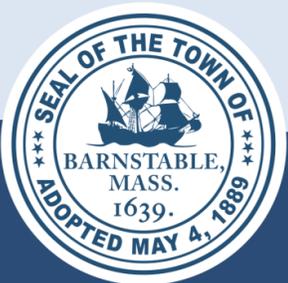


Proposed Zoning Amendments Town Council

Thursday, March 26, 2026



Enabling Statute

- Zoning amendments are processed in accordance with **Massachusetts General Laws (MGL) Chapter 40A “Zoning Act”**.

Statutory Public Notice Requirements

Massachusetts General Laws (MGL) Chapter 40A Section 5

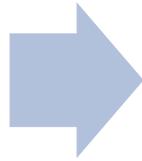
- Two (2) Public Hearings*
 - 1 at Planning Board
 - 1 at Town Council

** Public Hearings can be held together or separately*
- Two (2) notices in newspaper, once in each two successive weeks, at least 14 days prior

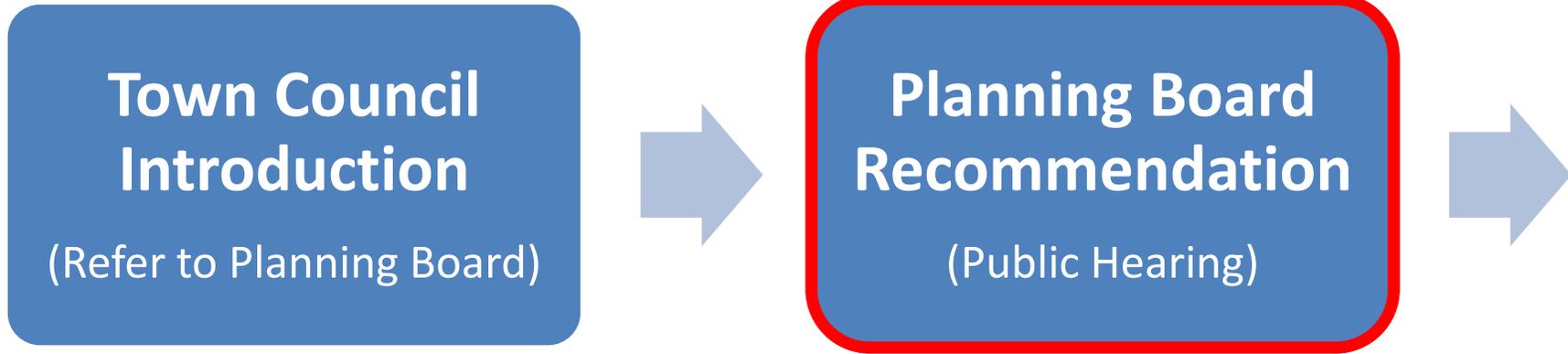
Process

**Town Council
Introduction**

(Refer to Planning Board)



Process



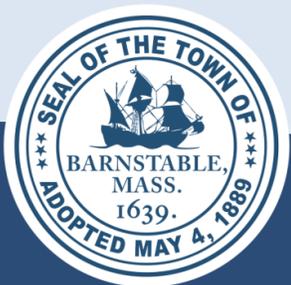
- **Notice of the public hearing** is provided in accordance with all requirements of MGL 40A§5.
- **The Planning Board must forward an advisory report** with recommendations on the proposed zoning amendment to the Town Council within 21 days after close of the Board's hearing. The recommendation of the Planning Board requires a **simple majority** of the Planning Board members present and voting.

Process



- **Notice of the public hearing** is provided in accordance with all requirements of MGL 40A§5.
- Approval of zoning amendments by the **Town Council** requires a **super-majority (2/3) vote** **which equates to a total of (9) votes for the Town of Barnstable.**

Current Downtown Hyannis Zoning Districts



Current Downtown Hyannis Zoning Districts

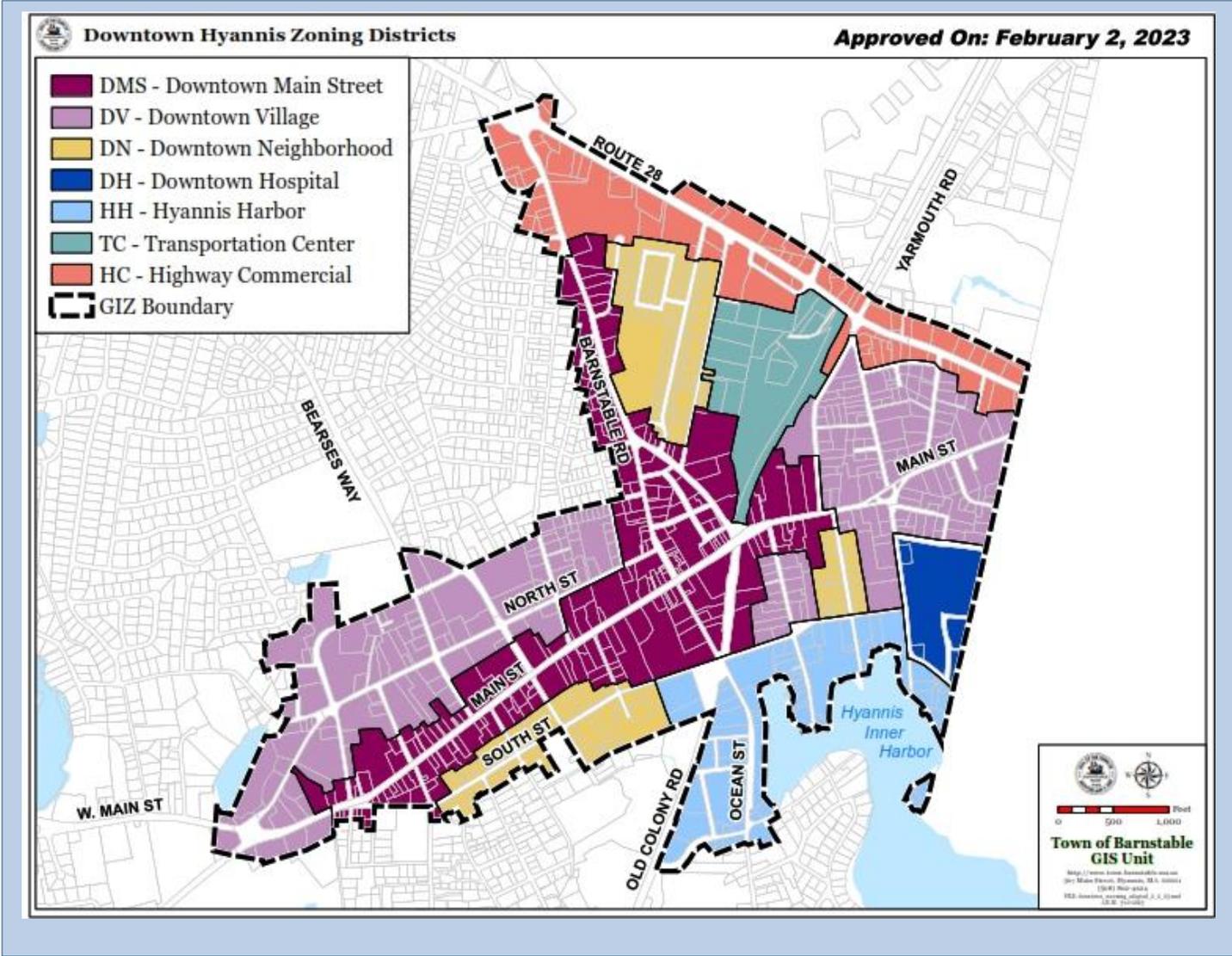
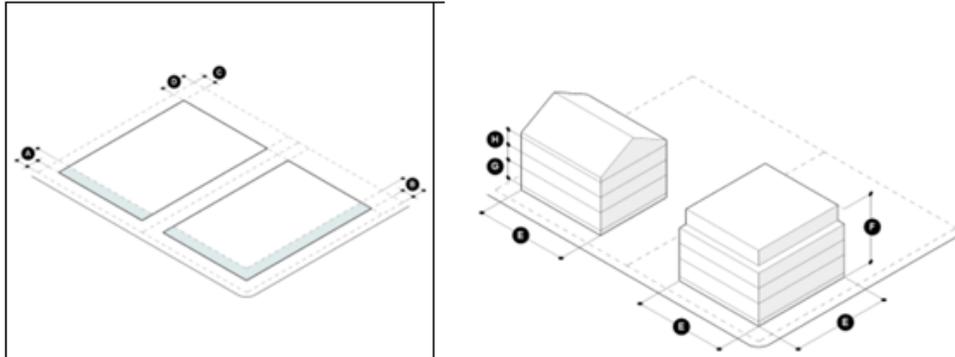


Table 4. DV Dimensional Standards



LOT		BUILDING FORM	
Lot Width	30' min	E - Building Width	120' max
Lot Coverage	80% max	F - Number of Stories	3.5 or 4 max ¹
Facade Build Out (min)	--	G - Ground Story Height	--
Primary Frontage	80% min	Commercial	14' min
		Residential	10' min
SETBACKS – PRINCIPAL BUILDINGS		H - Upper Story Height	10' min
A - Primary Front Setback	0' min 15' max	BUILDING FEATURES	
B - Secondary Front Setback	0' min 15' max	Ground Story Fenestration	--
C - Side Setback	0' min	Primary Frontage	15% min
D - Rear Setback	0' min	Secondary Frontage	15% min
		Upper Story Fenestration	15% min
		Blank Wall	20' max
		Commercial Space Depth	20' min

Approval of the Current Downtown Hyannis Zoning

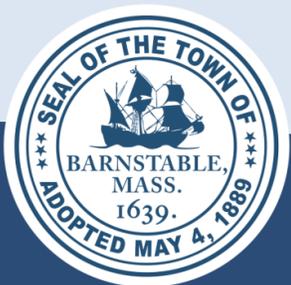
April 11, 2022

Planning Board unanimously recommended the Downtown Hyannis Zoning Districts (Item 2022-144)

February 2, 2023

Town Council affirmatively voted to approve the Downtown Hyannis Zoning Districts (Item 2022-144)

Subcommittee to Review and Assess Zoning and Review of the Town's Regulatory Agreements



Establishment of Subcommittee

2024

Town Council established a Subcommittee to review the Downtown Hyannis zoning districts

Subcommittee Recommendations

To: Barnstable Town Council

From: Committee to Review and Assess Zoning and Review of the Town's Regulatory Agreements

CC: James Kupfer, Kathleen Connolly, Steven Robichaud, Mark Ellis

Date: April 7, 2025

Re: Recommendations on Zoning, Use of Regulatory Agreements and Other Zoning-Related Matters

SEE ATTACHED MEMORANDUM

Committee to Review and Assess Zoning and Review of the Town's Regulatory Agreements

I. EXECUTIVE SUMMARY

A. Purpose/Objective

- The Town Council established the purpose of the Ad Hoc Committee as follows: "Work with the Town's Planning & Development staff to review and reassess recently adopted zoning changes, review the Town's use of regulatory agreements, and make recommendations to the Council."
- The Committee was comprised of both sitting Town Councilors appointed by the Town Council President, and members of the public who were appointed after an extensive application and interview process. The Committee members brought a diversity of life and professional experience, views and opinions on the topics discussed.
- In addition to recently adopted zoning changes (which were defined as significant amendments passed or proposed over the past 20 years) and the Town's use of regulatory agreements, the Committee also identified several additional significant zoning-related topics/issues which it believes the Council should consider. Several of these topics/issues were brought to the attention of the Committee by members of the public. The Committee welcomed extensive public input and comment, and appreciated related contributions from Town staff.
- The Committee gathered facts, reviewed ordinances, and examined the topics/issues in light of changing circumstances and conditions. The Committee's objective was to assist the Town Council by making recommendations for zoning amendments and policy changes that would preserve and improve the quality of life in our Town and its villages and satisfy residents' current and future needs. The Committee's recommendations were developed after robust discussion and consideration of input from Town Staff, subject experts and, importantly, residents. The Committee's deliberations were thorough, constructive, and respectful. The Committee appreciated the same from everyone who contributed to its important work.

B. Primary Areas of Review

The three primary areas of review by the Committee and for which recommendations have been made for the Town Council's consideration include the following:

- Chapter 168 Regulatory Agreements Ordinance
- Chapter 240 Zoning Ordinance and Maps
- Other Zoning-Related Topics/Issues

Town Council Review of Subcommittee Recommendations

June 26, 2025

Town Council held a workshop to review the Subcommittee recommendations

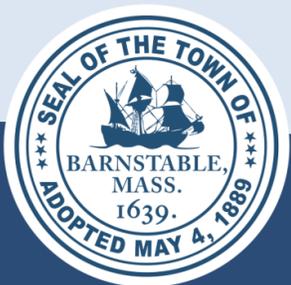


Proposed Zoning Amendments from Subcommittee Recommendations

Ultimately, zoning amendments were proposed related to the following topics:

- Parking requirements and dimensions
- Building height requirements
- Downtown Village zoning district
- Ground floor commercial requirements

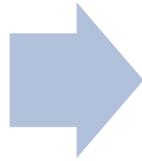
Process for the Proposed Zoning Amendments



Process for Proposed Zoning Amendments

Town Council Introduction

(Refer to Planning Board)



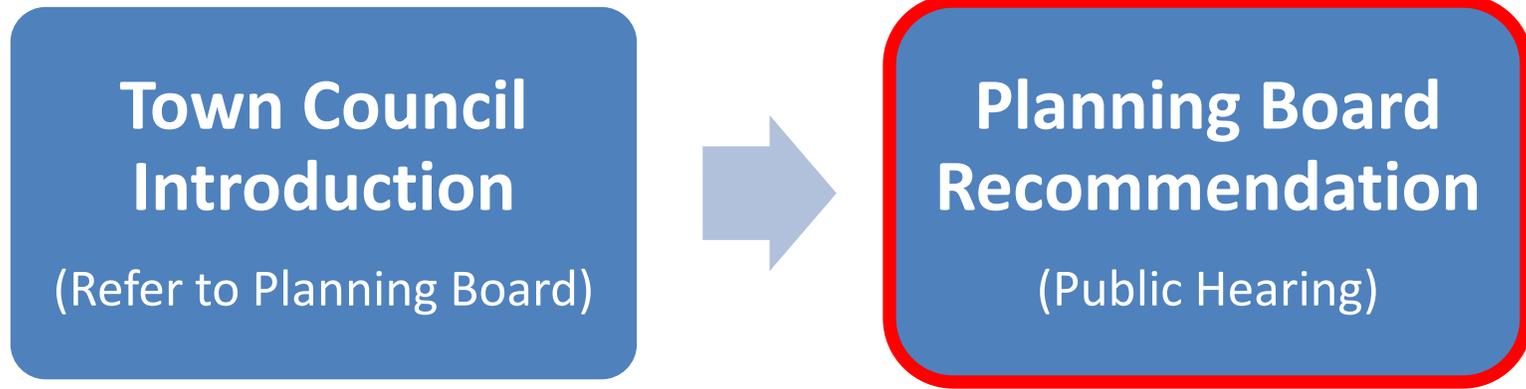
- July 17, 2025: Town Council referred (4) zoning amendments to the Planning Board

July 17, 2025: First Read at Town Council

B. NEW BUSINESS

- 2026-003** Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article III Section 24.1.5(c) Table 2, to modify the required parking for residential or artist live/work (per du), modify the calculation for minimum parking spaces, and establish minimum dimensional standards for parking spaces **(First Reading) (Refer to Planning Board)** 99-110
- 2026-005** Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning, Article III District Regulations, to modify building height requirements in the Downtown Main Street District and Downtown Village District **(First Reading) (Refer to Planning Board)** 115-124
- 2026-006** Amending the code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning to repeal the Downtown Village District and amend the zoning map to replace the Downtown Village District with the downtown neighborhood zoning district **(First Reading) (Refer to Planning Board)**..... 125-149
- 2026-007** Amending the Code of the Town of Barnstable, Part I General Ordinances, Chapter 240 Zoning to amend the area in the Downtown Main Street District where ground floor commercial space is required **(First Reading) (Refer to Planning Board)** 150-155

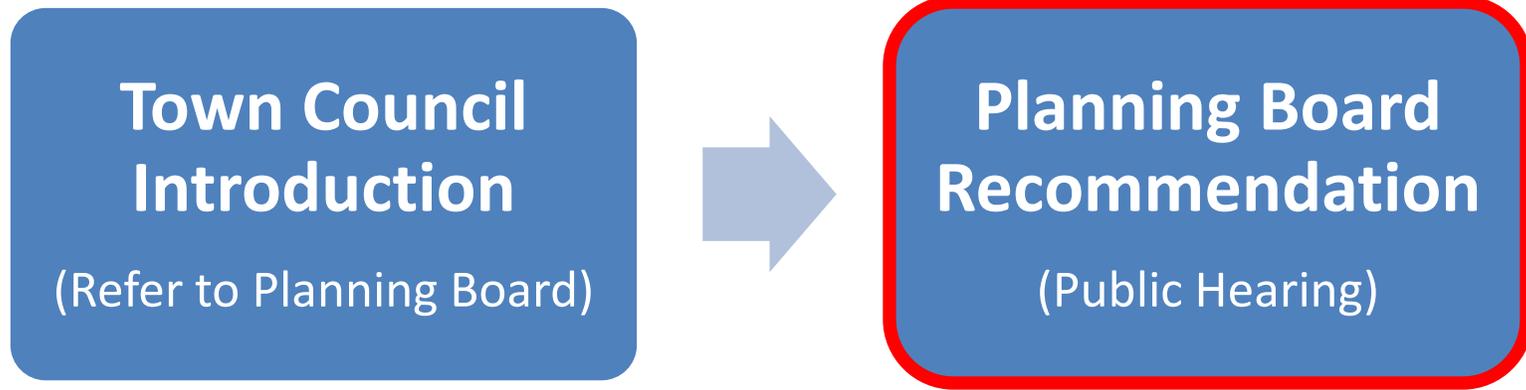
Process for Proposed Zoning Amendments



The Planning Board held public hearings on the following dates:

- September 22, 2025
- October 27, 2025
- November 24, 2025
- December 8, 2025
- December 22, 2025

Process for Proposed Zoning Amendments



- Town Charter 241-29 Planning Board: Authorities and responsibilities. The Planning Board makes recommendations to the Town Council with regard to any changes in the Zoning Ordinance of the Town.

Process for Proposed Zoning Amendments

Town Council Introduction

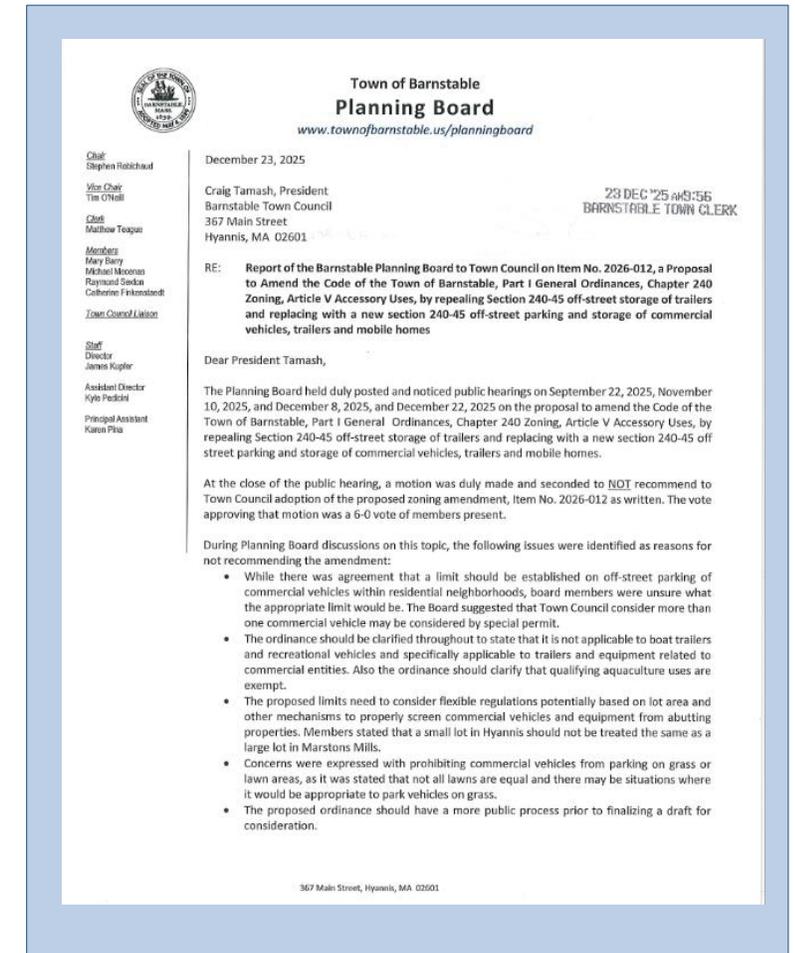
(Refer to Planning Board)



Planning Board Recommendation

(Public Hearing)

- December 23, 2025: Planning Board sent recommendations for all (4) of the zoning amendments to Town Council.

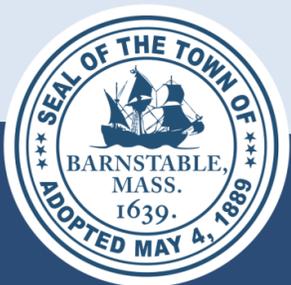


Process for Proposed Zoning Amendments



- Approval of zoning amendments by the **Town Council** requires a super-majority (2/3) vote **which equates to a total of (9) votes for the Town of Barnstable.**

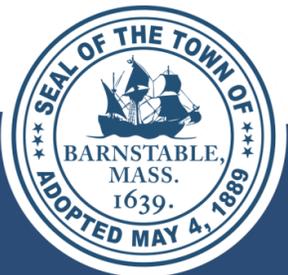
Downtown Hyannis Proposed Zoning Map Amendment



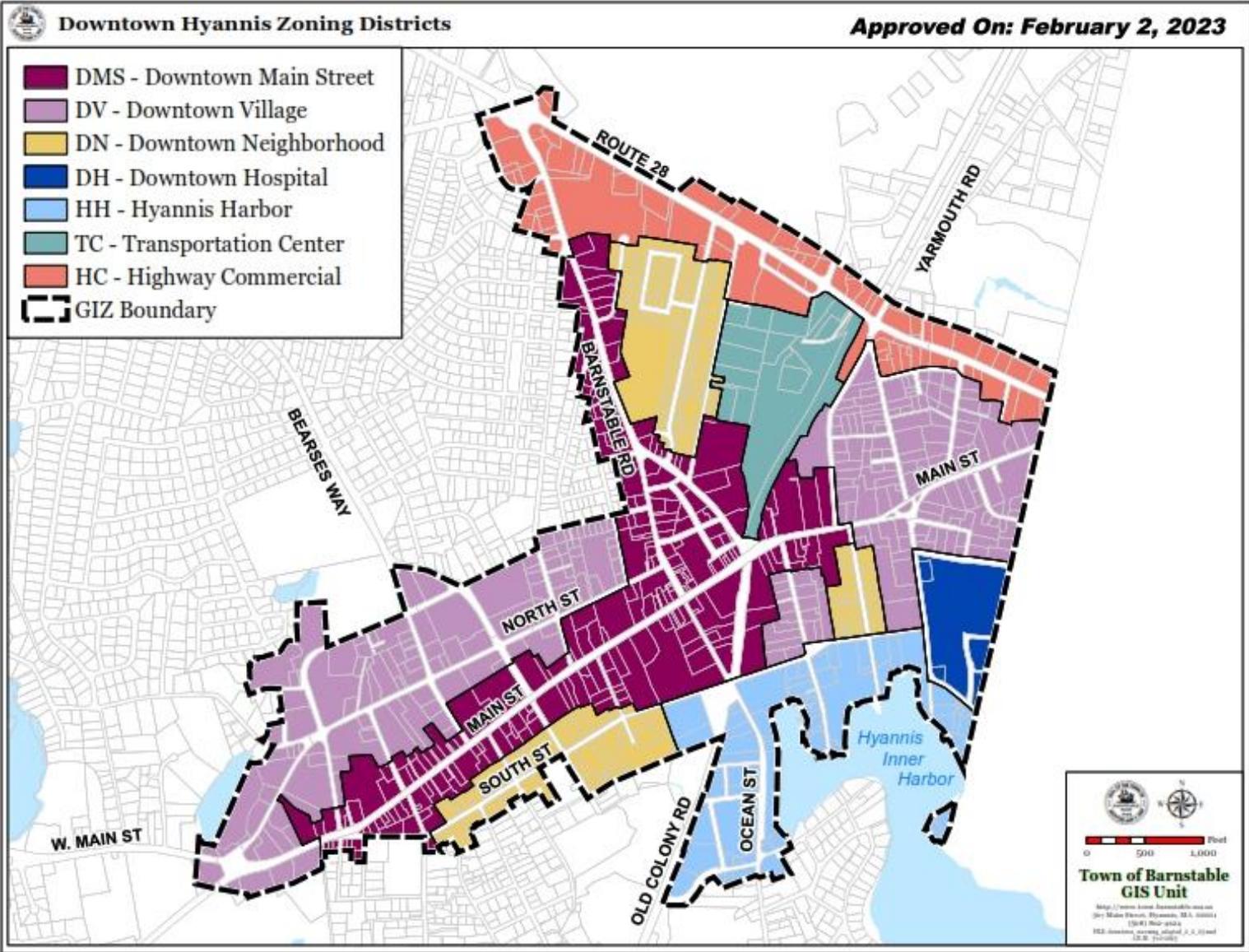
Replace Downtown Village with Downtown Neighborhood

Item No. 2026-006

The proposal is to amend the code of the Town of Barnstable, Part I General Ordinances, Chapter 240 to repeal the Downtown Village (DV) district and to amend the zoning map to replace the Downtown Village (DV) zoning district with the Downtown Neighborhood (DN) zoning district.



Current Downtown Hyannis Zoning Districts



TC Proposed Amendment Assessor's Map and Parcel

Town Council's Proposed Zoning Map Amendment (Parcels Currently Zoned DV)		
(259) Parcels Impacted		
	ADDRESS	PARCEL ID
1	26 BETTY'S POND ROAD	290093001
2	14 WEST MAIN STREET	290094
3	0 NORTH STREET	290095
4	426 NORTH STREET	290096
5	396 NORTH STREET	290096001
6	765 MAIN STREET (HYANNIS)	290098
7	775 MAIN STREET (HYANNIS)	290099
8	20 SCUDDER AVENUE	290112
9	0 NORTH STREET	290149
10	776 MAIN STREET (HYANNIS)	308001001
11	724 MAIN STREET (HYANNIS)	308002001
12	760 MAIN STREET (HYANNIS)	308002002
13	320 STEVENS STREET	308004
14	300 STEVENS STREET	308005
15	294 STEVENS STREET	308006
16	385 NORTH STREET	308007
17	372 NORTH STREET	308008
18	340 NORTH STREET	308009
19	340 NORTH STREET	308010
20	340 NORTH STREET	308011
21	268 STEVENS STREET	308017
22	248 STEVENS STREET	308018
23	32 PLEASANT HILL LANE	308020
24	6 PLEASANT HILL LANE	308022
25	232 STEVENS STREET	308023
26	167 STEVENS STREET	308024
27	185 STEVENS STREET	308025
28	296 NORTH STREET	308029
29	278 MITCHELL LANE	308033
30	161 STEVENS STREET	308034
31	278 NORTH STREET	308035
32	270 NORTH STREET	308036
33	258 NORTH STREET	308037
34	246 NORTH STREET	308038001
35	244 NORTH STREET	308038002

36	228 NORTH STREET	308039
37	81 BASSETT LANE	308040
38	89 BASSETT LANE	308041
39	91 BASSETT LANE	308042
40	97 BASSETT LANE	308043
41	297 NORTH STREET	308044
42	309 STEVENS STREET	308045
43	325 STEVENS STREET	308046
44	55 SEA STREET EXT	308056
45	54 SEA STREET EXT	308057
46	55 BASSETT LANE	308071
47	249 NORTH STREET	308072
48	259 NORTH STREET	308073002
49	540 MAIN STREET (HYANNIS)	308074
50	181 NORTH STREET	308075
51	35 HIGH SCHOOL ROAD EXT	308076
52	725 MAIN STREET (HYANNIS)	308143
53	749 MAIN STREET (HYANNIS)	308144
54	46 MITCHELL'S WAY	308254
55	223 STEVENS STREET	308258
56	29 BASSETT LANE	308271
57	33 BASSETT LANE	308271001
58	65 SEA STREET EXT	308272
59	35 MITCHELL'S WAY	308273001
60	572 MAIN STREET (HYANNIS)	308278
61	407 NORTH STREET	308282
62	722 MAIN STREET (HYANNIS)	308283
63	200 STEVENS STREET	309001
64	63 LOUIS STREET	309013
65	92 WINTER STREET	309184
66	96 WINTER STREET	309185
67	80 WINTER STREET	309186
68	84 WINTER STREET	309187
69	72 WINTER STREET	309188
70	88 NORTH STREET	309191
71	72 NORTH STREET	309193001
72	70 NORTH STREET	309193002
73	60 NORTH STREET	309194
74	46 NORTH STREET	309195
75	40 NORTH STREET	309196

76	15 WASHINGTON STREET	309197
77	23 WASHINGTON STREET	309198
78	35 WASHINGTON STREET	309199
79	35 LOUIS STREET	309200
80	39 LOUIS STREET	309201
81	51 LOUIS STREET	309202
82	55 LOUIS STREET	309203
83	59 LOUIS STREET	309204
84	63 LOUIS STREET	309205
85	63 LOUIS STREET	309206
86	65 LOUIS STREET	309207
87	65 LOUIS STREET	309208
88	81 LOUIS STREET	309209
89	91 LOUIS STREET	309210
90	7 STEVENS STREET	309211
91	130 NORTH STREET	309212
92	112 NORTH STREET	309213
93	67 WINTER STREET	309215
94	77 WINTER STREET	309216
95	87 WINTER STREET	309217
96	35 WINTER STREET	309224
97	460 MAIN STREET (HYANNIS)	309225
98	149 NORTH STREET	309226001
99	176 NORTH STREET	309227
100	95 HIGH SCHOOL ROAD EXT	309230
101	94 STEVENS STREET	309231
102	160 BASSETT LANE	309232
103	106 BASSETT LANE	309234
104	84 BASSETT LANE	309235
105	105 BASSETT LANE	309236
106	141 STEVENS STREET	309237
107	157 STEVENS STREET	309240
108	70 WINTER STREET	309242
109	210 NORTH STREET	309259001
110	200 NORTH STREET	309259002
111	184 NORTH STREET	309260
112	45 LOUIS STREET	309262
113	90 HIGH SCHOOL ROAD EXT	309265
114	500 OLD COLONY ROAD	326027
115	132 SOUTH STREET	326028

TC Proposed Amendment Assessor's Map and Parcel

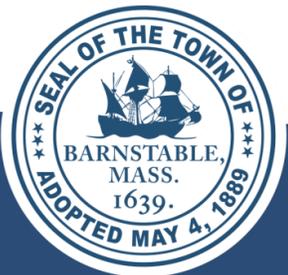
116	93 PLEASANT STREET	326029
117	77 PLEASANT STREET	327118
118	71 PLEASANT STREET	327119
119	63 PLEASANT STREET	327120
120	53 PLEASANT STREET	327121
121	43 PLEASANT STREET	327122
122	35 PLEASANT STREET	327123
123	27 PLEASANT STREET	327124
124	30 PLEASANT STREET	327132
125	40 PLEASANT STREET	327133
126	50 PLEASANT STREET	327134
127	60 PLEASANT STREET	327135
128	78 PLEASANT STREET	327136
129	86 SOUTH STREET	327137
130	76 SOUTH STREET	327138
131	75 YARMOUTH ROAD	327165002
132	68 YARMOUTH ROAD	327166
133	58 YARMOUTH ROAD	327167
134	50 YARMOUTH ROAD	327168
135	44 YARMOUTH ROAD	327169
136	34 YARMOUTH ROAD	327170
137	26 YARMOUTH ROAD	327171
138	180 MAIN STREET (HYANNIS)	327172
139	174 MAIN STREET (HYANNIS)	327173
140	156 MAIN STREET (HYANNIS)	327175
141	146 MAIN STREET (HYANNIS)	327176
142	128 MAIN STREET (HYANNIS)	327178
143	11 CAMP STREET	327179
144	19 CAMP STREET	327180
145	27 CAMP STREET	327181
146	2 LYNXHOLM COURT	327182
147	4 LYNXHOLM COURT	327183
148	5 LYNXHOLM COURT	327184
149	3 LYNXHOLM COURT	327185
150	1 LYNXHOLM COURT	327186
151	53 CAMP STREET	327187
152	27 CROCKER STREET	327188
153	48 CAMP STREET	327190
154	34 CAMP STREET	327191
155	26 CAMP STREET	327192

156	110 MAIN STREET (HYANNIS)	327193
157	102 MAIN STREET (HYANNIS)	327194
158	94 MAIN STREET (HYANNIS)	327195
159	15 CEDAR STREET	327196
160	25 CEDAR STREET	327197
161	35 CEDAR STREET	327198
162	47 CEDAR STREET	327199
163	83 MAIN STREET (HYANNIS)	327200
164	97 MAIN STREET (HYANNIS)	327201
165	115 MAIN STREET (HYANNIS)	327202
166	104 PARK STREET	327203
167	84 PARK STREET	327204
168	74 PARK STREET	327205
169	67 PARK STREET	327206
170	26 GLEASON STREET	327207
171	20 GLEASON STREET	327208
172	91 PARK STREET	327209
173	105 PARK STREET	327210
174	16 LEWIS BAY ROAD	327211
175	22 LEWIS BAY ROAD	327212
176	47 PARK STREET	327217
177	89 LEWIS BAY ROAD	327223
178	61 LEWIS BAY ROAD	327224
179	43 LEWIS BAY ROAD	327225
180	29 LEWIS BAY ROAD	327227
181	21 LEWIS BAY ROAD	327228
182	135 MAIN STREET (HYANNIS)	327229
183	149 MAIN STREET (HYANNIS)	327230
184	155 MAIN STREET (HYANNIS)	327231
185	171 MAIN STREET (HYANNIS)	327232
186	16 SCHOOL STREET	327233
187	0 MAIN STREET (HYANNIS)	327237
188	30 PLEASANT STREET	327243
189	0 MAIN STREET (HYANNIS)	327265
190	0 MAIN STREET (HYANNIS)	327266
191	15 CROCKER STREET	327267
192	0 PLEASANT STREET	327268
193	55 CEDAR STREET	328163
194	57 CEDAR STREET	328164
195	65 CEDAR STREET	328165

196	75 CEDAR STREET	328166
197	85 CEDAR STREET	328167
198	119 CEDAR STREET	328168
199	131 CEDAR STREET	328169
200	14 EDWARDS ROAD	328170
201	30 TERRY COURT	328171
202	17 EDWARDS ROAD	328172
203	15 EDWARDS ROAD	328173
204	143 CEDAR STREET	328174
205	147 CEDAR STREET	328175
206	100 CAMP STREET	328176
207	82 CAMP STREET	328177
208	74 CAMP STREET	328178
209	14 TERRY COURT	328179
210	22 TERRY COURT	328181
211	68 CAMP STREET	328184
212	80 YARMOUTH ROAD	328185
213	24 CROCKER STREET	328187
214	65 CAMP STREET	328188001
215	69 CAMP STREET	328188002
216	75 CAMP STREET	328189
217	81 CAMP STREET	328190
218	85 CAMP STREET	328191
219	91 CAMP STREET	328192
220	99 CAMP STREET	328193
221	120 YARMOUTH ROAD	328194
222	140 YARMOUTH ROAD	328195
223	106 YARMOUTH ROAD	328196
224	100 YARMOUTH ROAD	328197
225	88 YARMOUTH ROAD	328198
226	30 CROCKER STREET	328228
227	62 PARK STREET	342002
228	60 PARK STREET	342003
229	52 PARK STREET	342004001
230	34 PARK STREET	342005
231	2 PARK STREET	342009
232	79 BAY VIEW STREET	342010
233	61 PARKWAY PLACE	342011
234	53 PARKWAY PLACE	342012
235	47 PARKWAY PLACE	342013

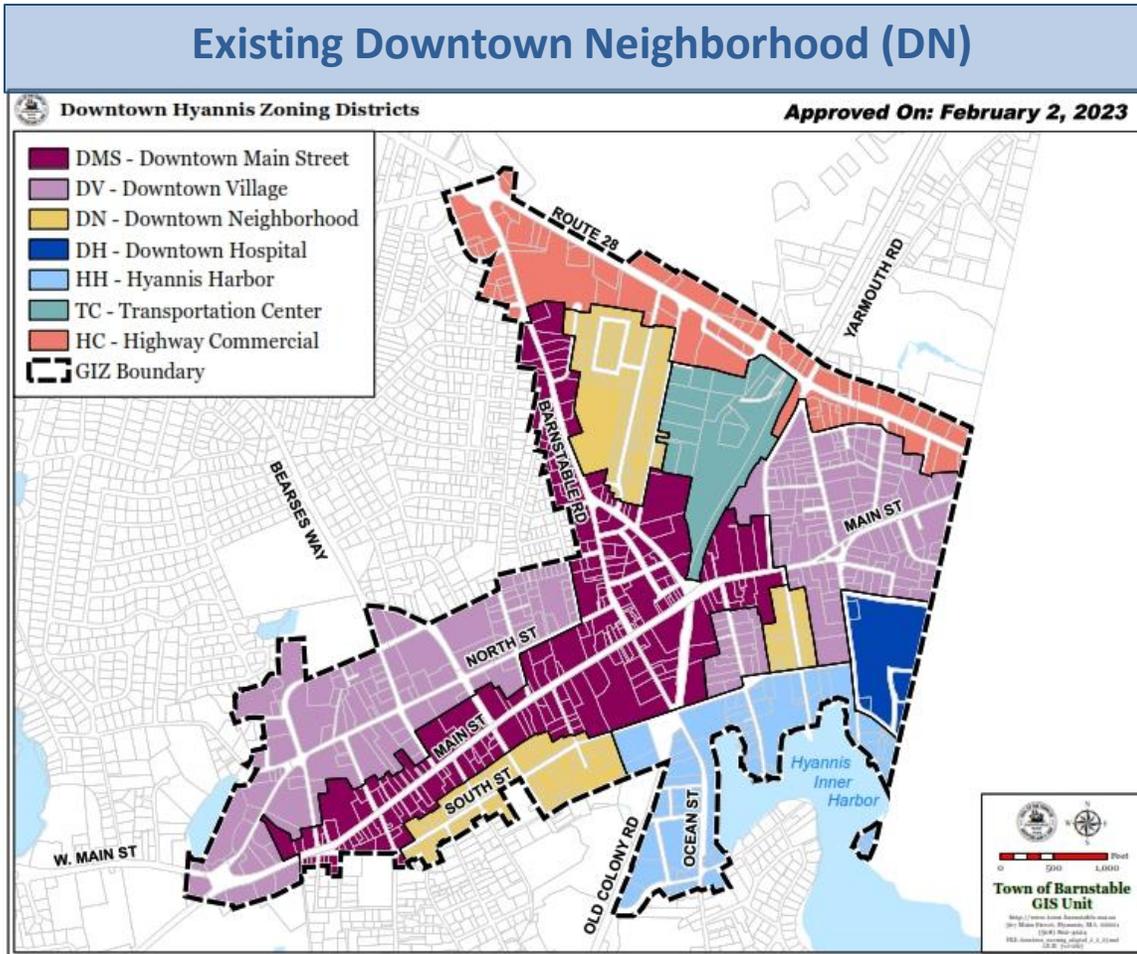
TC Proposed Amendment Assessor's Map and Parcel

236	41 PARKWAY PLACE	342014
237	27 PARKWAY PLACE	342016
238	63 MAIN STREET (HYANNIS)	342017
239	71 MAIN STREET (HYANNIS)	342019
240	52 CEDAR STREET	342020
241	42 CEDAR STREET	342021
242	30 CEDAR STREET	342022
243	70 MAIN STREET (HYANNIS)	342023
244	54 MAIN STREET (HYANNIS)	342025
245	50 MAIN STREET (HYANNIS)	342026
246	30 MAIN STREET (HYANNIS)	342027
247	22 MAIN STREET (HYANNIS)	342028
248	14 MAIN STREET (HYANNIS)	342029
249	25 MAIN STREET (HYANNIS)	342031
250	51 MAIN STREET (HYANNIS)	342033
251	46 PARKWAY PLACE	342034
252	58 PARKWAY PLACE	342036
253	51 BAY VIEW STREET	342040
254	6 MAIN STREET (HYANNIS)	342041
255	21 MEDERIOS ROAD	343004
256	80 CEDAR STREET	343008
257	74 CEDAR STREET	343009
258	64 CEDAR STREET	343010
259	54 CEDAR STREET	343011



Replace Downtown Village with Downtown Neighborhood Requirements

Existing Downtown Neighborhood (DN)



TC Proposed Downtown Neighborhood (DN)

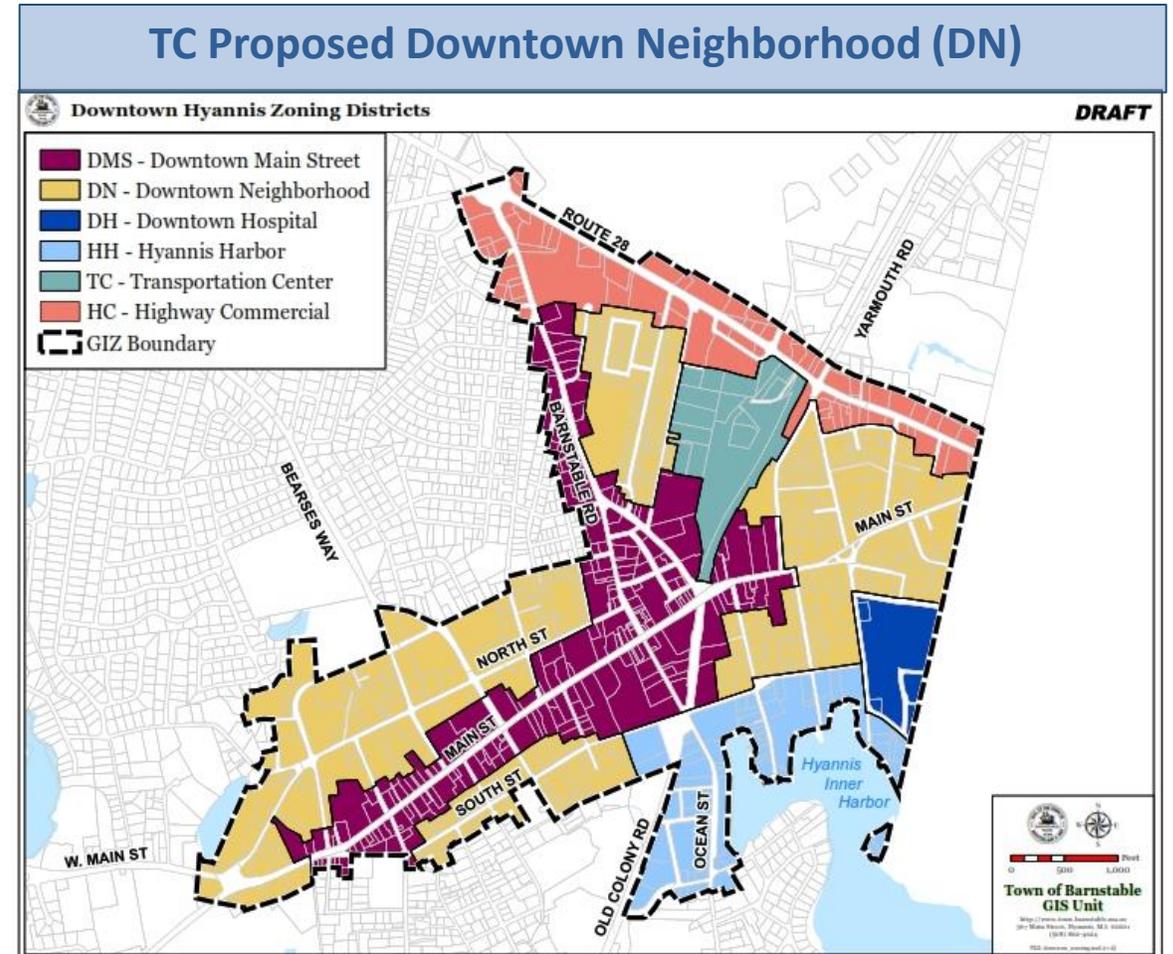
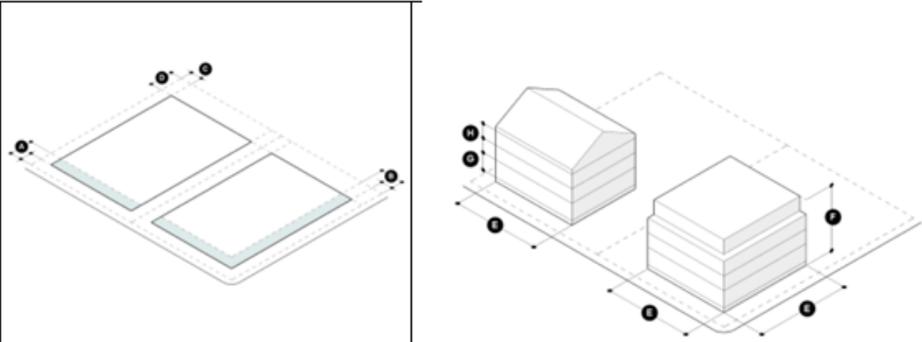
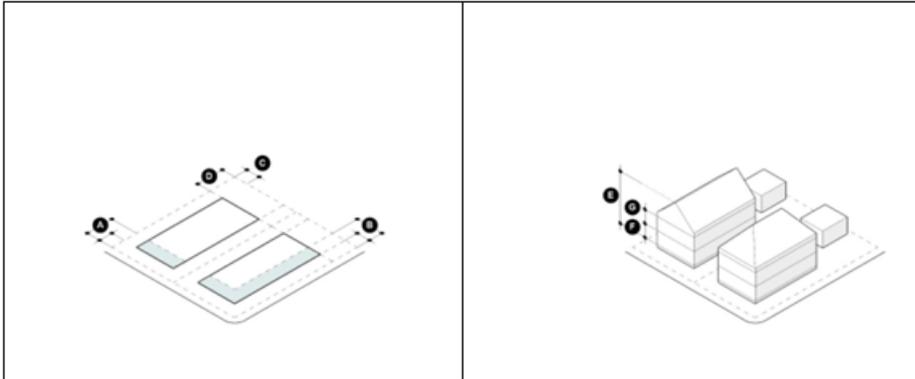


Table 4. DV Dimensional Standards



LOT		BUILDING FORM	
Lot Width	30' min	E - Building Width	120' max
Lot Coverage	80% max	F - Number of Stories	3.5 or 4 max ¹
Facade Build Out (min)	--	G - Ground Story Height	--
Primary Frontage	80% min	Commercial	14' min
		Residential	10' min
SETBACKS – PRINCIPAL BUILDINGS		H - Upper Story Height	10' min
A - Primary Front Setback	0' min 15' max	BUILDING FEATURES	
B - Secondary Front Setback	0' min 15' max	Ground Story Fenestration	--
C - Side Setback	0' min	Primary Frontage	15% min
D - Rear Setback	0' min	Secondary Frontage	15% min
		Upper Story Fenestration	15% min
		Blank Wall	20' max
		Commercial Space Depth	20' min

Table 5. DN Dimensional Standards



LOT		BUILDING FORM	
Lot Width	20' min	E - Number of Stories	3 max ¹
Lot Coverage	50% max	F - Ground Story Height	10' min
SETBACKS – PRINCIPAL BUILDINGS		G - Upper Story Height	10' min
A - Primary Front Setback	10' min 20' max		
B - Secondary Front Setback	10' min 20' max		
C - Side Setback	10' min		
D - Rear Setback	20' min		
SETBACKS - OUTBUILDINGS			
Front Setback	60' min		
Side Setback	3' min		
Rear Setback	3' min		

C. Building Standards

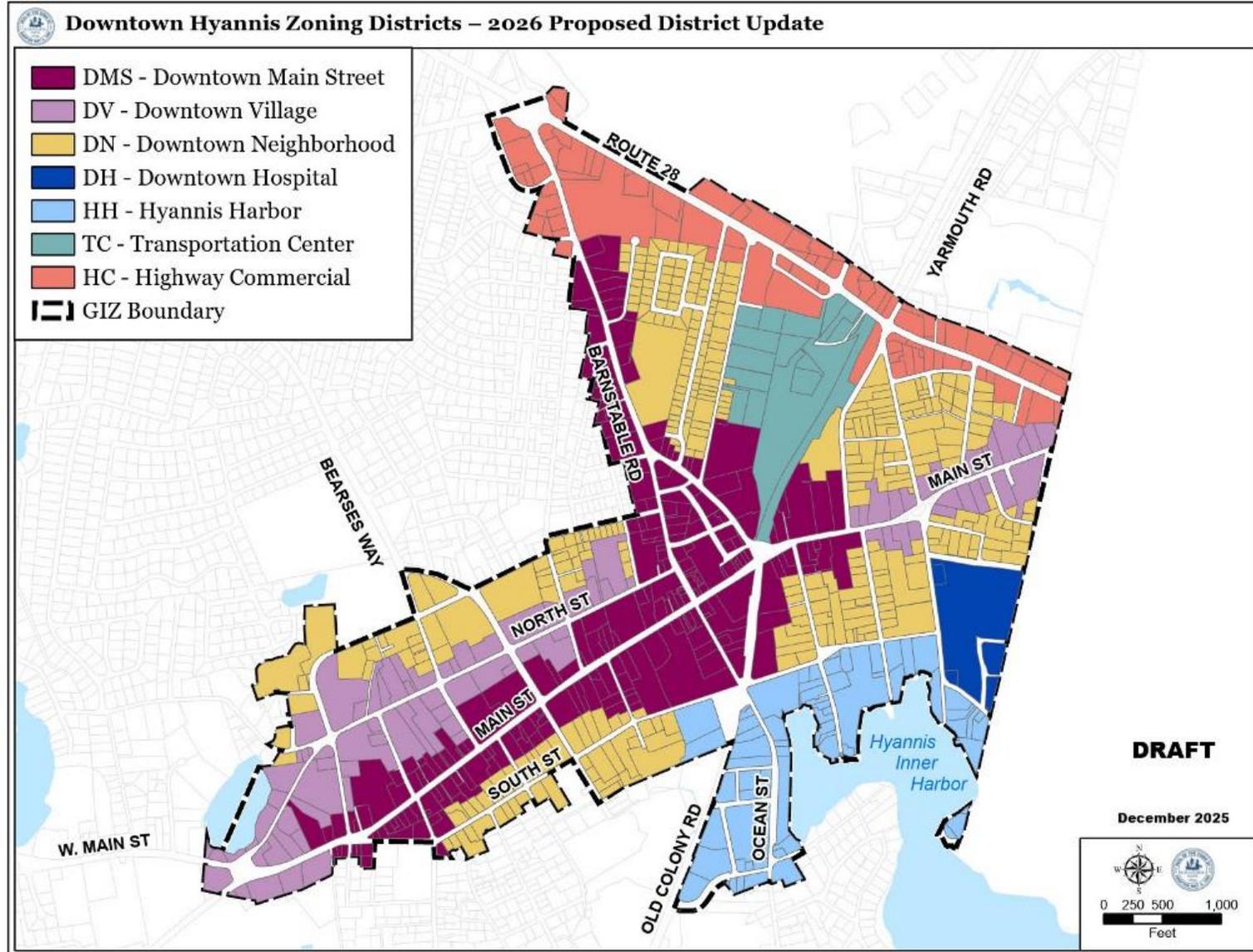
1. One (1) principal building and multiple outbuildings are permitted per lot.
2. Principal buildings and outbuildings are permitted as specified by Table 5.
 - (a) The third story in a single-family or two-family dwelling can only occur within habitable attic space.

D. Use Provisions

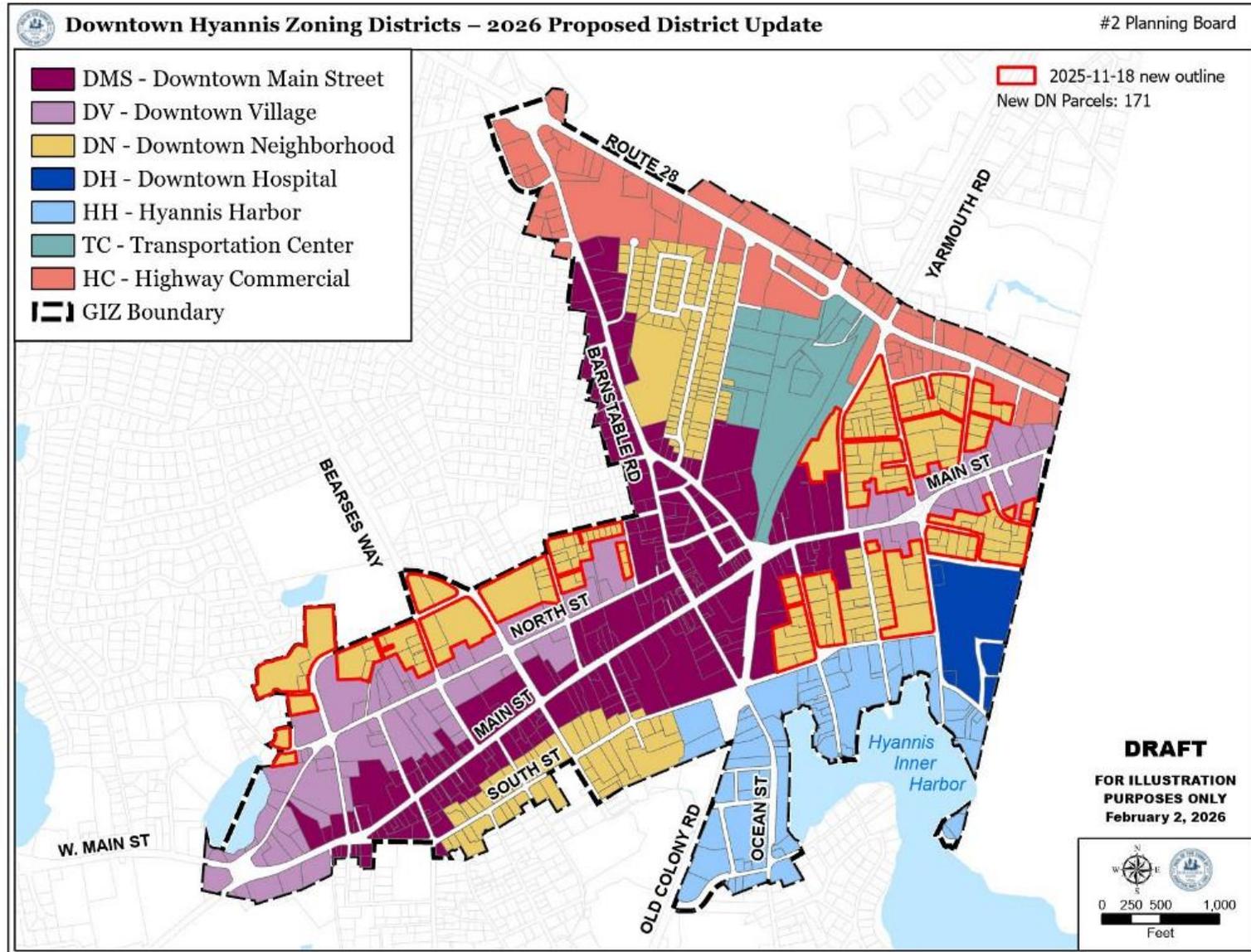
1. Limitations

- (a) Office and Health Care Clinic uses are permitted only for lots fronting South Street, School Street, or High School Road.
- (b) Two-Unit dwellings are prohibited for lots fronting only Brookshire Road or King's Way.
- (c) Multi-Unit dwellings are permitted in the DN District with a maximum of four dwelling units permitted in any one building per lot. In addition, one Accessory Dwelling Unit may be permitted per lot. Multi-unit dwellings shall be prohibited for lots fronting on only Brookshire Road or King's Way.

Planning Board Recommendation



Planning Board Recommendation (171 Parcels Impacted)



PB Proposed Amendment Assessor's Map and Parcel

Planning Board's Proposed Zoning Map Amendment		
(171) Parcels Impacted		
	ADDRESS	PARCEL ID
1	248 STEVENS STREET	308018
2	32 PLEASANT HILL LANE	308020
3	6 PLEASANT HILL LANE	308022
4	232 STEVENS STREET	308023
5	167 STEVENS STREET	308024
6	185 STEVENS STREET	308025CND
7	278 MITCHELL LANE	308033
8	161 STEVENS STREET	308034
9	81 BASSETT LANE	308040
10	89 BASSETT LANE	308041
11	91 BASSETT LANE	308042
12	97 BASSETT LANE	308043
13	46 MITCHELL'S WAY	308254
14	35 MITCHELL'S WAY	308273001
15	200 STEVENS STREET	309001
16	63 LOUIS STREET	309013
17	92 WINTER STREET	309184
18	96 WINTER STREET	309185
19	80 WINTER STREET	309186
20	84 WINTER STREET	309187
21	72 WINTER STREET	309188
22	15 WASHINGTON STREET	309197
23	23 WASHINGTON STREET	309198
24	35 WASHINGTON STREET	309199
25	35 LOUIS STREET	309200
26	39 LOUIS STREET	309201
27	51 LOUIS STREET	309202
28	55 LOUIS STREET	309203
29	59 LOUIS STREET	309204
30	63 LOUIS STREET	309205
31	63 LOUIS STREET	309206
32	65 LOUIS STREET	309207
33	65 LOUIS STREET	309208
34	81 LOUIS STREET	309209
35	91 LOUIS STREET	309210

36	7 STEVENS STREET	309211CND
37	67 WINTER STREET	309215
38	77 WINTER STREET	309216
39	87 WINTER STREET	309217
40	95 HIGH SCHOOL ROAD EXT	309230
41	94 STEVENS STREET	309231
42	160 BASSETT LANE	309232
43	106 BASSETT LANE	309234
44	84 BASSETT LANE	309235
45	105 BASSETT LANE	309236
46	141 STEVENS STREET	309237
47	157 STEVENS STREET	309240
48	70 WINTER STREET	309242CND
49	45 LOUIS STREET	309262
50	90 HIGH SCHOOL ROAD EXT	309265
51	500 OLD COLONY ROAD	326027
52	132 SOUTH STREET	326028
53	93 PLEASANT STREET	326029
54	77 PLEASANT STREET	327118
55	71 PLEASANT STREET	327119
56	63 PLEASANT STREET	327120
57	53 PLEASANT STREET	327121
58	43 PLEASANT STREET	327122
59	35 PLEASANT STREET	327123
60	27 PLEASANT STREET	327124
61	30 PLEASANT STREET	327132
62	40 PLEASANT STREET	327133
63	50 PLEASANT STREET	327134
64	60 PLEASANT STREET	327135
65	78 PLEASANT STREET	327136
66	86 SOUTH STREET	327137
67	76 SOUTH STREET	327138
68	75 YARMOUTH ROAD	327165002
69	68 YARMOUTH ROAD	327166
70	58 YARMOUTH ROAD	327167
71	50 YARMOUTH ROAD	327168
72	44 YARMOUTH ROAD	327169
73	34 YARMOUTH ROAD	327170
74	26 YARMOUTH ROAD	327171
75	11 CAMP STREET	327179

76	19 CAMP STREET	327180
77	27 CAMP STREET	327181
78	2 LYNXHOLM COURT	327182
79	4 LYNXHOLM COURT	327183
80	5 LYNXHOLM COURT	327184
81	3 LYNXHOLM COURT	327185
82	1 LYNXHOLM COURT	327186
83	53 CAMP STREET	327187
84	27 CROCKER STREET	327188
85	48 CAMP STREET	327190CND
86	34 CAMP STREET	327191
87	26 CAMP STREET	327192
88	15 CEDAR STREET	327196
89	25 CEDAR STREET	327197
90	35 CEDAR STREET	327198
91	47 CEDAR STREET	327199
92	104 PARK STREET	327203
93	84 PARK STREET	327204
94	74 PARK STREET	327205
95	67 PARK STREET	327206
96	26 GLEASON STREET	327207
97	20 GLEASON STREET	327208
98	91 PARK STREET	327209
99	105 PARK STREET	327210
100	16 LEWIS BAY ROAD	327211
101	22 LEWIS BAY ROAD	327212
102	20 GLEASON STREET	327214
103	0 GLEASON STREET	327215
104	0 GLEASON STREET	327216
105	47 PARK STREET	327217
106	89 LEWIS BAY ROAD	327223CND
107	61 LEWIS BAY ROAD	327224
108	43 LEWIS BAY ROAD	327225CND
109	29 LEWIS BAY ROAD	327227
110	21 LEWIS BAY ROAD	327228
111	16 SCHOOL STREET	327233
112	30 PLEASANT STREET	327243
113	15 CROCKER STREET	327267
114	0 PLEASANT STREET	327268
115	55 CEDAR STREET	328163

PB Proposed Amendment Assessor's Map and Parcel

116	57 CEDAR STREET	328164
117	65 CEDAR STREET	328165
118	75 CEDAR STREET	328166
119	85 CEDAR STREET	328167
120	119 CEDAR STREET	328168
121	131 CEDAR STREET	328169
122	14 EDWARDS ROAD	328170
123	30 TERRY COURT	328171
124	17 EDWARDS ROAD	328172
125	15 EDWARDS ROAD	328173
126	143 CEDAR STREET	328174
127	147 CEDAR STREET	328175
128	100 CAMP STREET	328176
129	82 CAMP STREET	328177
130	74 CAMP STREET	328178
131	14 TERRY COURT	328179
132	22 TERRY COURT	328181
133	68 CAMP STREET	328184CND
134	80 YARMOUTH ROAD	328185
135	36 CROCKER STREET	328186
136	24 CROCKER STREET	328187
137	65 CAMP STREET	328188001
138	69 CAMP STREET	328188002
139	75 CAMP STREET	328189
140	81 CAMP STREET	328190
141	85 CAMP STREET	328191
142	91 CAMP STREET	328192
143	99 CAMP STREET	328193
144	120 YARMOUTH ROAD	328194
145	140 YARMOUTH ROAD	328195
146	106 YARMOUTH ROAD	328196
147	100 YARMOUTH ROAD	328197
148	88 YARMOUTH ROAD	328198
149	30 CROCKER STREET	328228
150	62 PARK STREET	342002
151	60 PARK STREET	342003CND
152	52 PARK STREET	342004001
153	34 PARK STREET	342005
154	2 PARK STREET	342009
155	79 BAY VIEW STREET	342010

156	61 PARKWAY PLACE	342011
157	53 PARKWAY PLACE	342012
158	47 PARKWAY PLACE	342013
159	41 PARKWAY PLACE	342014
160	27 PARKWAY PLACE	342016
161	52 CEDAR STREET	342020
162	42 CEDAR STREET	342021
163	30 CEDAR STREET	342022
164	46 PARKWAY PLACE	342034
165	58 PARKWAY PLACE	342036
166	51 BAY VIEW STREET	342040
167	21 MEDERIOS ROAD	343004
168	80 CEDAR STREET	343008
169	74 CEDAR STREET	343009
170	64 CEDAR STREET	343010
171	54 CEDAR STREET	343011

Planning Board Recommendation

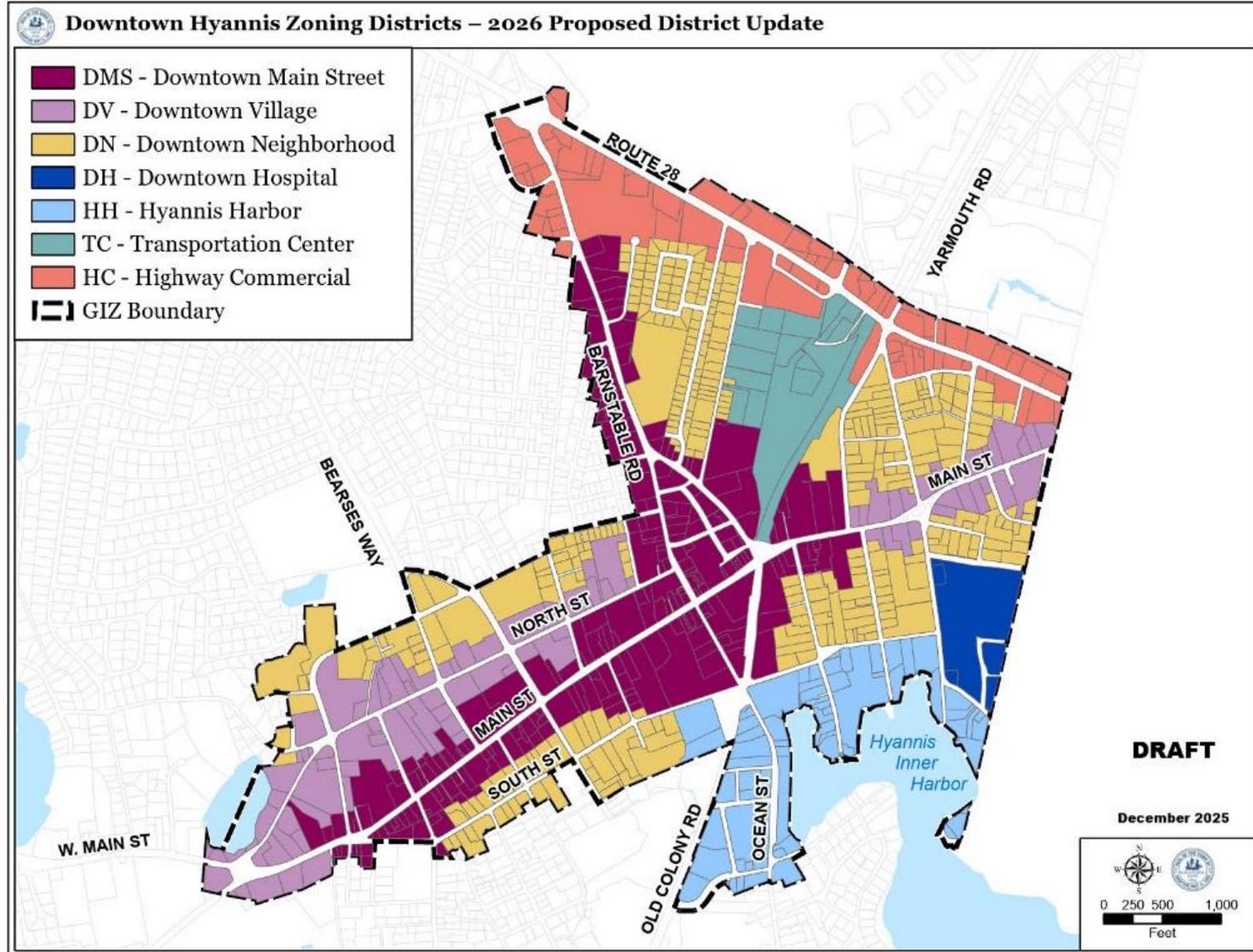
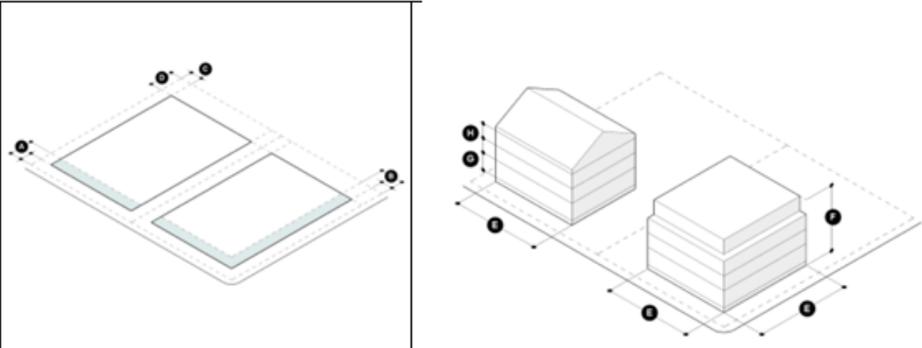
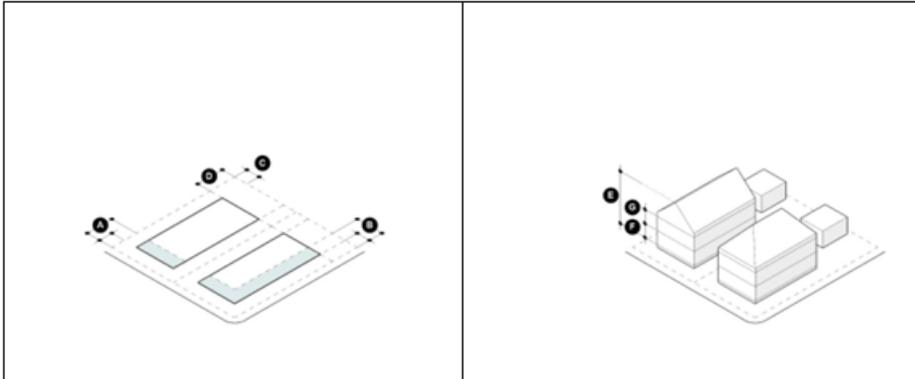


Table 4. DV Dimensional Standards



LOT		BUILDING FORM	
Lot Width	30' min	E - Building Width	120' max
Lot Coverage	80% max	F - Number of Stories	3.5 or 4 max ¹
Facade Build Out (min)	--	G - Ground Story Height	--
Primary Frontage	80% min	Commercial	14' min
		Residential	10' min
SETBACKS – PRINCIPAL BUILDINGS		H - Upper Story Height	10' min
A - Primary Front Setback	0' min 15' max	BUILDING FEATURES	
B - Secondary Front Setback	0' min 15' max	Ground Story Fenestration	--
C - Side Setback	0' min	Primary Frontage	15% min
D - Rear Setback	0' min	Secondary Frontage	15% min
		Upper Story Fenestration	15% min
		Blank Wall	20' max
		Commercial Space Depth	20' min

Table 5. DN Dimensional Standards



LOT		BUILDING FORM	
Lot Width	20' min	E - Number of Stories	3 max ¹
Lot Coverage	50% max	F - Ground Story Height	10' min
SETBACKS – PRINCIPAL BUILDINGS		G - Upper Story Height	10' min
A - Primary Front Setback	10' min 20' max		
B - Secondary Front Setback	10' min 20' max		
C - Side Setback	10' min		
D - Rear Setback	20' min		
SETBACKS - OUTBUILDINGS			
Front Setback	60' min		
Side Setback	3' min		
Rear Setback	3' min		

C. Building Standards

1. One (1) principal building and multiple outbuildings are permitted per lot.
2. Principal buildings and outbuildings are permitted as specified by Table 5.
 - (a) The third story in a single-family or two-family dwelling can only occur within habitable attic space.

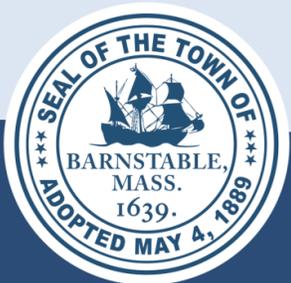
D. Use Provisions

1. Limitations

- (a) Office and Health Care Clinic uses are permitted only for lots fronting South Street, School Street, or High School Road.
- (b) Two-Unit dwellings are prohibited for lots fronting only Brookshire Road or King's Way.
- (c) Multi-Unit dwellings are permitted in the DN District with a maximum of four dwelling units permitted in any one building per lot. In addition, one Accessory Dwelling Unit may be permitted per lot. Multi-unit dwellings shall be prohibited for lots fronting on only Brookshire Road or King's Way.

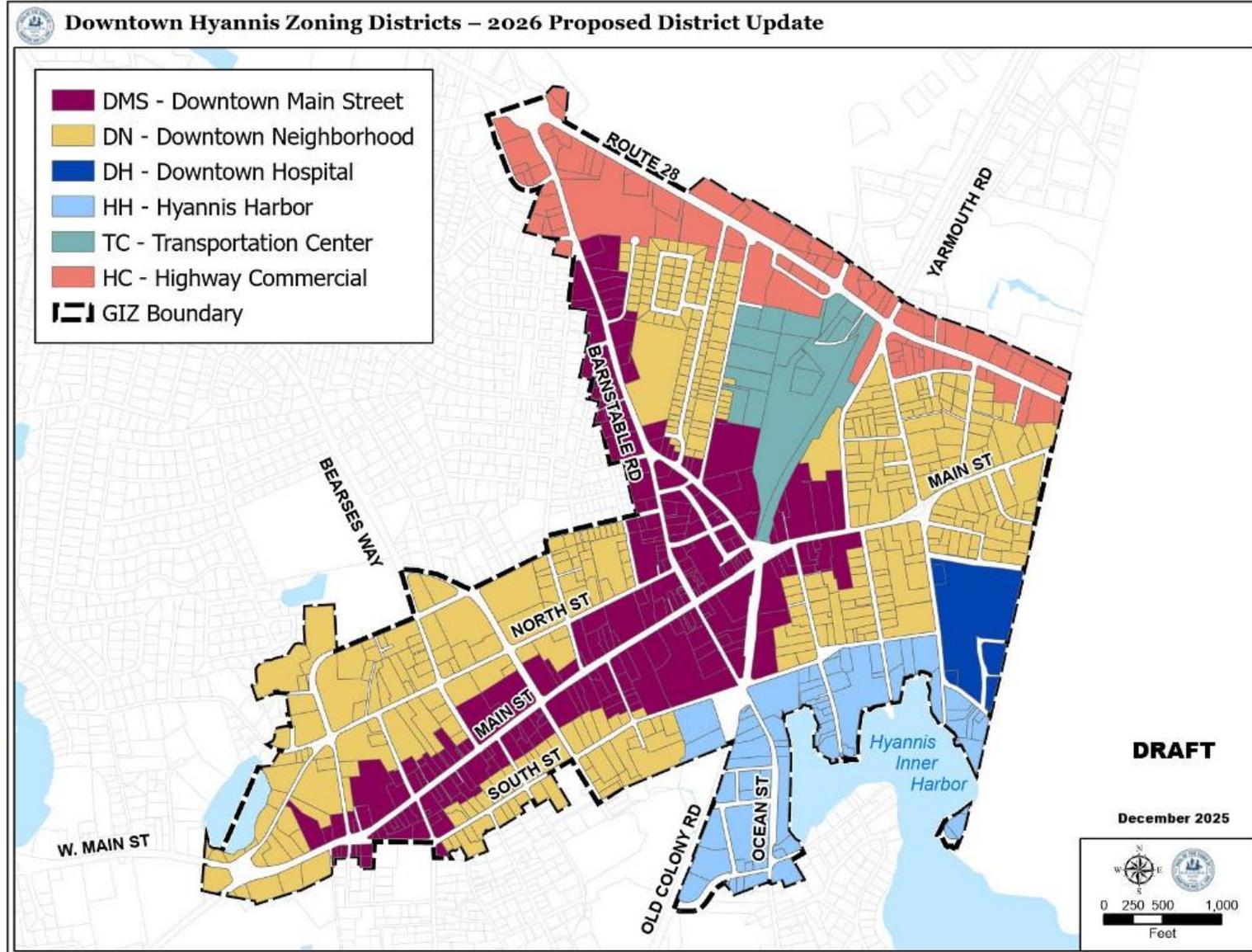
(1) The third story in a single-family or two-family dwelling can only occur within habitable attic space.

Thank You

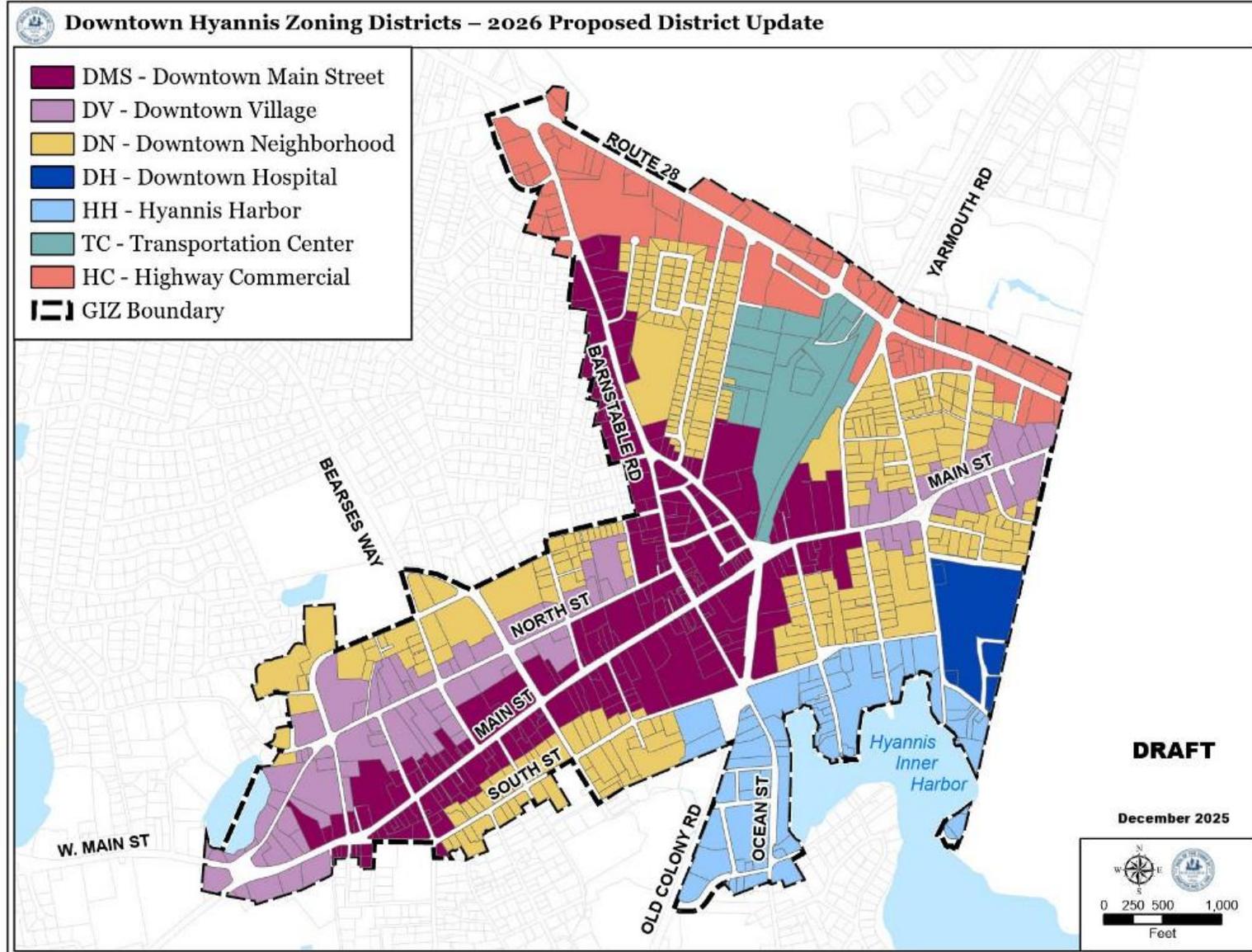


Further Amendment Considerations

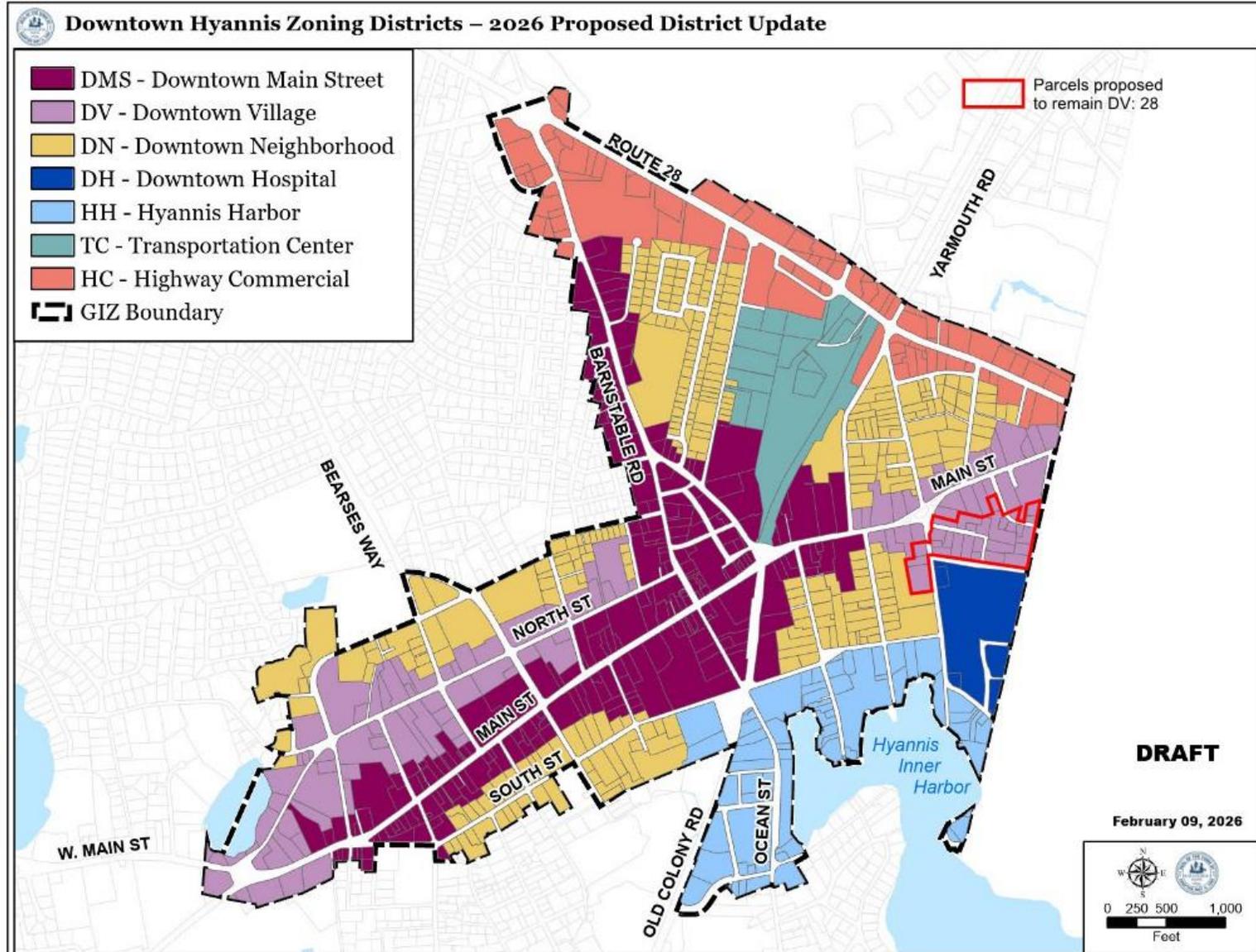
Town Council Recommendation



Planning Board Recommendation

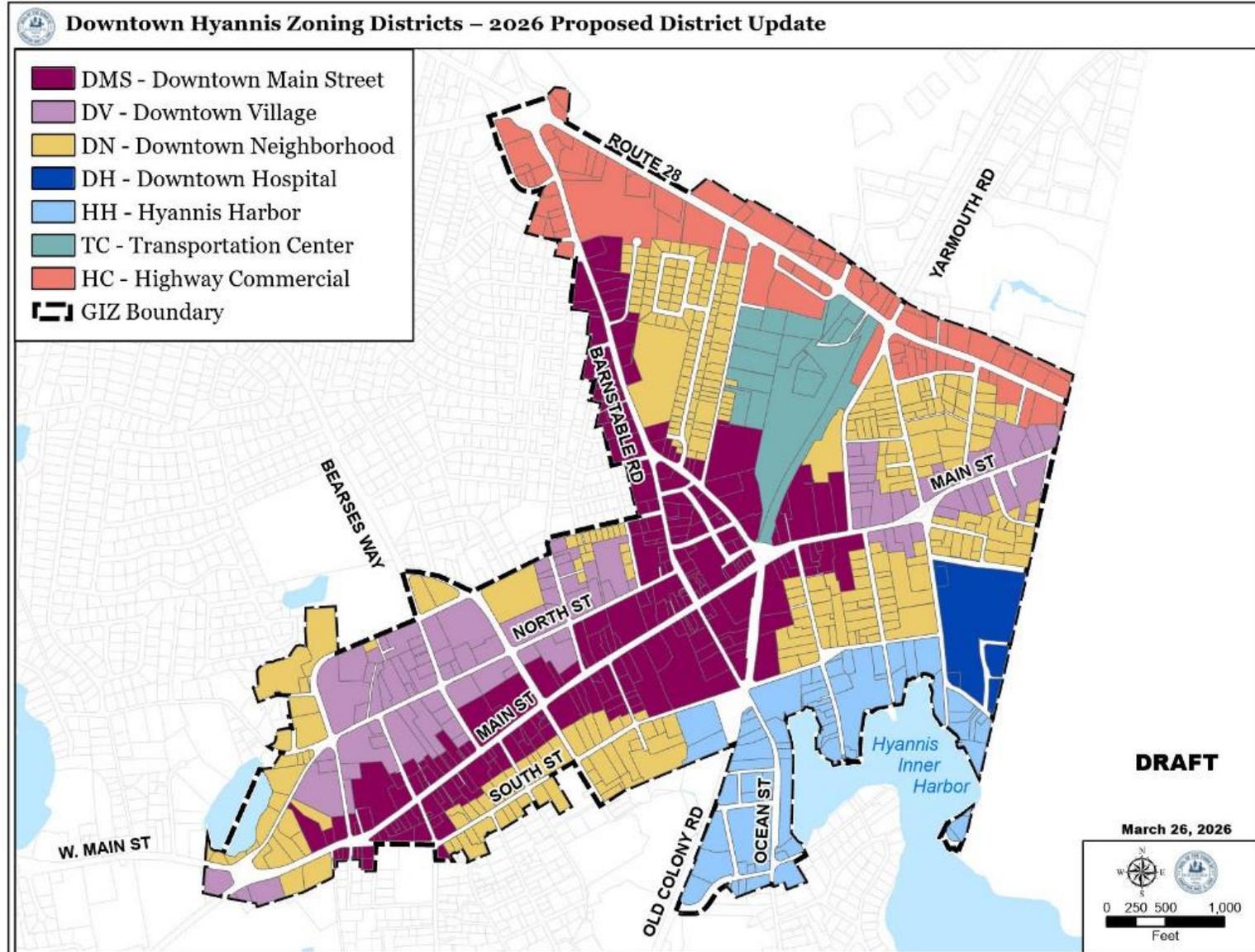


3 Planning Board Recommendation (with Hospital Recommendation)

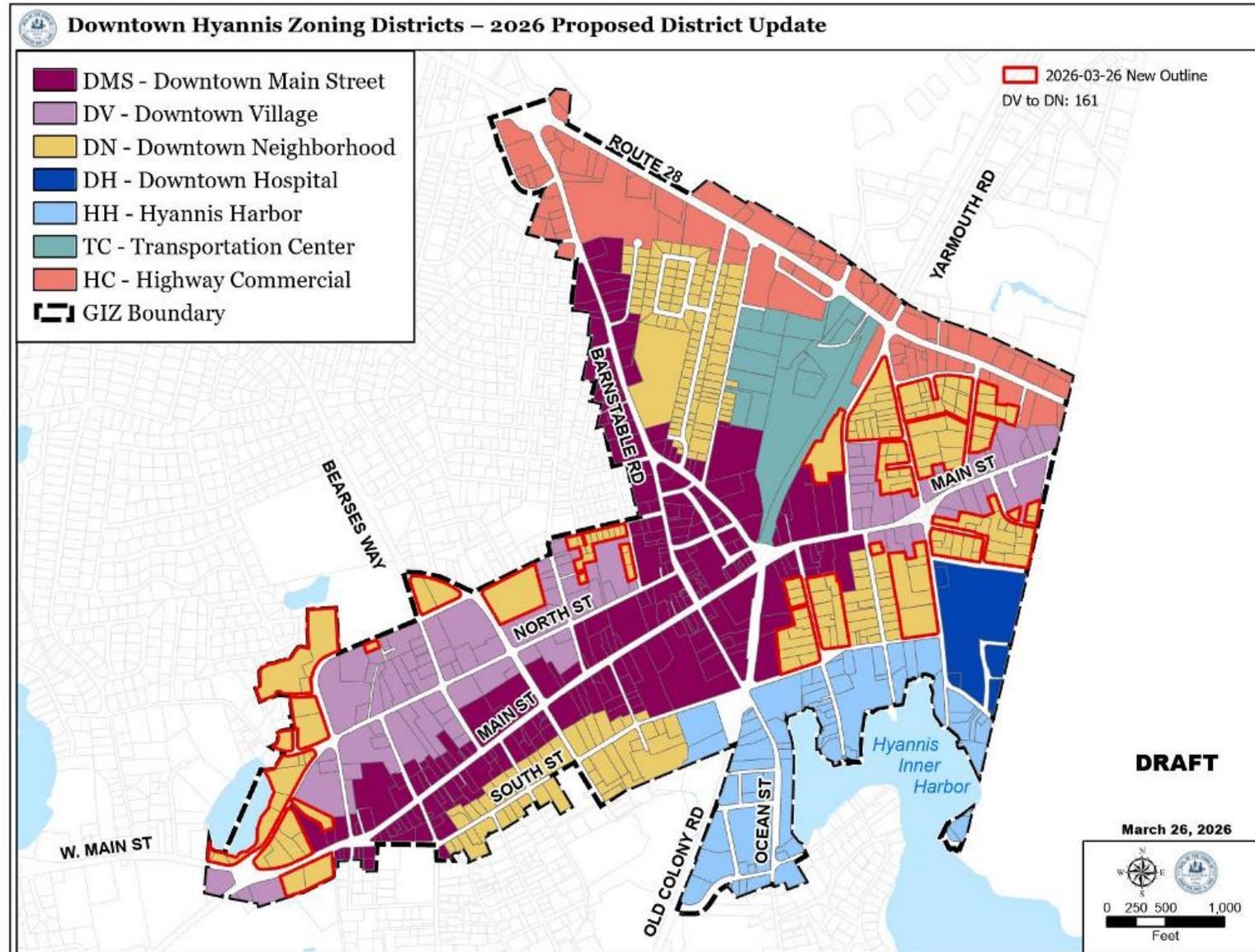


Further Council Amendments

Councilor Ludtke Recommendation



Councilor Ludtke Recommendation (161 Parcels Impacted)



Ludtke Proposed Amendment Assessor's Map and Parcel

Councilor Ludtke's Proposed Zoning Map Amendment (Not Including Parcels Zoned DMS)		
(160) Parcels Impacted		
	ADDRESS	PARCEL ID
1	26 BETTY'S POND ROAD	290093001CND
2	14 WEST MAIN STREET	290094
3	0 NORTH STREET	290095
4	426 NORTH STREET	290096
5	396 NORTH STREET	290096001
6	0 NORTH STREET	290149
7	776 MAIN STREET (HYANNIS)	308001001
8	724 MAIN STREET (HYANNIS)	308002001CND
9	760 MAIN STREET (HYANNIS)	308002002CND
10	385 NORTH STREET	308007
11	372 NORTH STREET	308008
12	340 NORTH STREET	308009
13	340 NORTH STREET	308010
14	340 NORTH STREET	308011
15	248 STEVENS STREET	308018
16	32 PLEASANT HILL LANE	308020
17	6 PLEASANT HILL LANE	308022
18	232 STEVENS STREET	308023
19	167 STEVENS STREET	308024
20	725 MAIN STREET (HYANNIS)	308143
21	749 MAIN STREET (HYANNIS)	308144
22	46 MITCHELL'S WAY	308254
23	35 MITCHELL'S WAY	308273001
24	407 NORTH STREET	308282
25	722 MAIN STREET (HYANNIS)	308283CND
26	200 STEVENS STREET	309001
27	63 LOUIS STREET	309013
28	84 WINTER STREET	309187
29	72 WINTER STREET	309188
30	15 WASHINGTON STREET	309197
31	23 WASHINGTON STREET	309198
32	35 WASHINGTON STREET	309199
33	35 LOUIS STREET	309200
34	39 LOUIS STREET	309201
35	51 LOUIS STREET	309202
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38	63 LOUIS STREET	309205
39	63 LOUIS STREET	309206

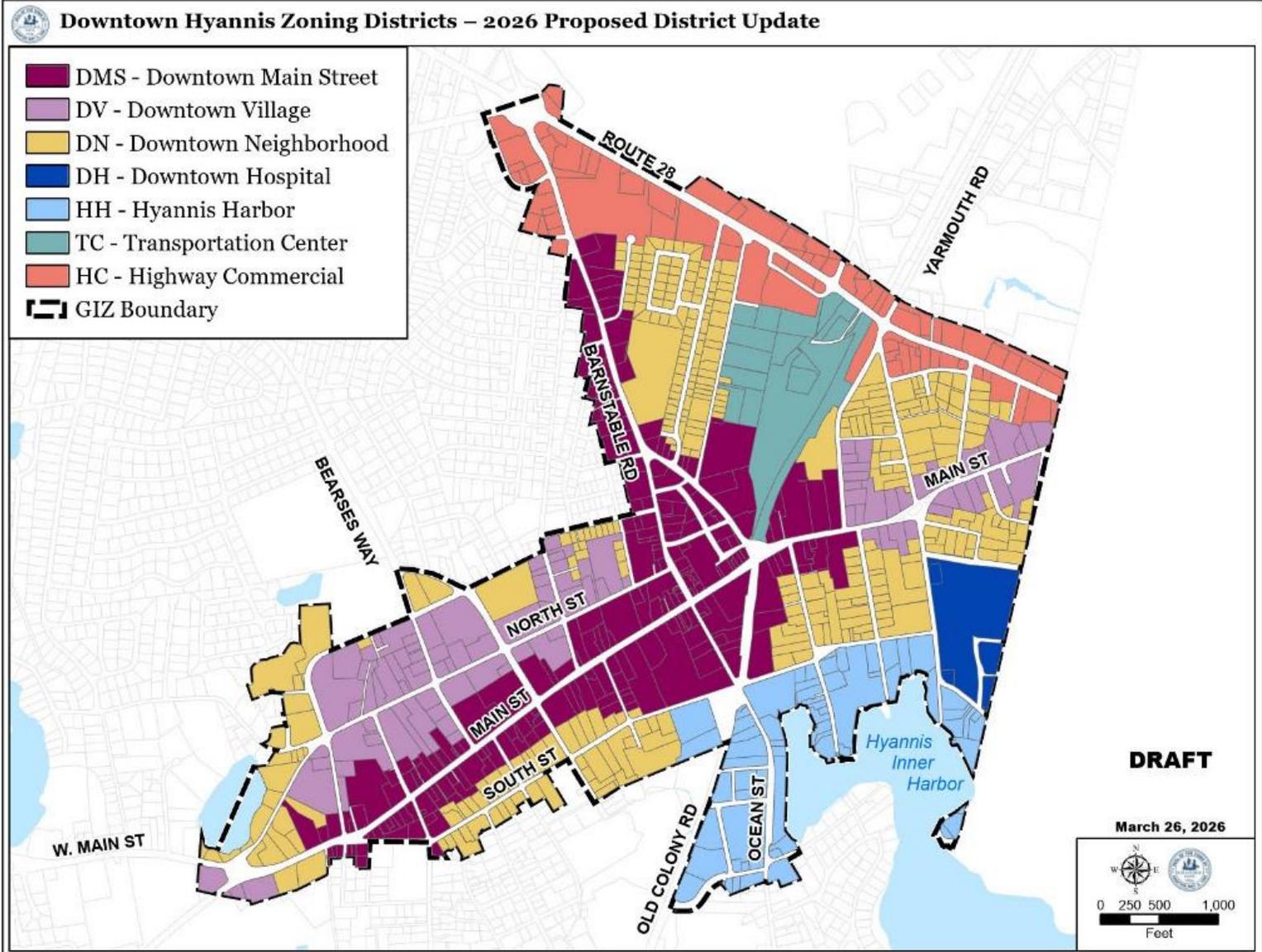
40	65 LOUIS STREET	309207
41	65 LOUIS STREET	309208
42	81 LOUIS STREET	309209
43	94 STEVENS STREET	309231
44	160 BASSETT LANE	309232
45	45 LOUIS STREET	309262
46	90 HIGH SCHOOL ROAD EXT	309265
47	500 OLD COLONY ROAD	326027
48	132 SOUTH STREET	326028
49	93 PLEASANT STREET	326029
50	77 PLEASANT STREET	327118
51	71 PLEASANT STREET	327119
52	63 PLEASANT STREET	327120
53	53 PLEASANT STREET	327121
54	43 PLEASANT STREET	327122
55	35 PLEASANT STREET	327123
56	27 PLEASANT STREET	327124
57	30 PLEASANT STREET	327132
58	40 PLEASANT STREET	327133
59	50 PLEASANT STREET	327134
60	60 PLEASANT STREET	327135
61	78 PLEASANT STREET	327136
62	86 SOUTH STREET	327137
63	76 SOUTH STREET	327138
64	75 YARMOUTH ROAD	327165002
65	11 CAMP STREET	327179
66	19 CAMP STREET	327180
67	27 CAMP STREET	327181
68	2 LYNXHOLM COURT	327182
69	4 LYNXHOLM COURT	327183
70	5 LYNXHOLM COURT	327184
71	3 LYNXHOLM COURT	327185
72	1 LYNXHOLM COURT	327186
73	53 CAMP STREET	327187
74	48 CAMP STREET	327190CND
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76	26 CAMP STREET	327192
77	15 CEDAR STREET	327196
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79	35 CEDAR STREET	327198
80	47 CEDAR STREET	327199
81	104 PARK STREET	327203
82	84 PARK STREET	327204
83	74 PARK STREET	327205

84	67 PARK STREET	327206
85	26 GLEASON STREET	327207
86	20 GLEASON STREET	327208
87	91 PARK STREET	327209
88	105 PARK STREET	327210
89	16 LEWIS BAY ROAD	327211
90	22 LEWIS BAY ROAD	327212
91	20 GLEASON STREET	327214
92	0 GLEASON STREET	327215
93	0 GLEASON STREET	327216
94	47 PARK STREET	327217
95	89 LEWIS BAY ROAD	327223CND
96	61 LEWIS BAY ROAD	327224
97	43 LEWIS BAY ROAD	327225CND
98	29 LEWIS BAY ROAD	327227
99	21 LEWIS BAY ROAD	327228
100	16 SCHOOL STREET	327233
101	30 PLEASANT STREET	327243
102	15 CROCKER STREET	327267
103	0 PLEASANT STREET	327268
104	55 CEDAR STREET	328163
105	57 CEDAR STREET	328164
106	65 CEDAR STREET	328165
107	75 CEDAR STREET	328166
108	85 CEDAR STREET	328167
109	119 CEDAR STREET	328168
110	131 CEDAR STREET	328169
111	14 EDWARDS ROAD	328170
112	30 TERRY COURT	328171
113	17 EDWARDS ROAD	328172
114	15 EDWARDS ROAD	328173
115	143 CEDAR STREET	328174
116	147 CEDAR STREET	328175
117	100 CAMP STREET	328176
118	82 CAMP STREET	328177
119	74 CAMP STREET	328178
120	14 TERRY COURT	328179
121	22 TERRY COURT	328181
122	68 CAMP STREET	328184CND
123	80 YARMOUTH ROAD	328185
124	36 CROCKER STREET	328186
125	24 CROCKER STREET	328187
126	65 CAMP STREET	328188001
127	69 CAMP STREET	328188002

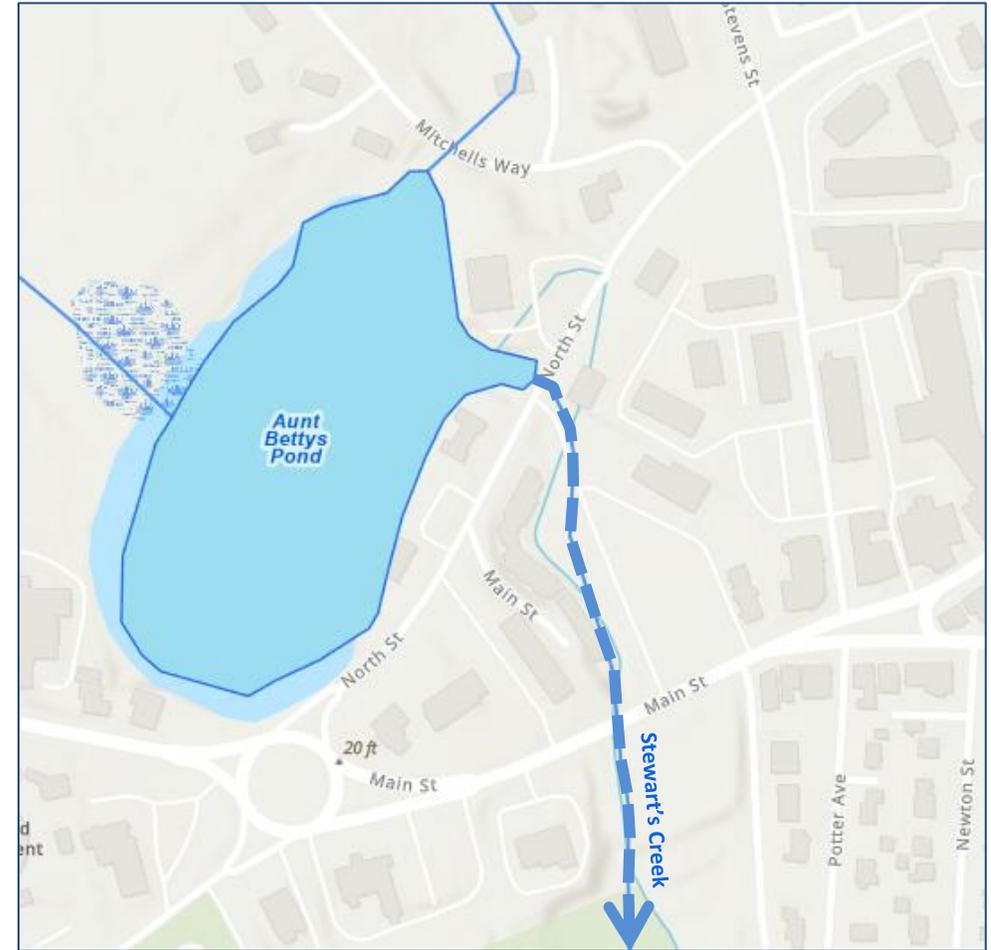
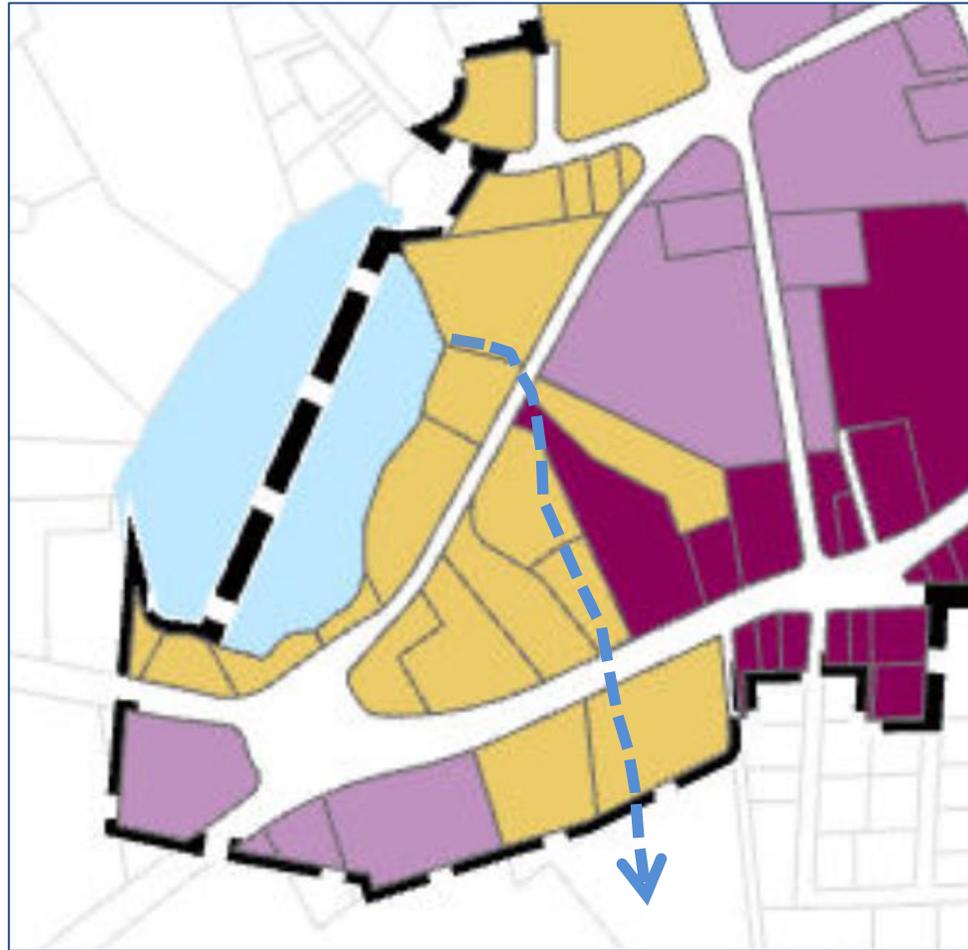
Ludtke Proposed Amendment Assessor's Map and Parcel

128	75 CAMP STREET	328189
129	81 CAMP STREET	328190
130	85 CAMP STREET	328191
131	91 CAMP STREET	328192
132	99 CAMP STREET	328193
133	120 YARMOUTH ROAD	328194
134	140 YARMOUTH ROAD	328195
135	106 YARMOUTH ROAD	328196
136	100 YARMOUTH ROAD	328197
137	88 YARMOUTH ROAD	328198
138	30 CROCKER STREET	328228
139	62 PARK STREET	342002
140	60 PARK STREET	342003CND
141	52 PARK STREET	342004001
142	34 PARK STREET	342005
143	2 PARK STREET	342009
144	79 BAY VIEW STREET	342010
145	61 PARKWAY PLACE	342011
146	53 PARKWAY PLACE	342012
147	47 PARKWAY PLACE	342013
148	41 PARKWAY PLACE	342014
149	27 PARKWAY PLACE	342016
150	52 CEDAR STREET	342020
151	42 CEDAR STREET	342021
152	30 CEDAR STREET	342022
153	46 PARKWAY PLACE	342034
154	58 PARKWAY PLACE	342036
155	51 BAY VIEW STREET	342040
156	21 MEDERIOS ROAD	343004
157	80 CEDAR STREET	343008
158	74 CEDAR STREET	343009
159	64 CEDAR STREET	343010
160	268 STEVENS STREET	308017
161	54 CEDAR STREET	343011

Councilor Ludtke Recommendation



Stewarts Creek



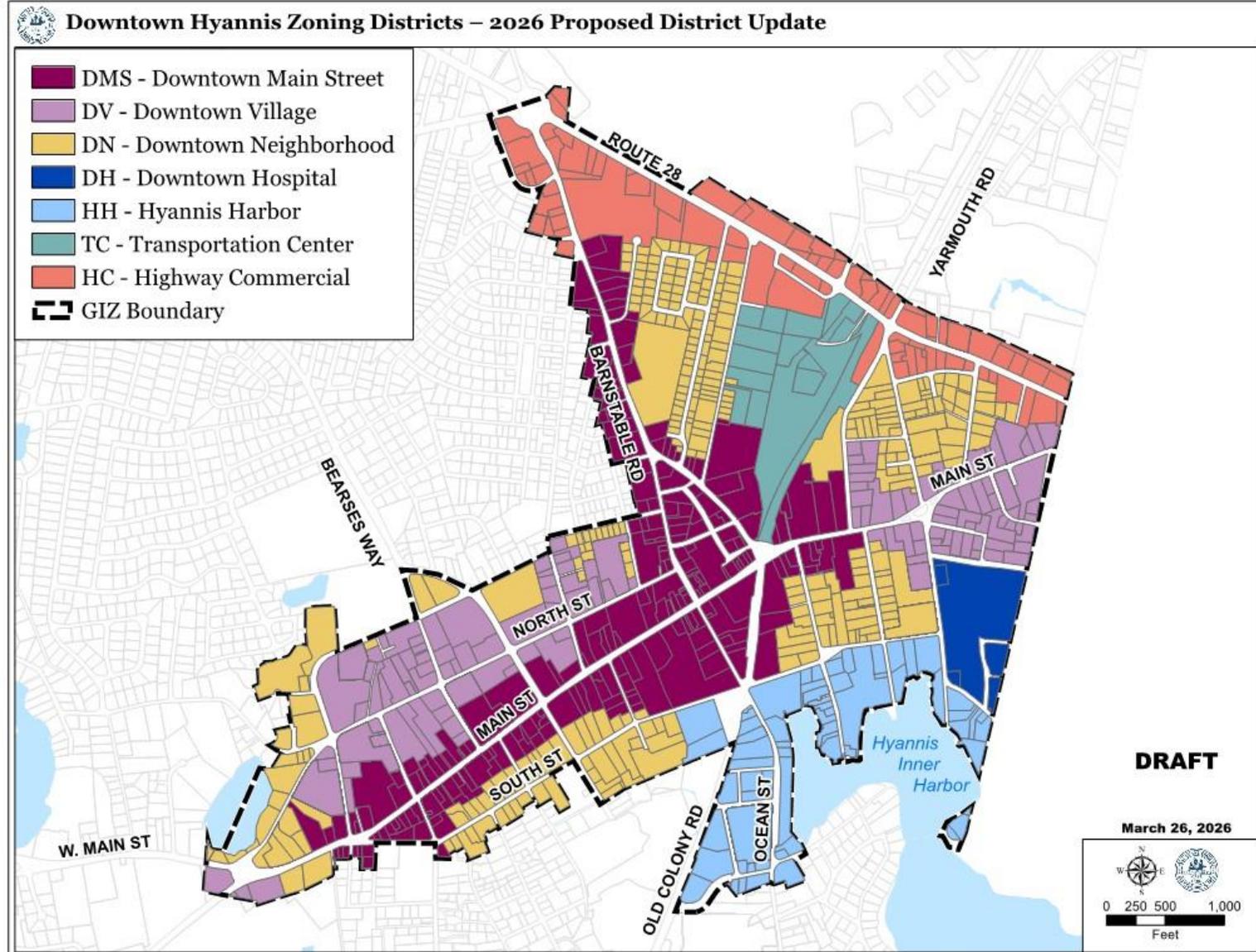
Source: MassGIS Data MassDEP Hydrography Mapping

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Stewarts Creek

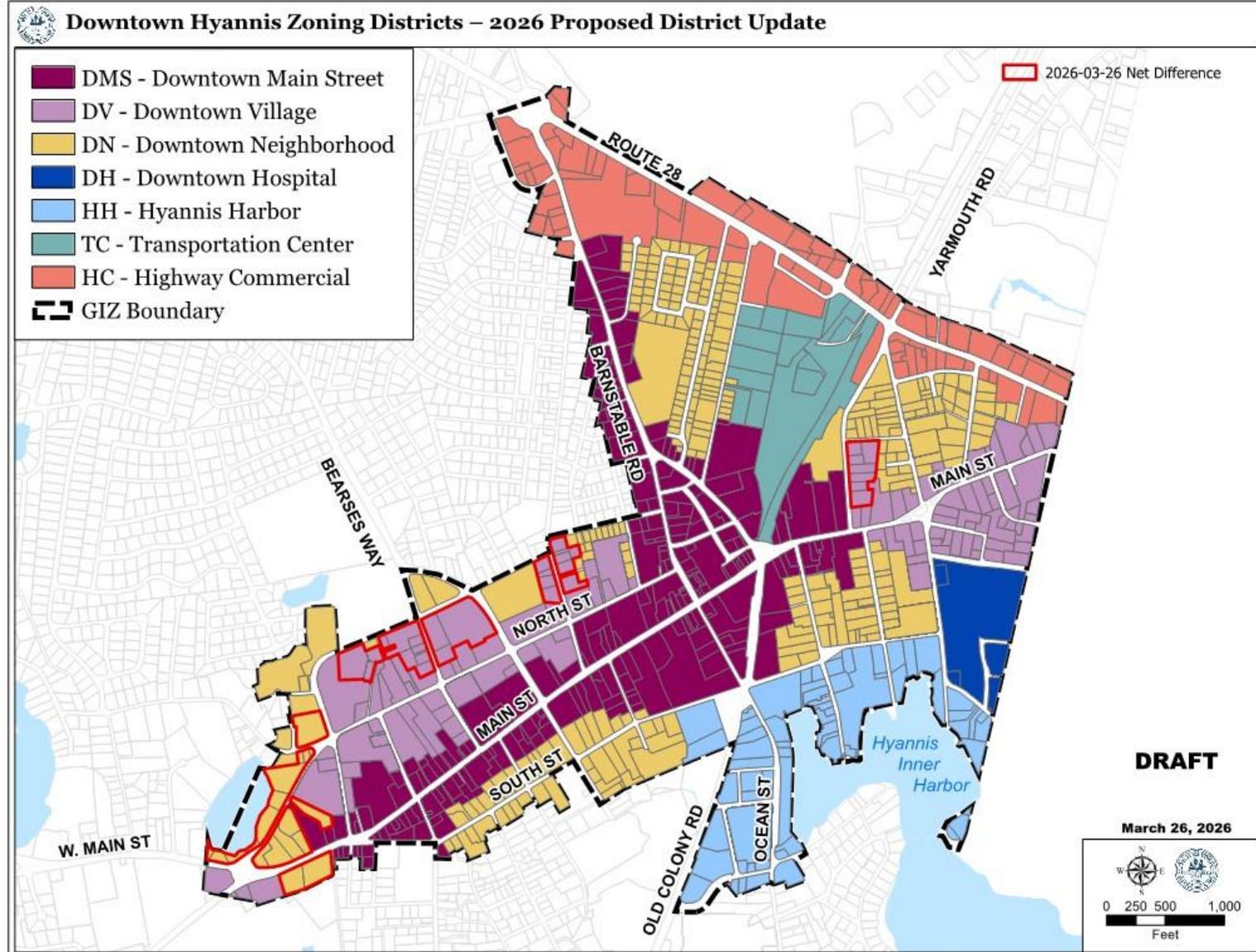


Councilor Ludtke Recommendation (with Hospital Recommendation)



5

Councilor Ludtke Recommendation (with Hospital Recommendation) Compared to Planning Board Recommendation (48 Parcels)



Item 2026-006 – Possible Motion to Amend

I make a motion to amend Item 2026-006 by striking Sections 1 through 6 in their entirety and inserting in place thereof the following:

By amending the Zoning Map of Barnstable, Mass. dated September 1, 1998, as previously amended, as referenced in Article II, Section 240-6, to amend the “Downtown Village District,” as shown on the draft map dated [March 26, 2026], prepared by the Town of Barnstable Geographical Information System Unit, entitled “Downtown Hyannis Zoning Districts - 2026 Proposed District Update” and marked for purposes of identification with the number “5”.

