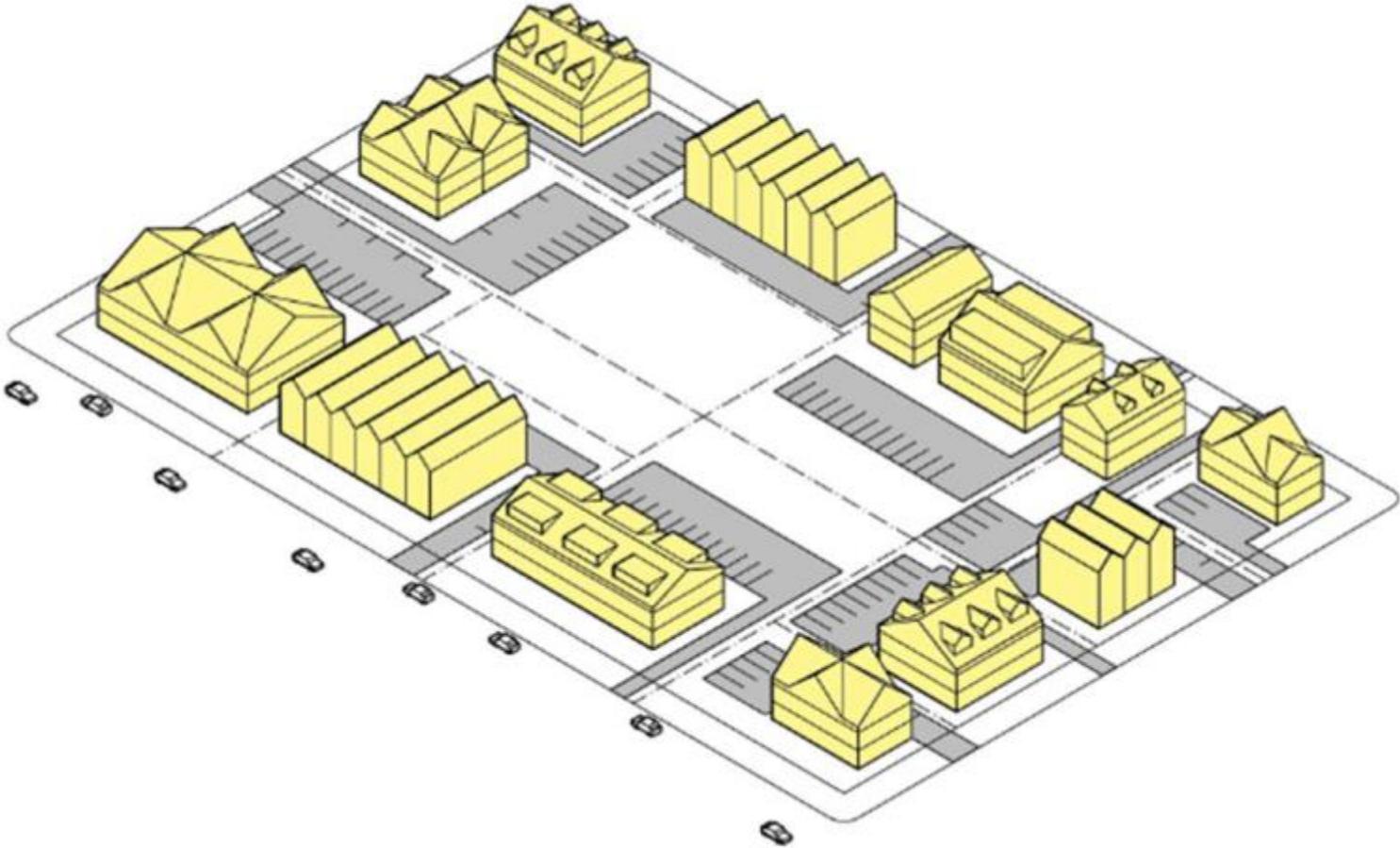
To promote mixed land uses that support the downtown core and reestablish or preserve traditional neighborhood forms and pedestrian orientation. Development is characterized by mid-rise single-use buildings and detached and semi-detached residential buildings.



Existing



Potential



What Does the Proposed Zoning Do?

- Predictable Form + Enhanced Character

What Does the Proposed Zoning Do?

- Predictable Form + Enhanced Character
 - Supports Increased Housing Production
- 

What Does the Proposed Zoning Do?

- Predictable Form + Enhanced Character
 - Supports Increased Housing Production
 - Greens the Urban Environment
- 

What Does the Proposed Zoning Do?

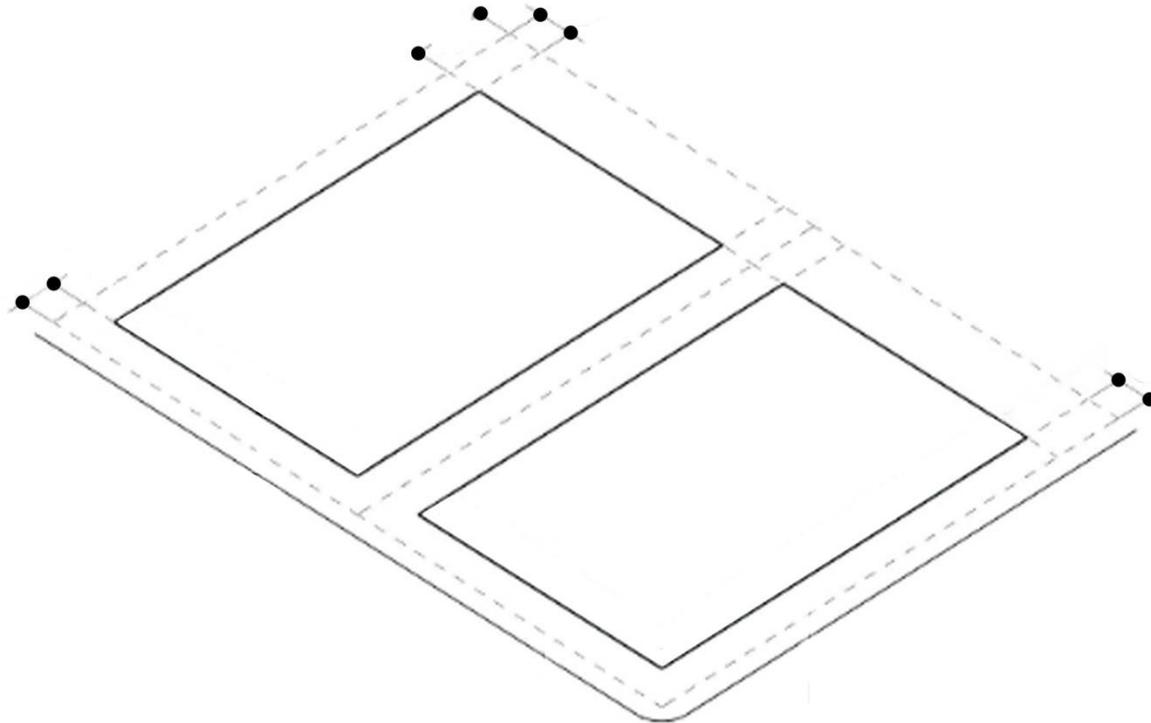
- Predictable Form + Enhanced Character
 - Supports Increased Housing Production
 - Greens the Urban Environment
 - Emphasizes Place over Parking
- 

What Does the Proposed Zoning Do?

- Predictable Form + Enhanced Character
 - Supports Increased Housing Production
 - Greens the Urban Environment
 - Emphasizes Place over Parking
 - User Friendly Ordinance
- 

Predictable Form + Enhanced Character

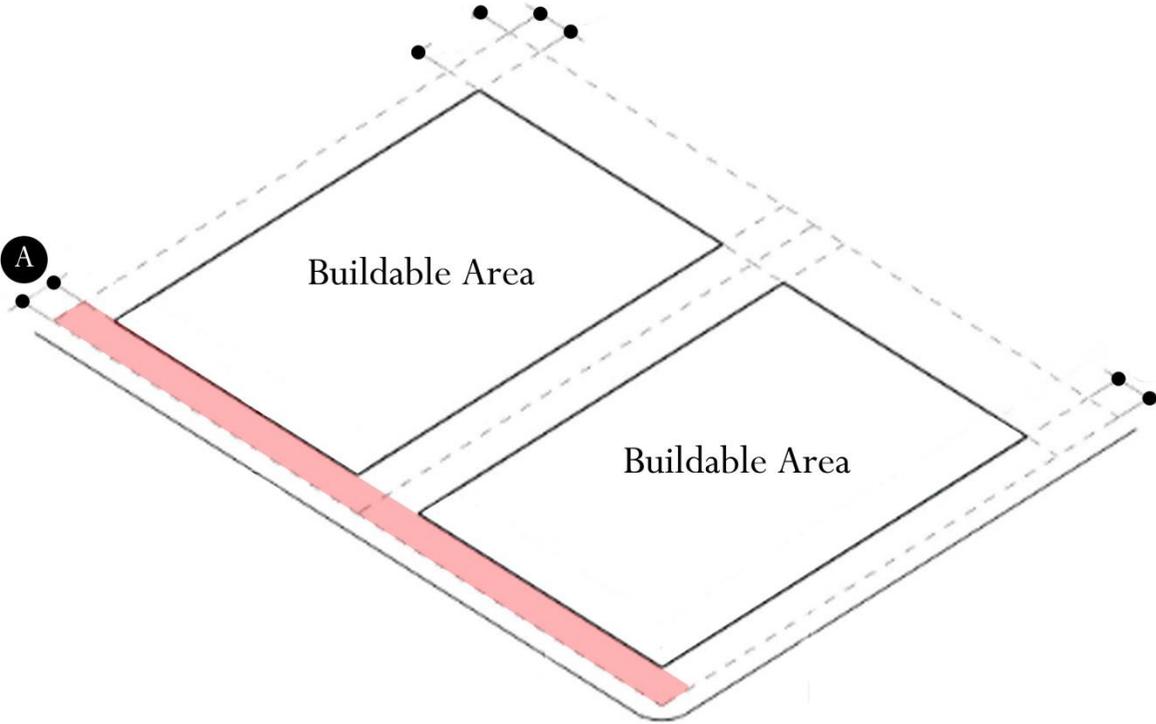
Lot Standards



Predictable Form + Enhanced Character

Lot Standards

A Min/Max Primary Front Setback

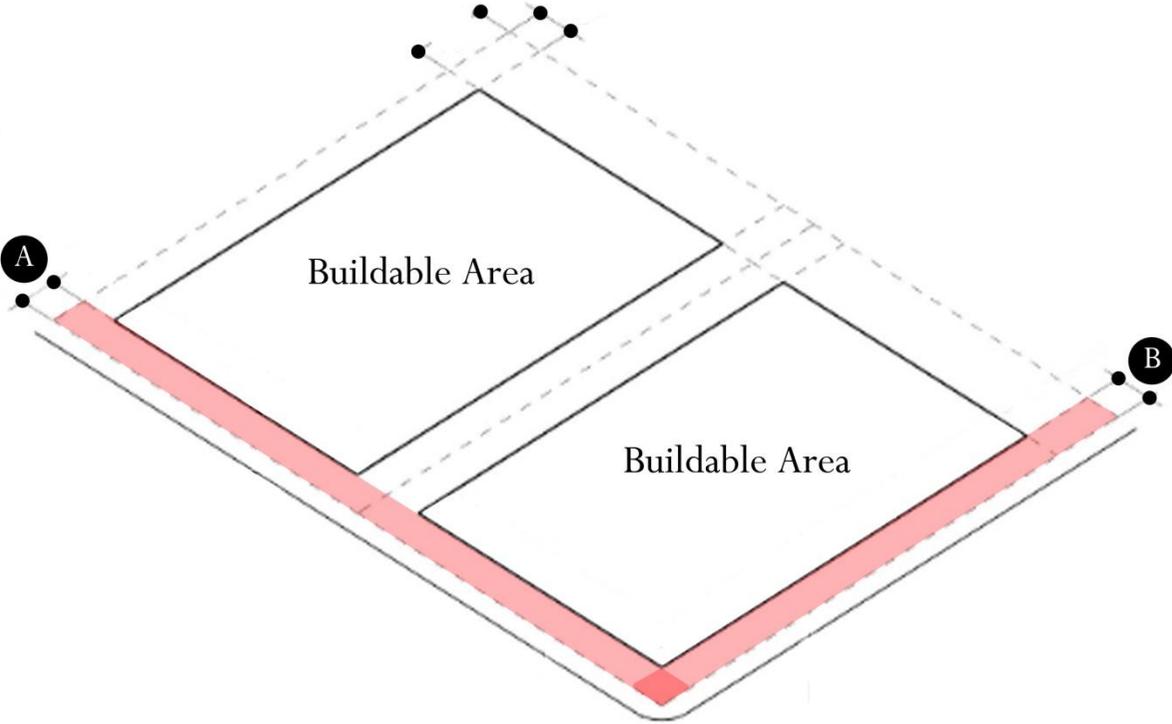


Predictable Form + Enhanced Character

Lot Standards

A Min/Max Primary Front Setback

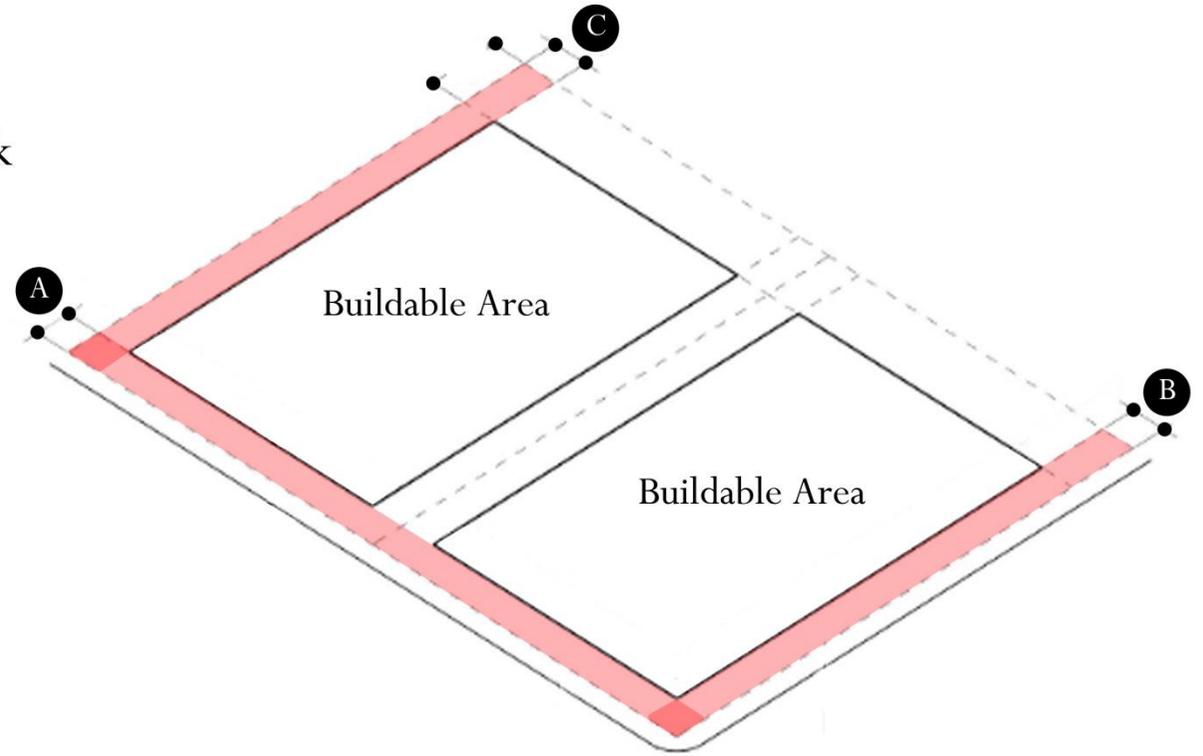
B Min/Max Secondary Front Setback



Predictable Form + Enhanced Character

Lot Standards

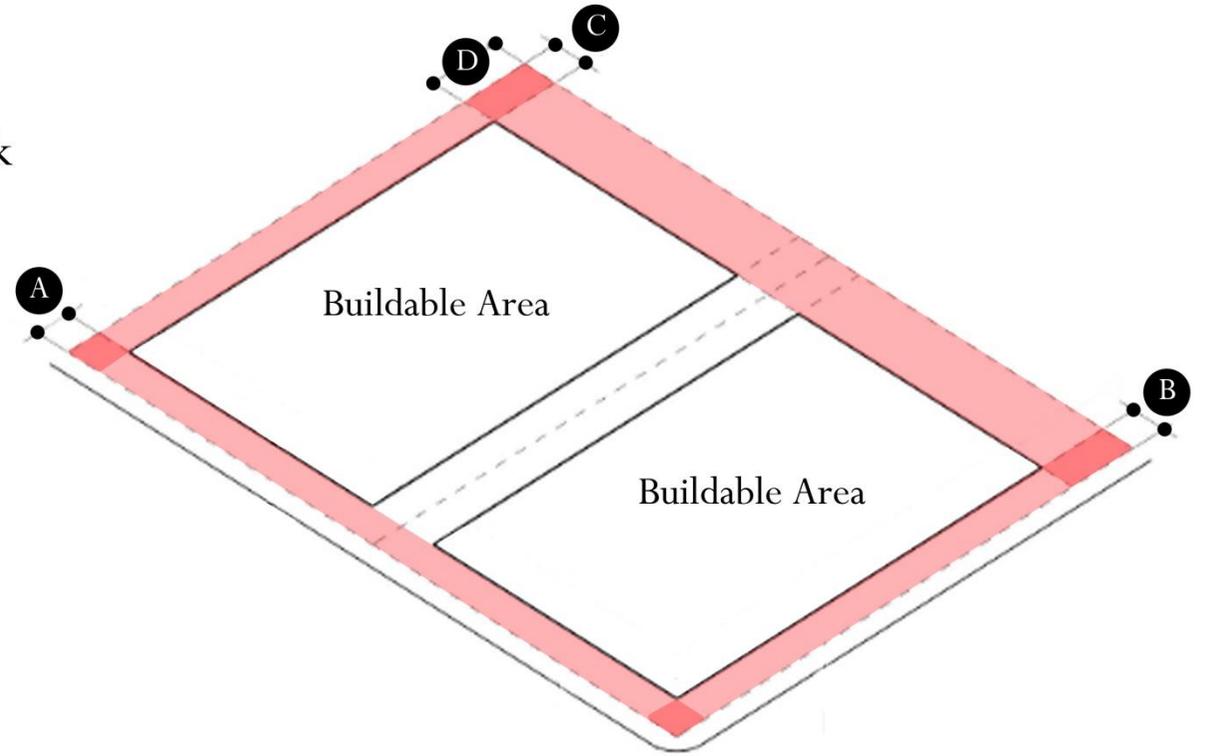
- A** Min/Max Primary Front Setback
- B** Min/Max Secondary Front Setback
- C** Side Setback



Predictable Form + Enhanced Character

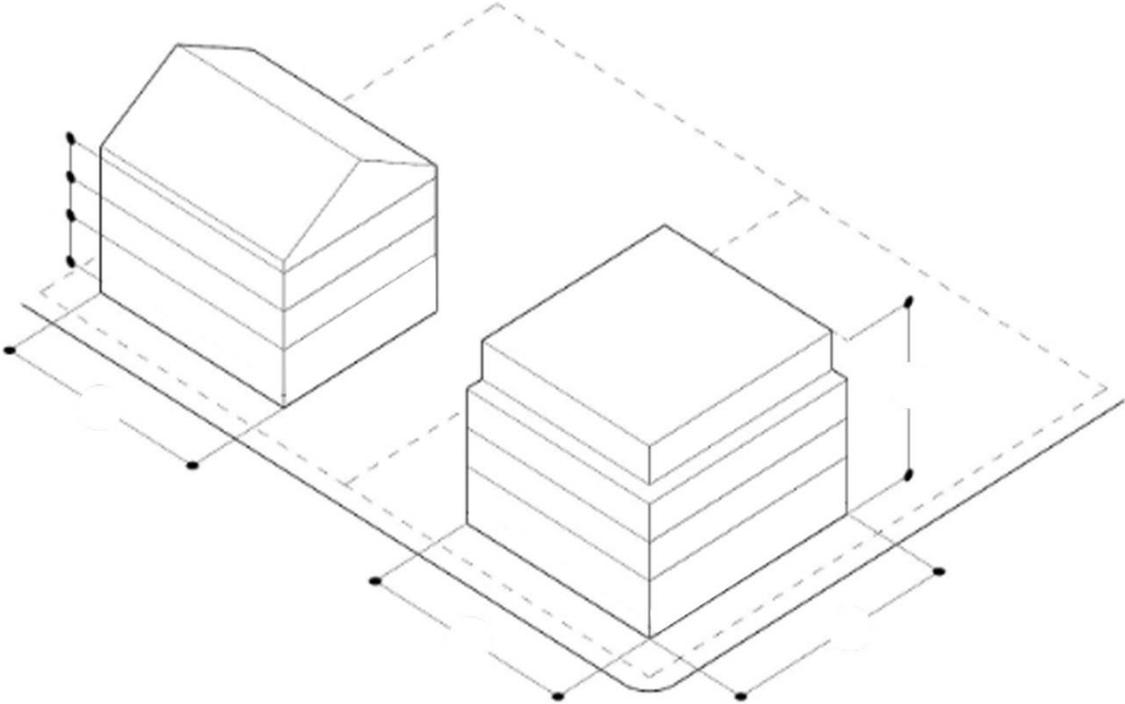
Lot Standards

- A** Min/Max Primary Front Setback
- B** Min/Max Secondary Front Setback
- C** Side Setback
- D** Rear Setback



Predictable Form + Enhanced Character

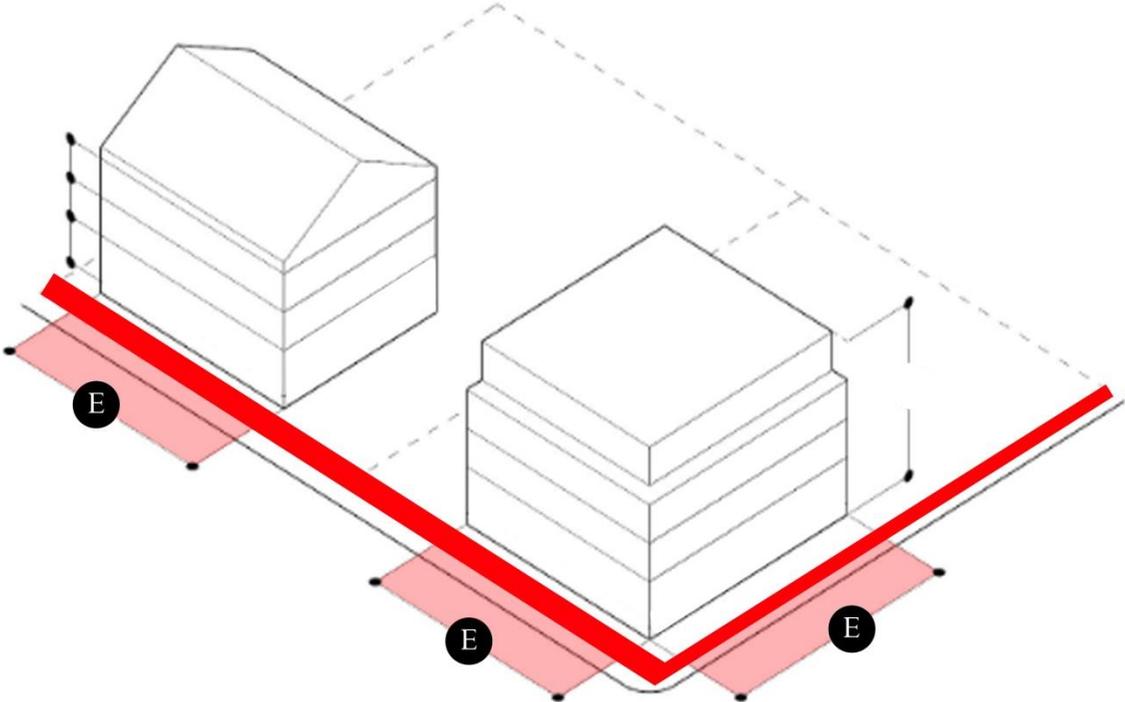
Building Standards



Predictable Form + Enhanced Character

Building Standards

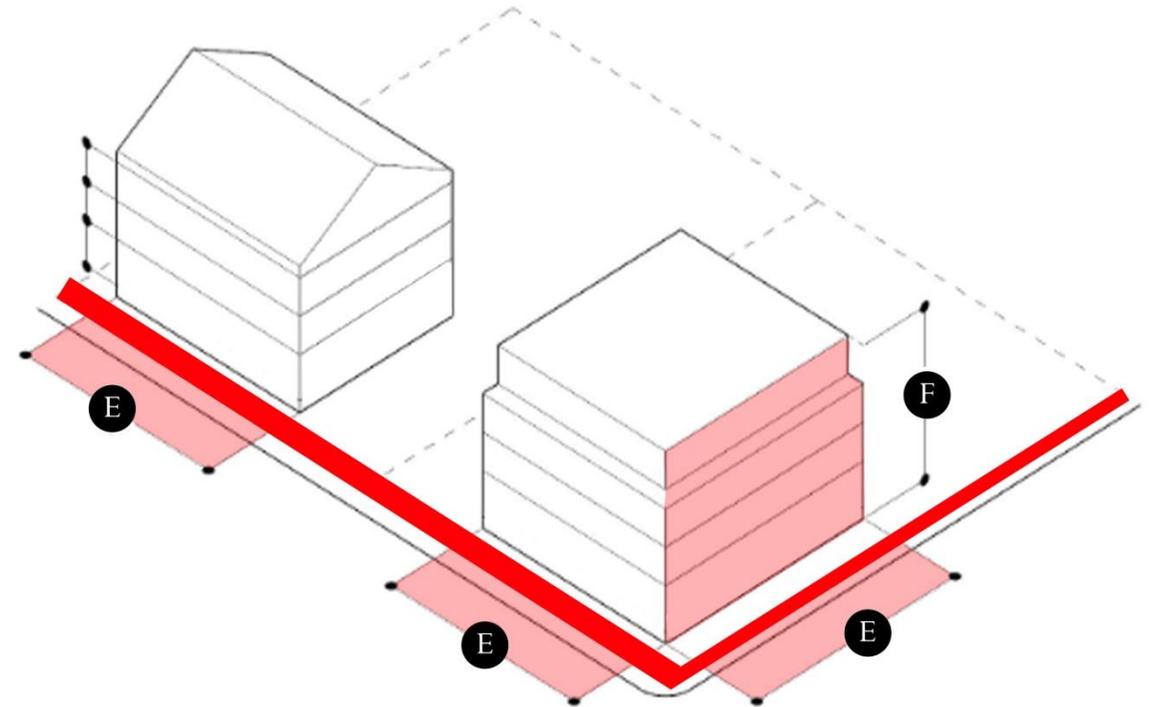
E Facade Build-out (min)



Predictable Form + Enhanced Character

Building Standards

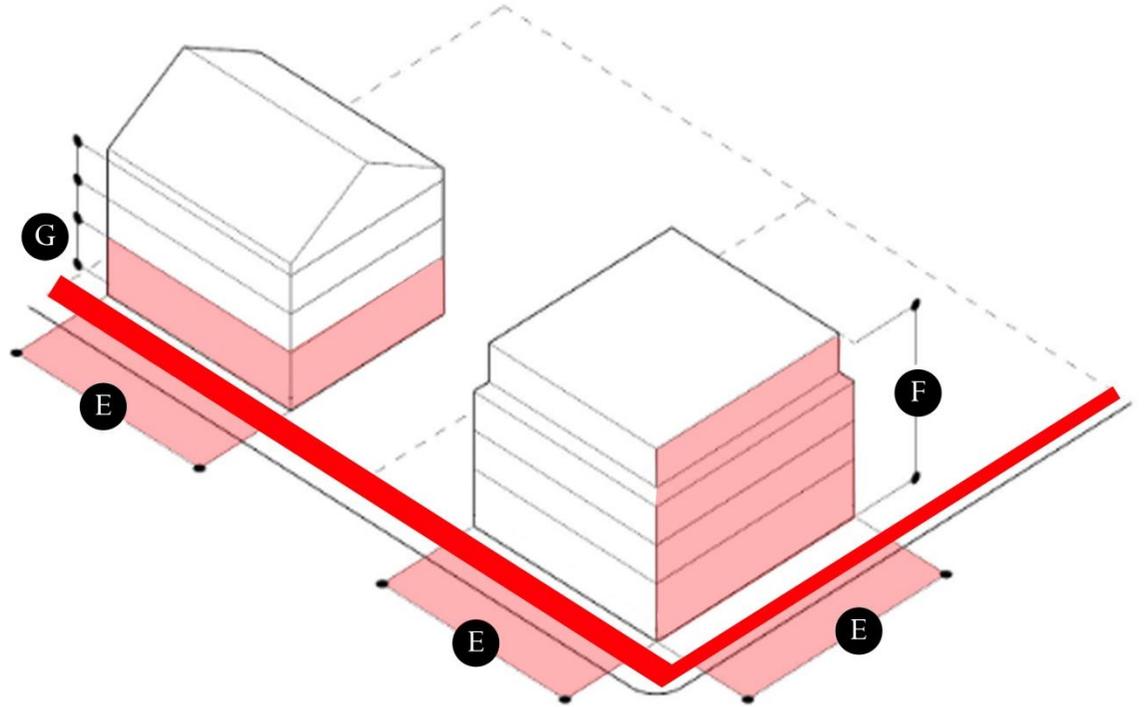
- E Facade Build-out (min)
- F Number of Stories



Predictable Form + Enhanced Character

Building Standards

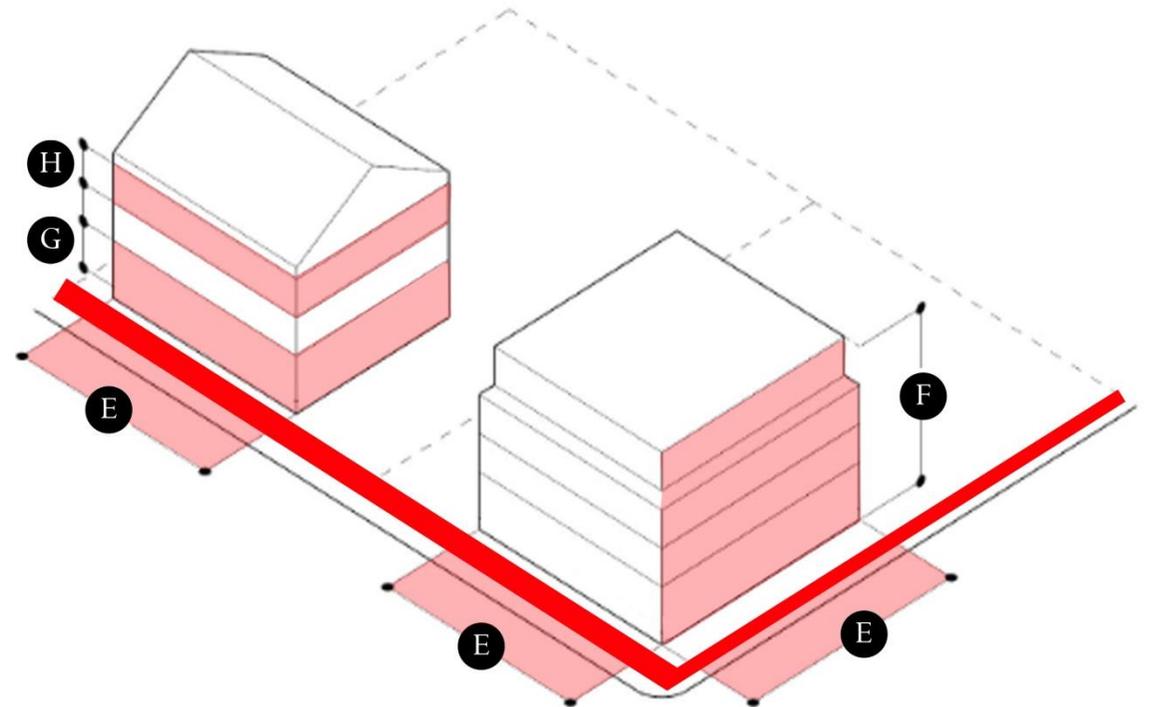
- E** Facade Build-out (min)
- F** Number of Stories
- G** Ground Story Height



Predictable Form + Enhanced Character

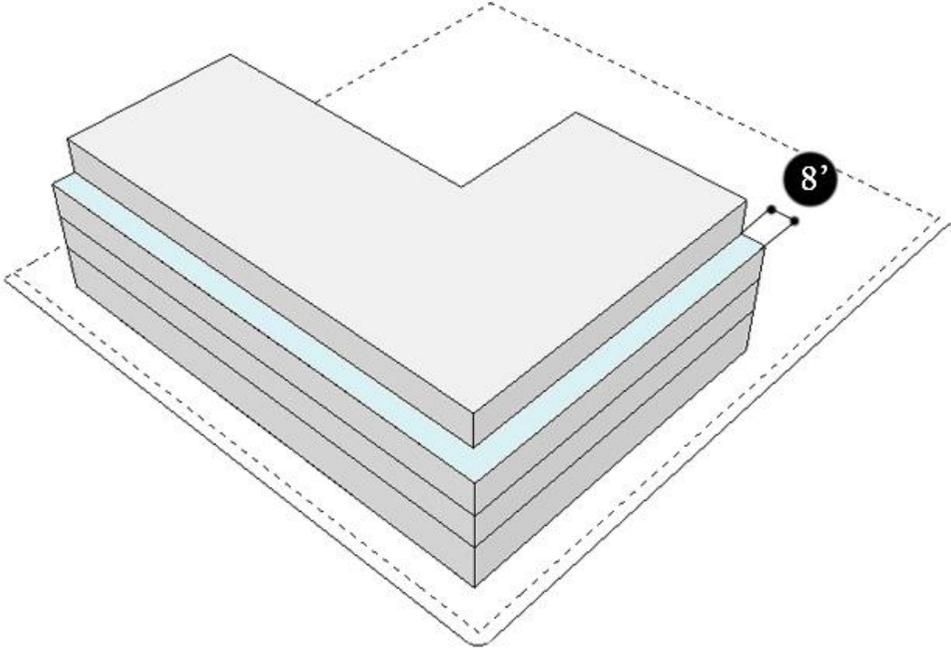
Building Standards

- E Facade Build-out (min)
- F Number of Stories
- G Ground Story Height
- H Upper Story Height



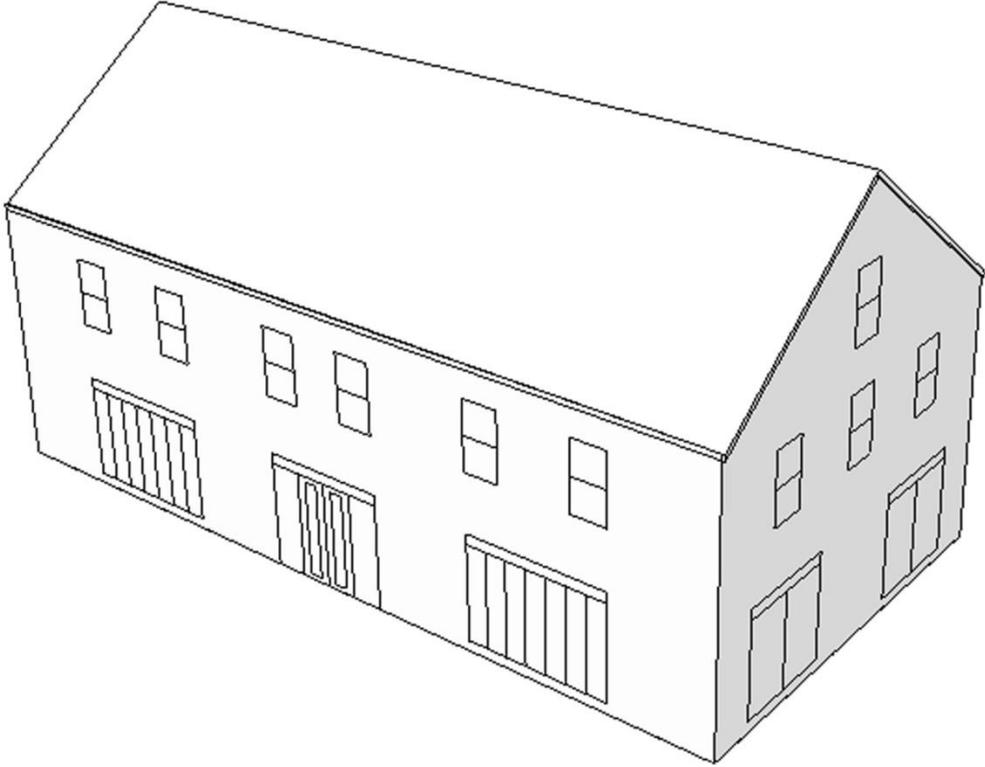
Predictable Form + Enhanced Character

Building Standards: Upper Story Step Back



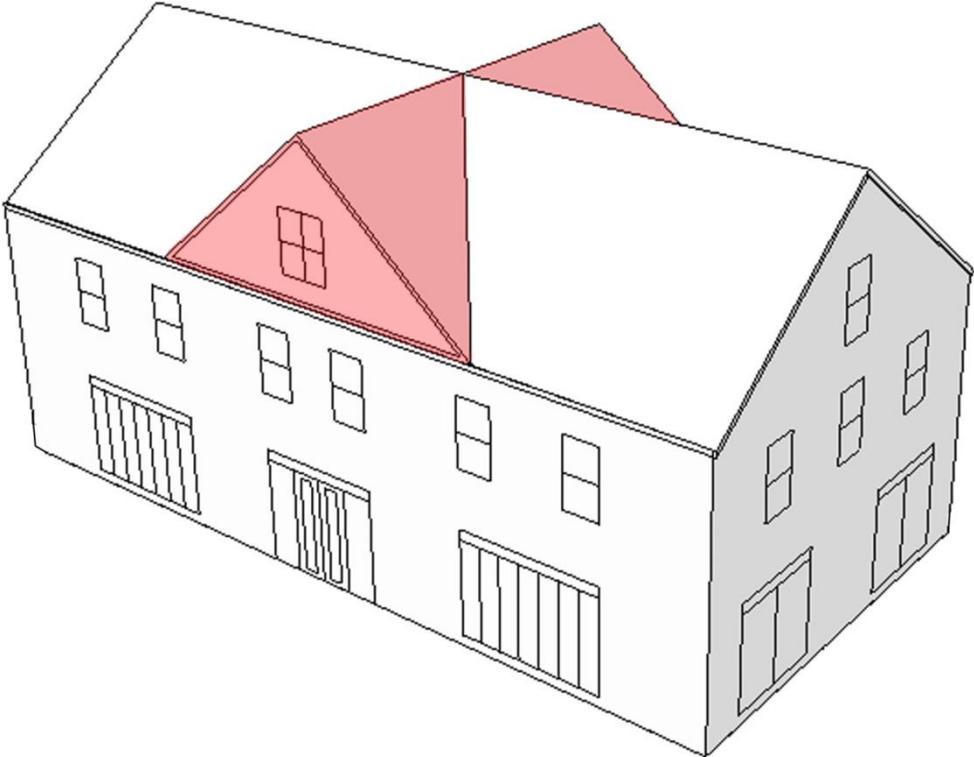
Predictable Form + Enhanced Character

Building Components



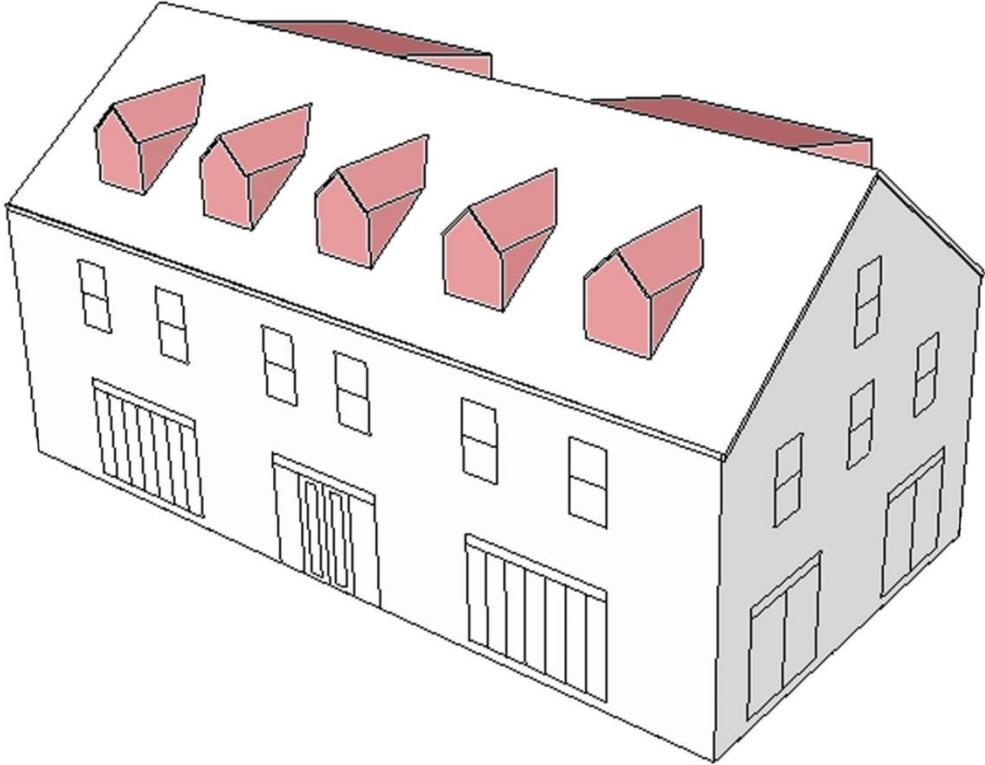
Predictable Form + Enhanced Character

Cross Gable



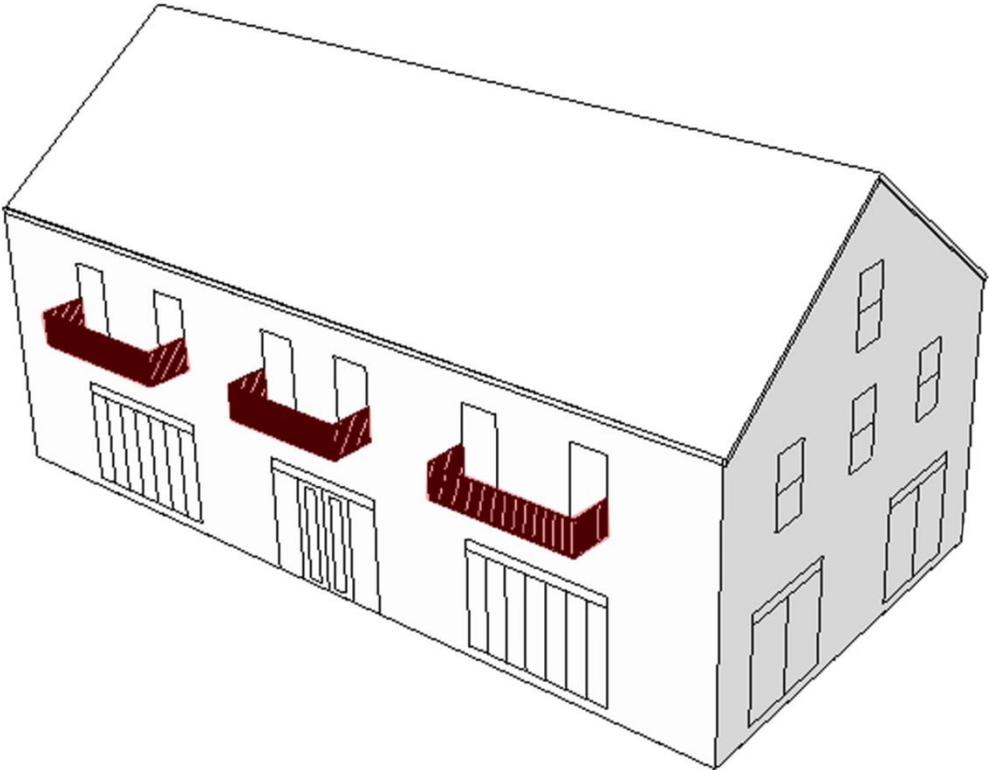
Predictable Form + Enhanced Character

Dormers



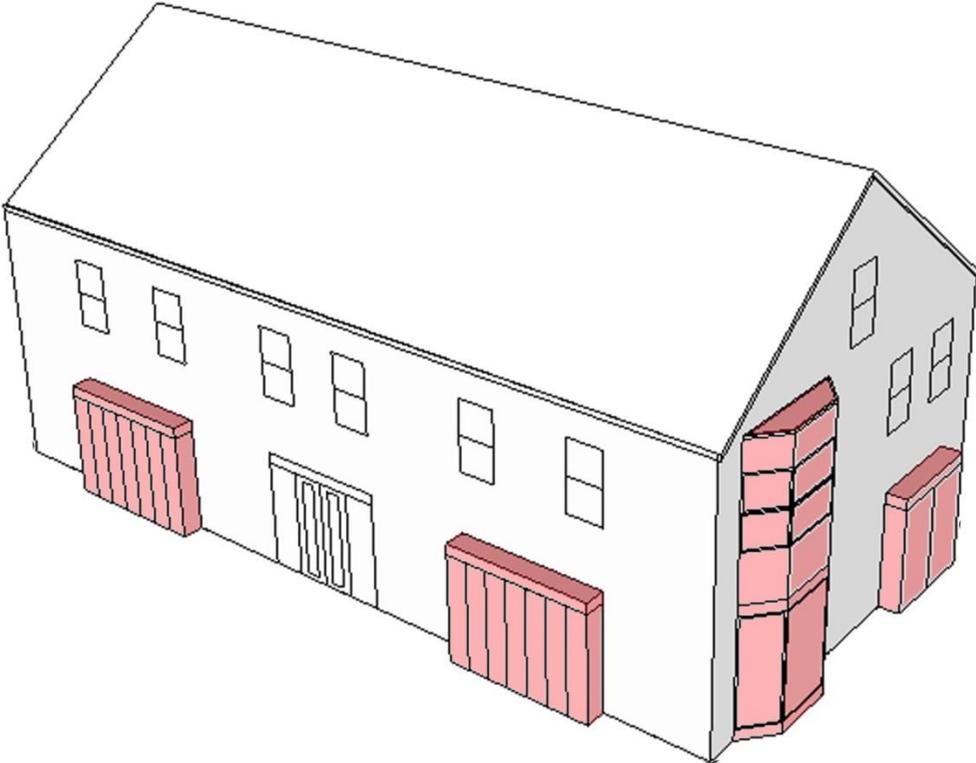
Predictable Form + Enhanced Character

Balconies



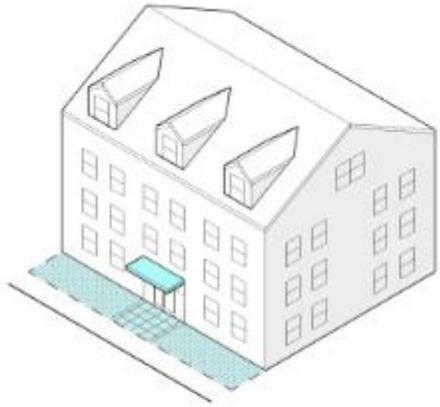
Predictable Form + Enhanced Character

Bay or Oriel Window

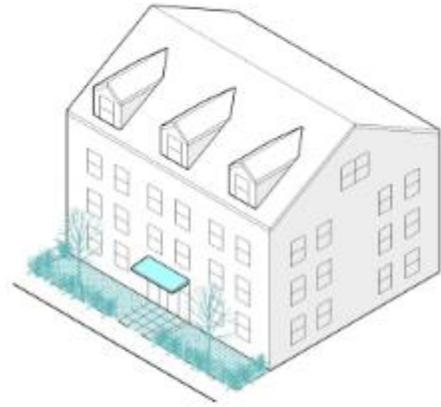


Predictable Form + Enhanced Character

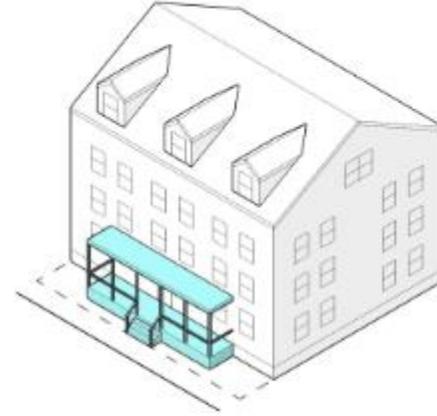
Frontage Types



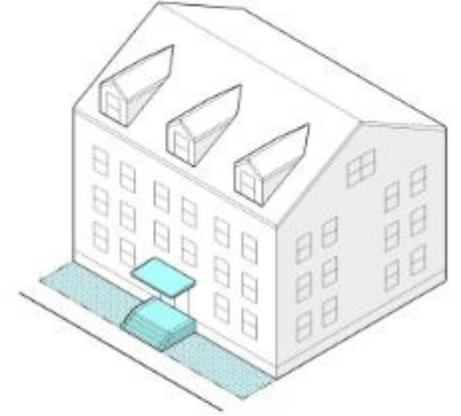
Entry Plaza



Front Garden



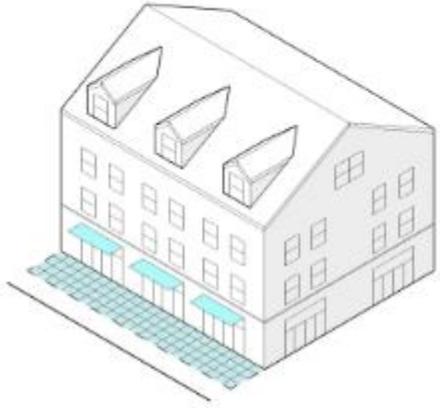
Front Porch



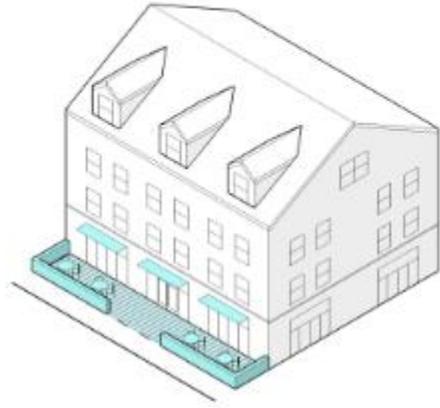
Dooryard Stoop

Predictable Form + Enhanced Character

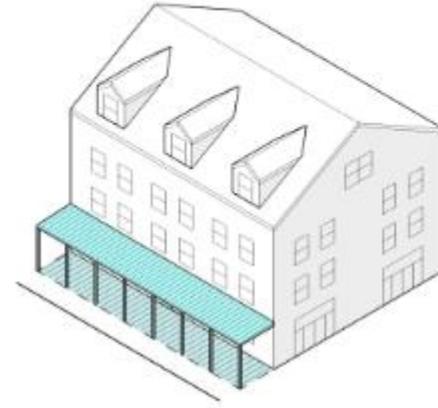
Frontage Types



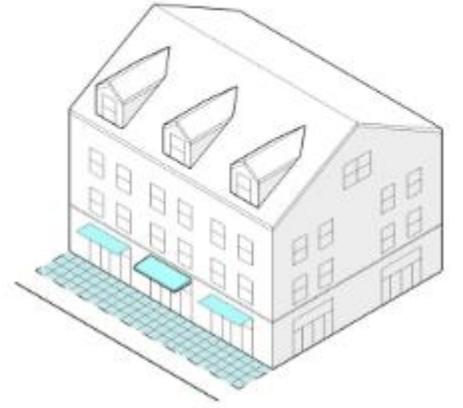
Storefront



Dining Patio



Gallery



Common Lobby

Challenges to Housing Production

2006

Projected to support 598 new residential units and 585,000 square feet commercial space

2016

104 residential units

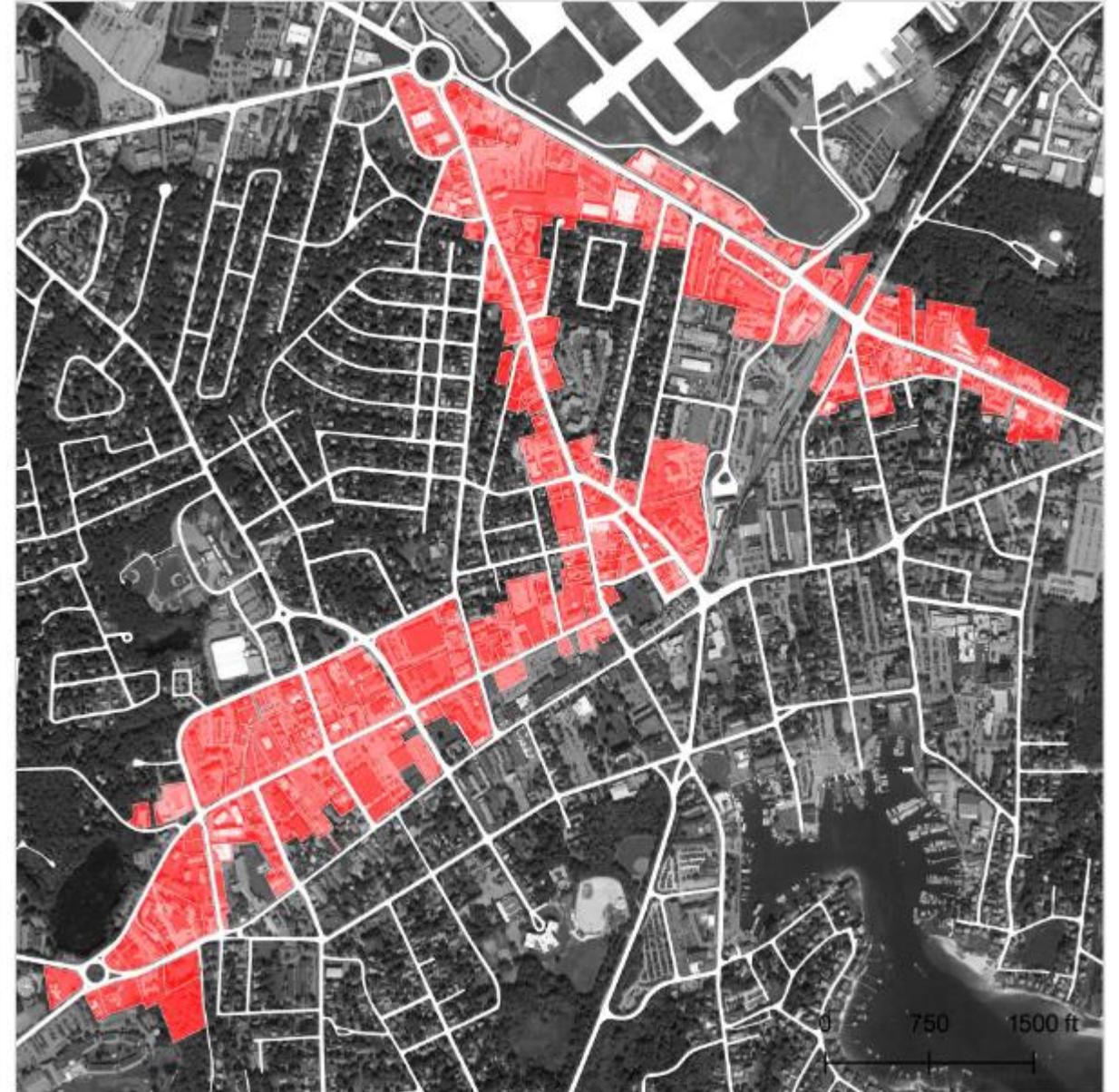
2017-2022

136 residential units (under construction or built)

- *65 units by Regulatory Agreement*

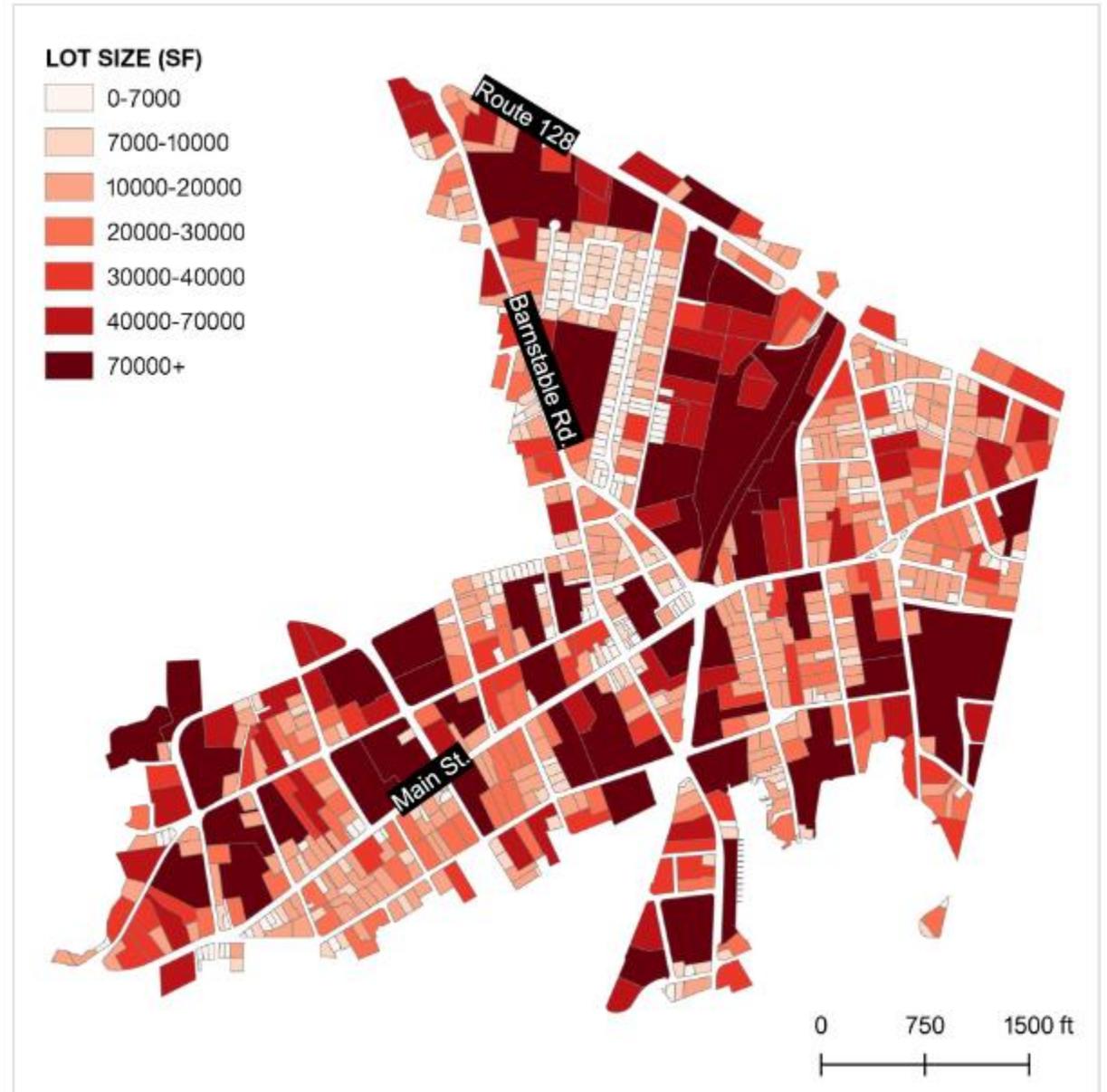
Challenges to Housing Production

- Auto-dominant uses and underutilized parcels produce undesirable streetscape with large setbacks and large surface parking lots



Challenges to Housing Production

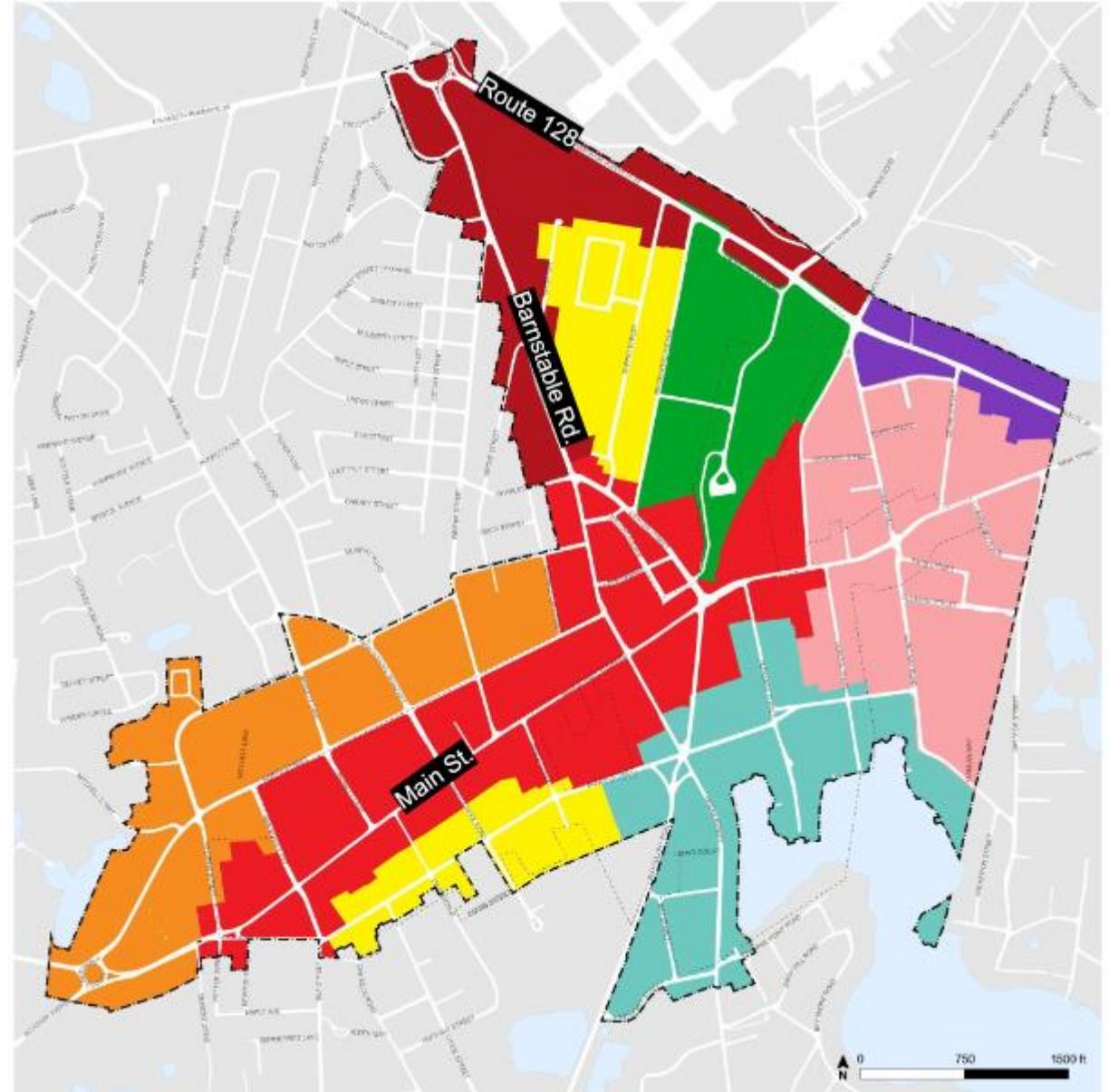
- Outdated zoning standards create unintended outcomes and do not align with housing goals
- All ratio-based zoning metrics problematic due to variable lots:
 - DU/Acre
 - BR/Acre
 - Floor Area Ratio
 - Parking
- Hyannis GIZ: wide range of lot sizes
 - Small residential lots around 4,000 SF
 - Large commercial lots upwards of 70,000 SF



Challenges to Housing Production

Legacy zoning districts and overlapping regulations create complex permitting environment

- Harbor (HD)
- Single Family (SF)
- Hyannis Gateway (HG)
- Hyannis Village Business (HVB)
- Medical Services (MS)
- Office/Multifamily Residential (OM)
- Gateway Medical (GM)
- Transportation Hub (TD)
- Growth Incentive Zone
- Historic District



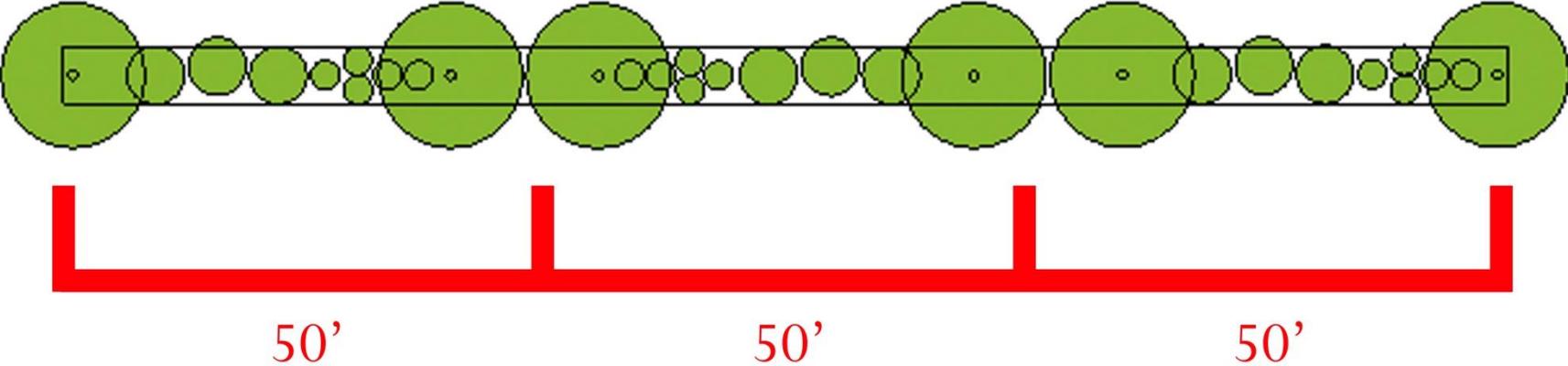
Increased Housing Production

- Directs new investment into areas with infrastructure and concentrated community activity and away from open spaces and areas with critical natural resource value
- Dwelling units allowed as of right as opposed to units/acre
- Smaller units and right-sized parking promotes housing affordability
- Benefits of a walkable environment



Greens the Urban Environment

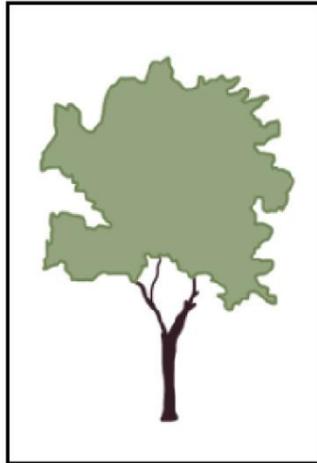
Enhanced Landscape Requirements



Greens the Urban Environment

Enhanced Landscape Requirements

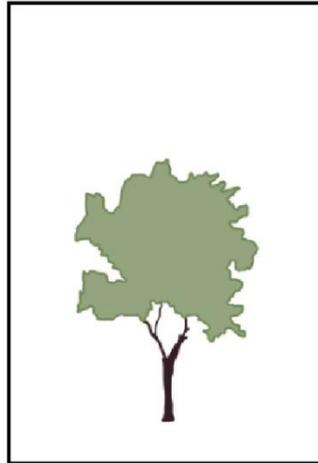
Canopy Tree



Install:
14' or 3" caliper

Mature Height: 30'

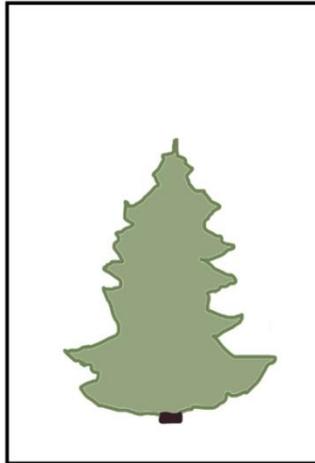
Understory Tree



Install:
10' or 1.5" caliper

Mature Height: 20'

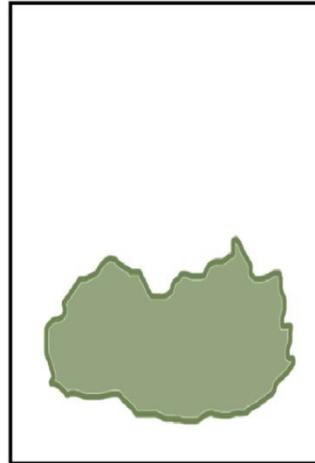
Evergreen Tree



Install:
6'

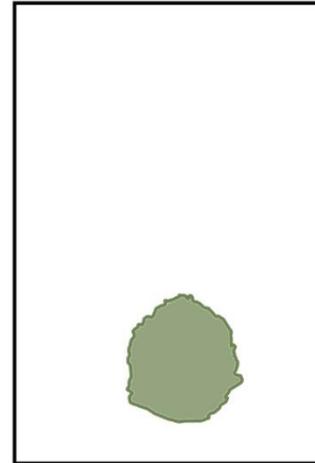
Mature Height: 20'

Large Shrub



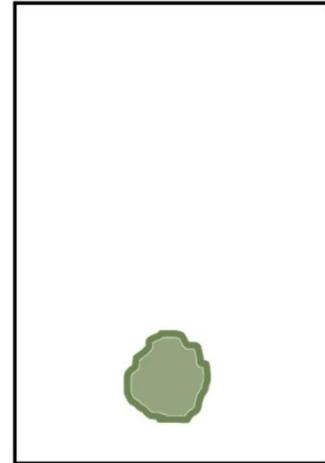
Mature Height: 6'

Medium Shrub



Mature Height: 4'

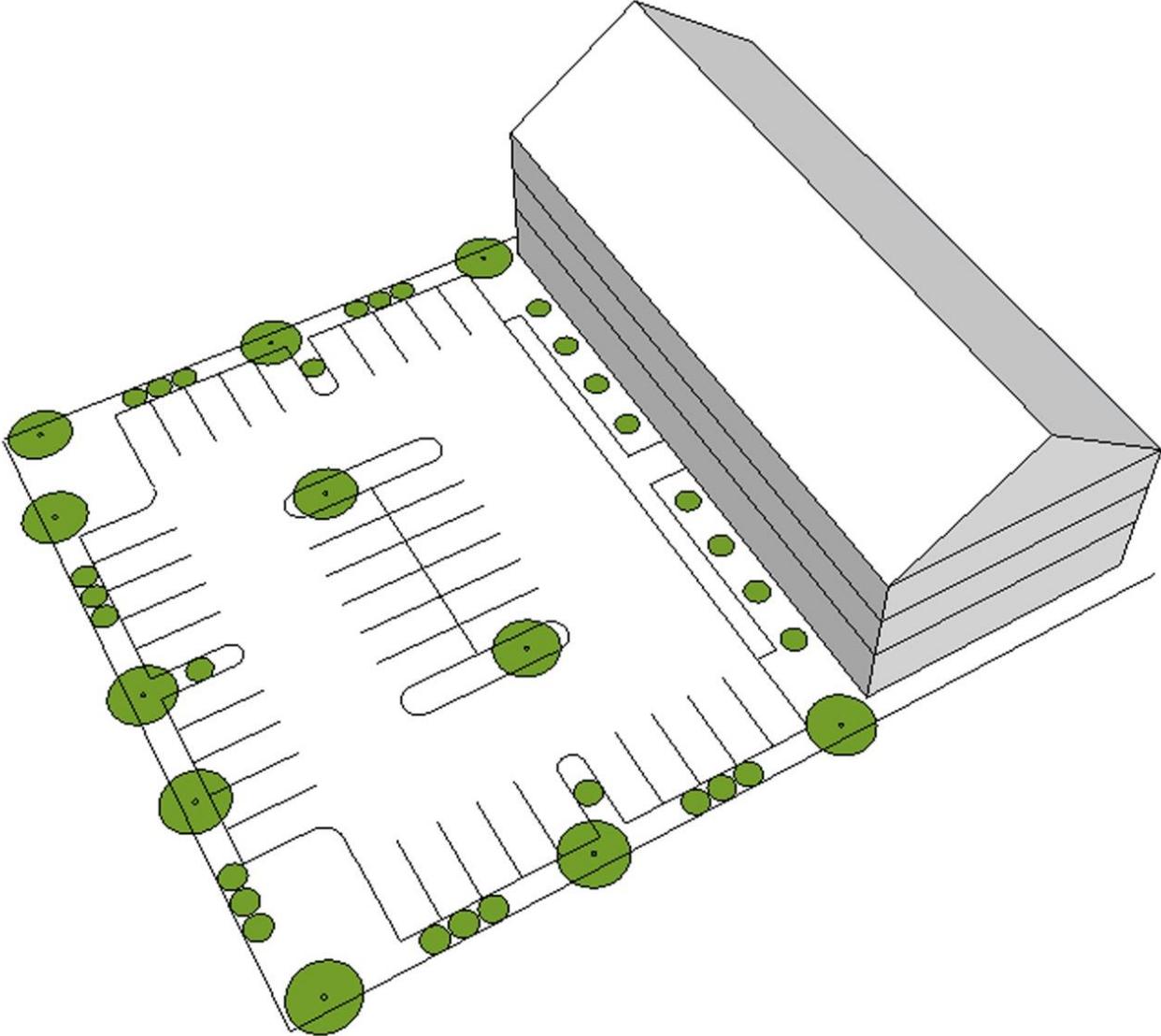
Small Shrub



Mature Height: 2'

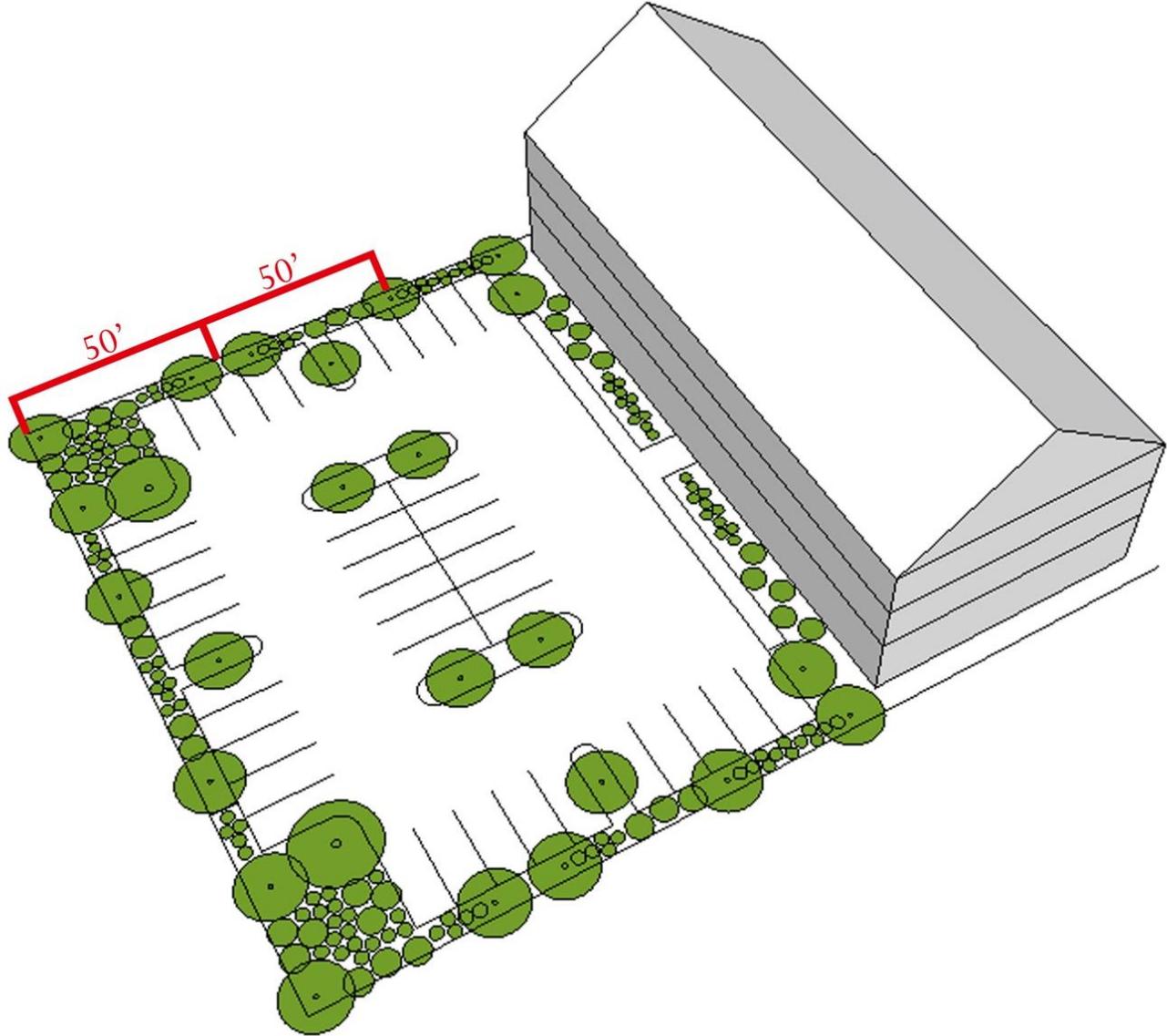
Greens the Urban Environment

Enhanced Landscape Requirements



Greens the Urban Environment

Enhanced Landscape Requirements

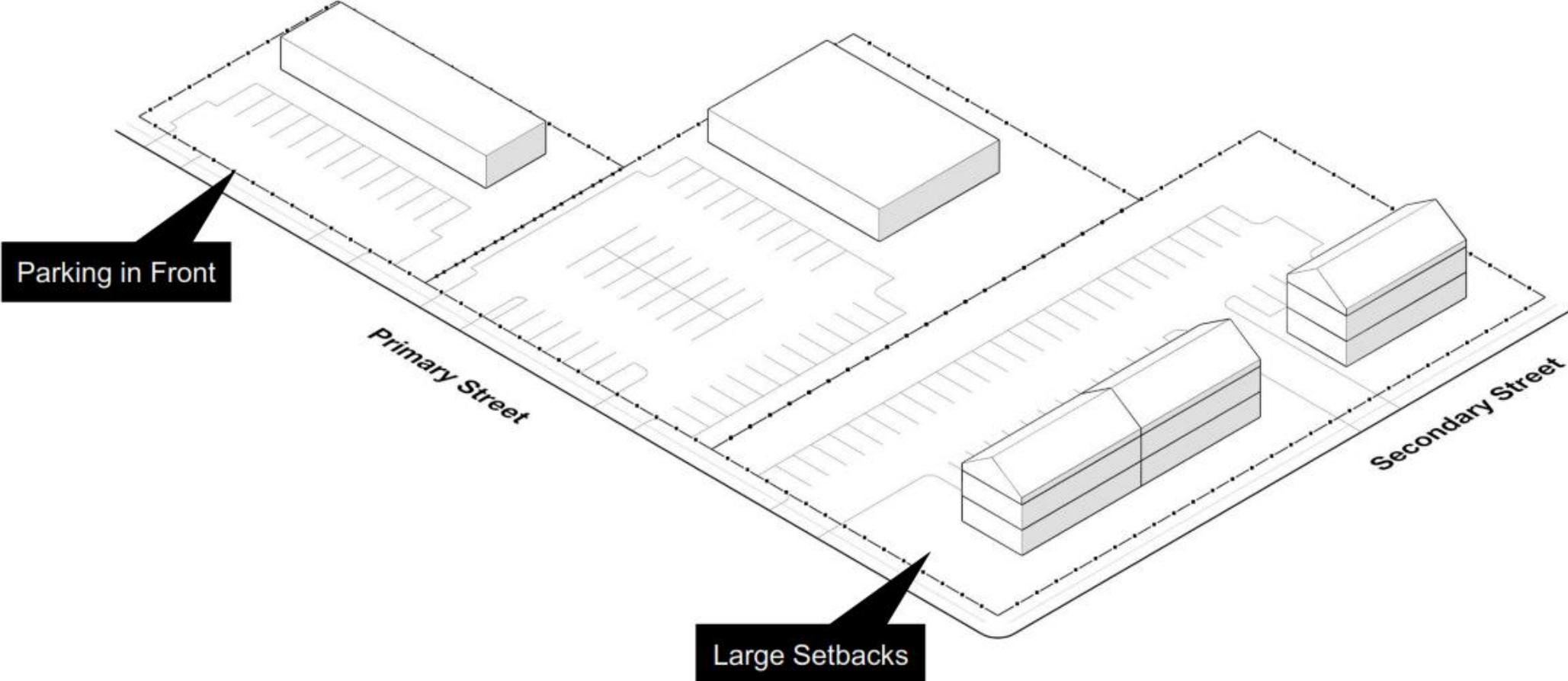


Emphasizes Place Over Parking

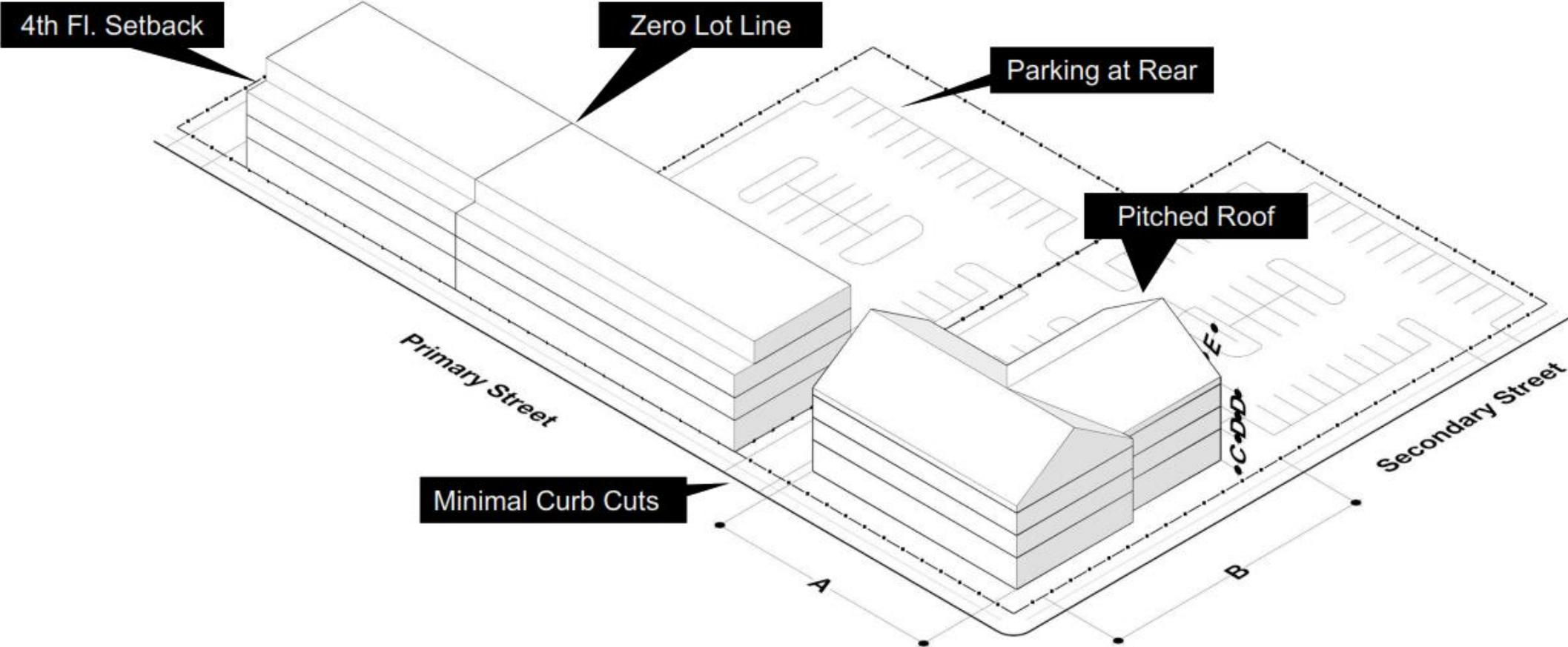
- Minimum parking standards
- Incorporates provisions to reduce parking requirement for shared-uses

Use Category	DMS	DV	DN	DH	HH	TC	HC	On Site Shared Parking Adjustment ¹
Commercial Services (per 1,000 sf)	0	4	N/A	4	4	4	4	Subtract 80% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Cultural Services (per 1,000 sf)	0	4	4	4	N/A	4	4	Subtract 20% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Food & Beverage Services (per 1,000 sf)	0	4	N/A	4	4	4	4	--
Hospital (per 3 beds)	N/A	N/A	N/A	1	N/A	N/A	N/A	--
Office (per 1,000 sf)	3	3	3	3	3	3	3	Subtract 80% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Residential or Artist Live/Work (per DU)	1	1	1	N/A	1	1	N/A	--
Retail Sales (per 1,000 sf)	0	4	N/A	4	4	4	4	Subtract 20% of any spaces provided for any Residential uses on the same lot from the total required for all uses
Visitor Accommodations (per room)	1.25	1.25	1.25	N/A	1.25	N/A	1.25	--

Traditional Development Standards



Emphasizes Place Over Parking



User Friendly Ordinance

Zoning Summary Tables

	DMS	DV	DN	DH	HH	TC	HC
A. Lot							
Lot Width	30' min	30' min	20' min	50' min	20' min	50' min	50' min
Lot Coverage	100% max	80% max	50% max	100% max	90% max	65% max	80% max
Façade Build Out	--	--	--	--	--	--	--
Primary Frontage	80% min	80% min	--	--	--	--	--
Secondary Frontage	40% min		--	--	--	--	--
B. Setbacks – Principal Building							
Primary Front Setback	0' min 15' max	0' min 15' max	10' min 20' max	20' min	20' min	20' min	60' max
Lots fronting Route 28	--	--	--	--	--	50' min	20' min
Secondary Front Setback	0' min 15' max	0' min 15' max	10' min 20' max	20' min	20' min	20' min	20' min
Side Setback	0' min	0' min	10' min	10' min	10' min	10' min	10' min
Rear Setback	0' min	0' min	20' min	10' min	10' min	10' min	10' min
C. Setbacks - Outbuilding							
Primary Front Setback	--	--	60' min	--	--	--	--
Secondary Front Setback	--	--	--	--	--	--	--
Side Setback	--	--	3' min	--	--	--	--
Rear Setback	--	--	3' min	--	--	--	--
D. Building Form							
Building Width	180' max	120' max	--	--	--	--	--
Number of Stories	--	--	--	--	--	--	--
Principal Building	3.5 or 4 max ⁷	3.5 or 4 max ⁸	3 max ⁹	6 max	2.5 max	3 max	3 max ¹⁰
Outbuilding	--	--	--	--	--	--	--
Ground Story Height	--	--	10' min	--	--	--	--
Commercial	14' min	14' min	--	--	--	--	--
Residential	10' min	10' min	--	--	--	--	--
Upper Story Height	10' min	10' min	10' min	--	--	--	--
Building Height	--	--	--	85' max	35' max ¹¹	40' max	40' max
E. Building Features							
Ground Story Fenestration	--	--	--	--	--	--	--
Primary Frontage	60% min	15% min	--	--	--	--	--
Secondary Frontage	15% min	15% min	--	--	--	--	--
Upper Story Fenestration	15% min	15% min	--	--	--	--	--
Blank Wall	20' max	20' max	--	--	--	--	--
Commercial Space Depth	20' min	20' min					

Main Street – Existing Context



Main Street – New Infill



Main Street – Existing Context



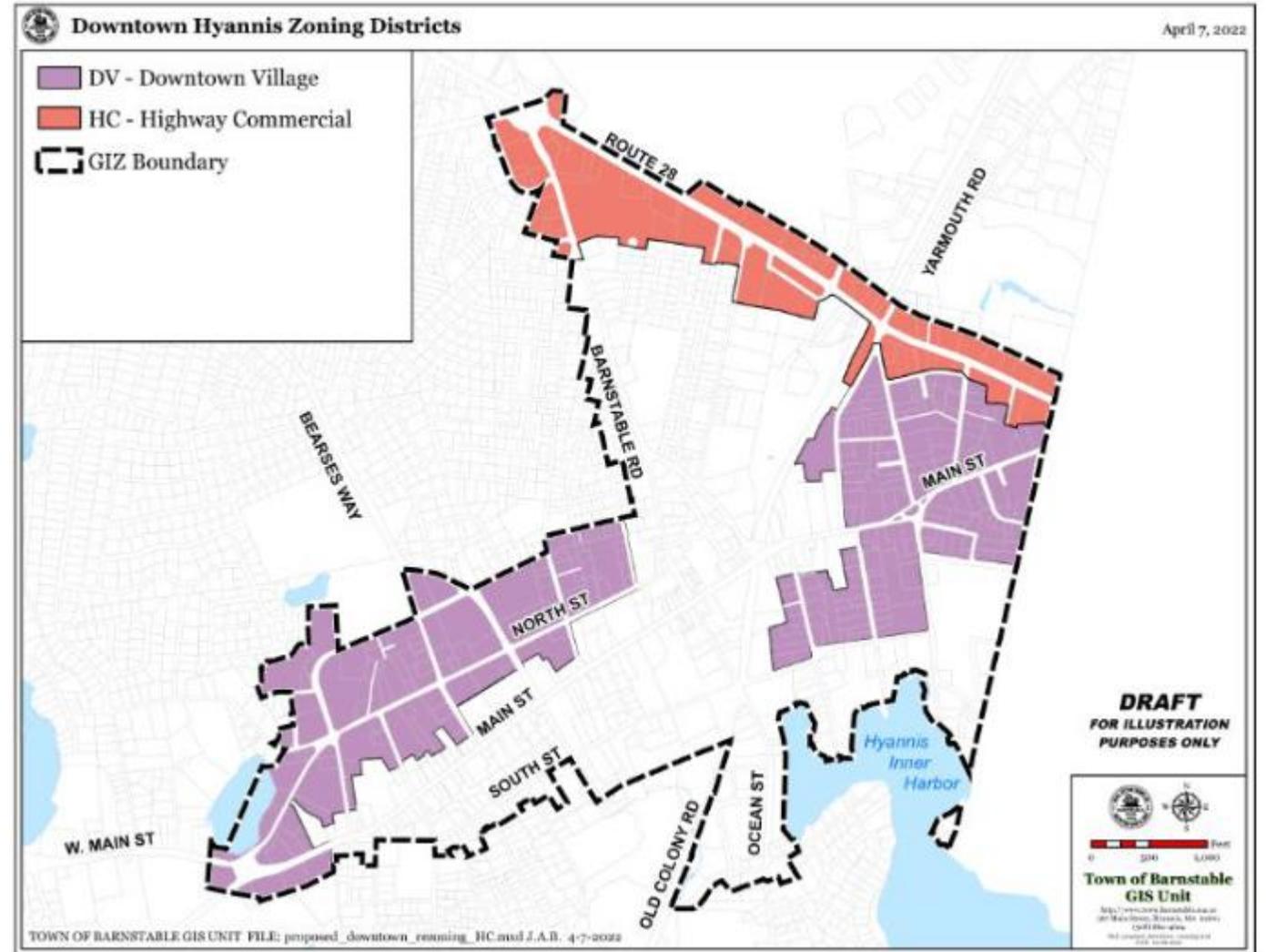
Main Street – New Infill



2022-145 Signage Regulations

Amendment to Signage Regulations

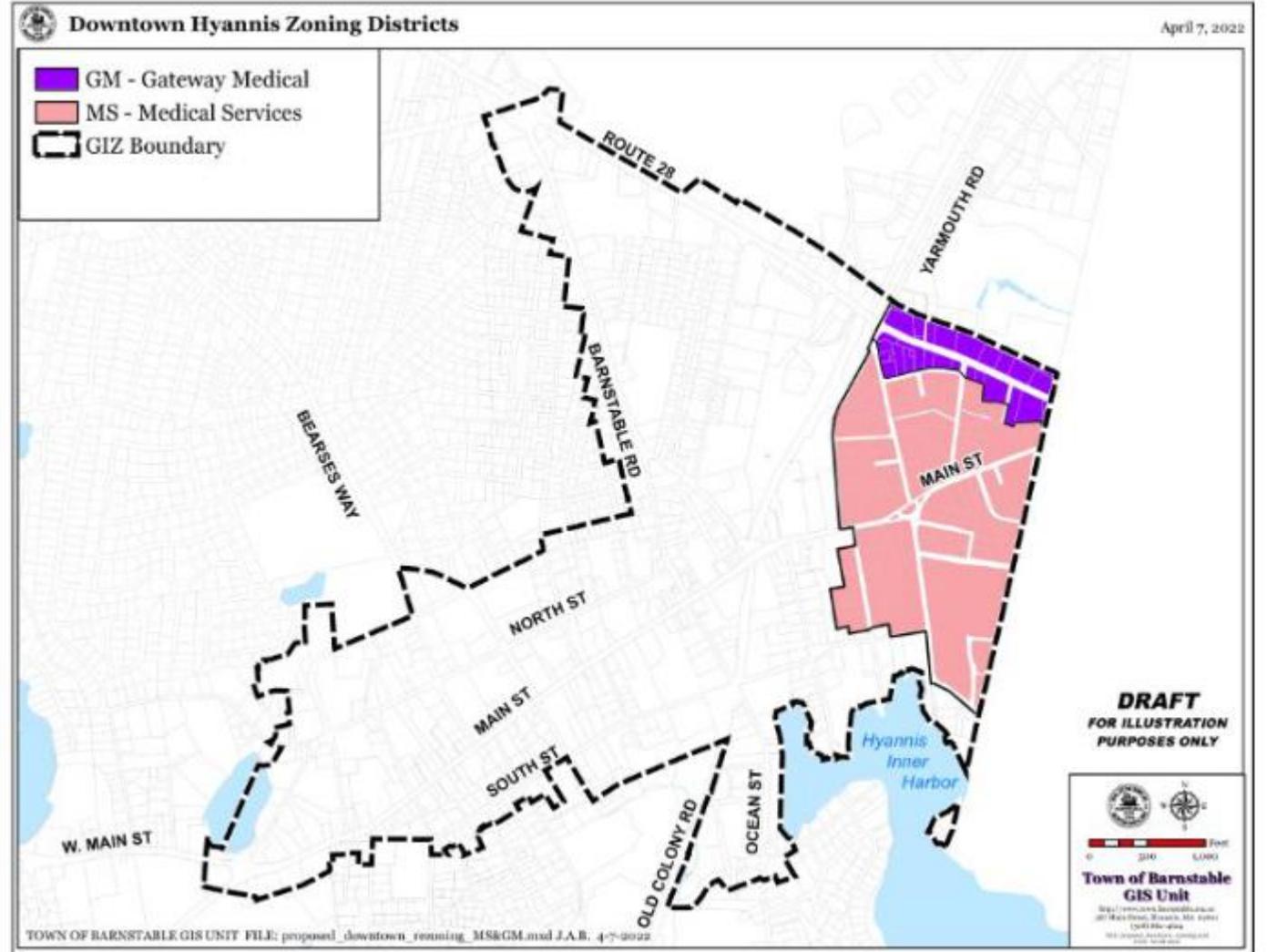
- Updated as a result of new zoning district predominately impacting the following zoning districts:
- **Proposed Highway Commercial (HC)**
Incorporates more generous signage derived from existing zoning districts
- **Proposed Downtown Village (DV)**
Allows signage for a wide variety of business and commercial properties with respect to smaller scale of lots



2022-146 Registered Recreational Marijuana
Cultivators, Research Facilities, and Testing Laboratories
Overlay District

Existing Allowed Marijuana Uses

- Currently allowed within the Gateway Medical (GM) and Medical Services (MS) zoning districts



- **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

THE END