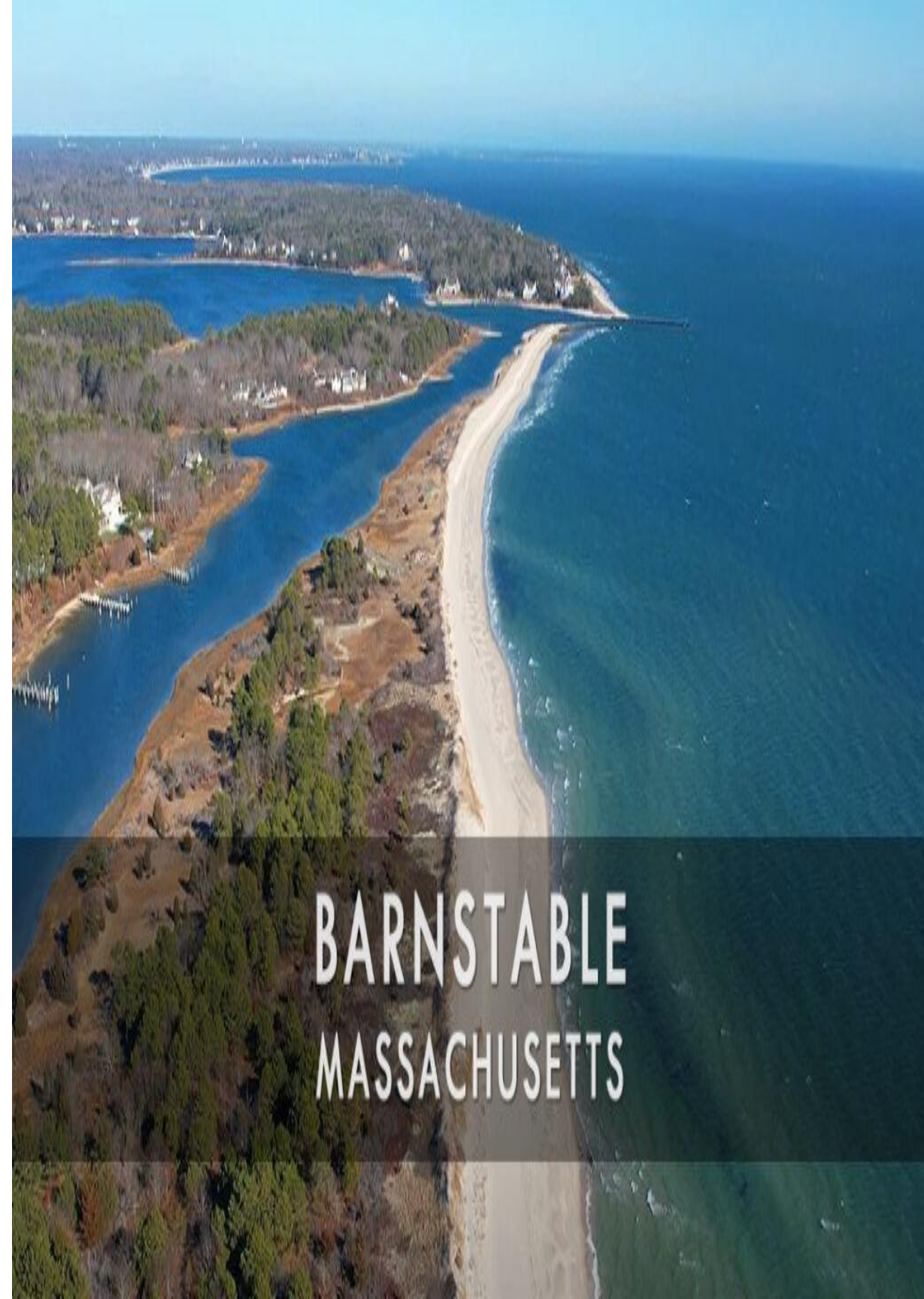


# Committee to Review & Assess Zoning and Regulatory Agreements – Recommendations to the Council

The Town Council established an Ad Hoc Committee to review recently adopted zoning changes, assess the Town's use of regulatory agreements, and make recommendations for improvements. The Committee included Town Councilors and public members who brought diverse perspectives to the discussion.

The Committee conducted a thorough review of Chapter 168 Regulatory Agreements Ordinance, Chapter 240 Zoning Ordinance and Maps, and other zoning-related topics. The recommendations aim to preserve and improve quality of life in the Town and its villages while meeting residents' current and future needs.







# Committee Formation and Approach

## Committee Composition

The Committee included 5 sitting Town Councilors appointed by the Town Council President and 4 members of the public selected through an extensive application and interview process. This diverse group brought varied life experiences, professional backgrounds, and perspectives to the discussions.

## Review Process

The Committee gathered facts, reviewed ordinances, and examined topics in light of changing circumstances. They welcomed extensive public input, appreciated contributions from Town staff, and conducted thorough, constructive, and respectful deliberations.

## Scope of Work

Beyond reviewing recently adopted zoning changes (defined as significant amendments from the past 20 years) and regulatory agreements, the Committee identified additional zoning-related issues brought forward by the public that merit Council consideration.



# Immediate Priority Actions



## Downtown Hyannis Zoning Districts

Increase parking requirements, expand Downtown Main Street Zoning District boundaries, reduce building height maximum in Downtown Main Street Zoning District, and replace Downtown Village District with Downtown Neighborhood District.



## Inclusionary Affordable Housing Ordinance

Review and update the Town's inclusionary affordable housing ordinance to address housing needs within the community in order to better address the need for affordable housing.



## Zoning Enforcement Issues

Strengthen zoning enforcement mechanisms to address current problems, ensure compliance with existing regulations and maintain community standards and quality of life in the Town's neighborhoods.



## Industrial Land Preservation

Identify and preserve areas in Independence Park and elsewhere for development of contractor bays, industrial zoned parking, low-cost start-up space, and small shop spaces.







# High Priority Actions - Zoning Ordinance

## Short-Term Rental Regulations

Review approaches commonly used by other vacation-oriented communities and implement comprehensive short-term rental regulations to address community concerns while still balancing the Cape's rental traditions and tourism needs.

## By-Right Zoning/Single-Family Residential

Review and consider carefully the strong sentiment expressed by residents to preserve single-family only residential zoning where it exists and not adopt by-right zoning townwide.

## Commercial Vehicle Ordinance

Implement restrictions on commercial vehicles in residential areas to maintain neighborhood aesthetics and reduce traffic impacts.

## Rental Properties - Parking Restrictions

Develop parking restriction ordinances for rental properties to address congestion and safety concerns in residential neighborhoods.



# High Priority Actions - Additional Measures



## West Main Street Zoning Amendment

Amend zoning from Highway Business District to a less intense use category to better align with community needs and character.



## Climate Resiliency Requirements

Develop and implement climate resiliency-related requirements to address environmental concerns and prepare for future challenges.





# Priority Actions - Regulatory Agreements



## Review and Amend Ch. 168 Regulatory Agreement Map

Evaluate current district boundaries to determine if properties should be added or removed from the Regulatory Agreement District Map.



## Enhance Consistency and Visibility

Implement changes to ensure earlier public involvement in the regulatory agreement process and require final reporting for transparency.



## Define Public Benefits Priorities

Establish Town Council guidance on priority defined public benefits for regulatory agreements with periodic review and updates.



## Strengthen Enforcement

Improve regulatory agreement enforcement through dedicated enforcement officers and establish criteria for performance/conservation bonds.



# Priority Actions - Zoning



## Review and Amend § 240-44.2 (Ground-Mounted Solar)

Review and potentially revise regulations governing solar installations to balance renewable energy goals with the need to protect the public's health, safety and welfare.



## Review and Amend § 240-8, Exempt Uses

Establish standard policies and standards for exempt uses under §240-8, specifically addressing municipal uses.



# Additional Zoning Considerations

## Regular Assessment

Implement periodic review of zoning ordinances to ensure they continue to meet community needs.

## Public Input Process

Create more robust mechanisms for gathering and incorporating public feedback on zoning changes.

## Enforcement Mechanisms

Develop stronger enforcement tools to ensure compliance with zoning regulations.







# Conclusion and Next Steps

## Council Review

The Town Council should thoroughly review all recommendations, particularly those identified as immediate priorities requiring prompt action.

## Public Engagement

Continue the transparent process by engaging residents in discussions about proposed changes before implementation.

## Implementation

Develop a strategic implementation plan that addresses immediate priorities first while creating a timeline for high priority and priority actions.

The Committee extends its gratitude to the Town Council for authorizing this important work. The public forum created a transparent environment for officials, staff, and residents to discuss potential zoning amendments and policy changes that will preserve and improve quality of life in the Town and its villages while meeting current and future needs.