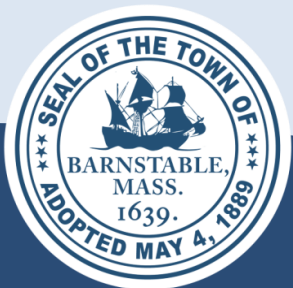


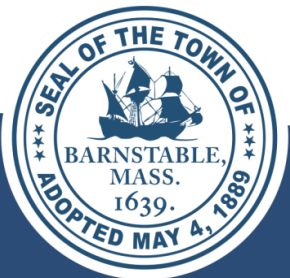
Seasonal Communities Designation

Thursday, May 28, 2026



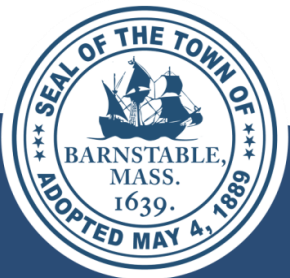
Seasonal Communities Designation

- The Executive Office of Housing and Livable Communities (EOHLC) has **designated the Town of Barnstable as a Seasonal Community** pursuant to M.G.L. 23B, §32



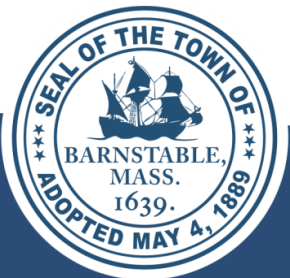
Seasonal Communities Designation

- The objective is to provide municipalities that experience substantial seasonal housing and workforce pressures with tools to create year-round attainable and affordable housing

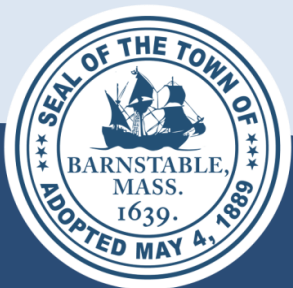


Seasonal Communities Regulations

- A municipality that has received a Seasonal Community designation pursuant to M.G.L. c. 23B, § 32(b) shall accept or deny such designation by **majority vote** of the municipal legislative body



Seasonal Communities Zoning Requirements



Zoning Requirements

- Municipalities that accept the designation are obligated to pass certain zoning amendments **within twenty-four months of voting to accept the designation**
- If the Town accepts this designation **as of right zoning** will need to be passed for the following:

Tiny Homes

Undersized Lots

Zoning Requirements

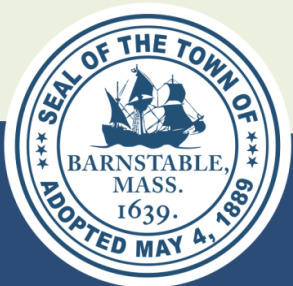
- Municipalities that accept the designation are obligated to pass certain zoning amendments **within twenty-four months of voting to accept the designation**
- If the Town accepts this designation **as of right zoning** will need to be passed for the following:

Note: In correspondence with EOHLC no community has adopted fully compliant zoning to date

Tiny Homes

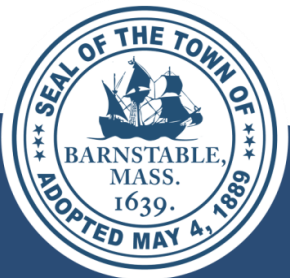
Undersized Lots

Permit Tiny Homes to be Built and Used as Year-Round Housing

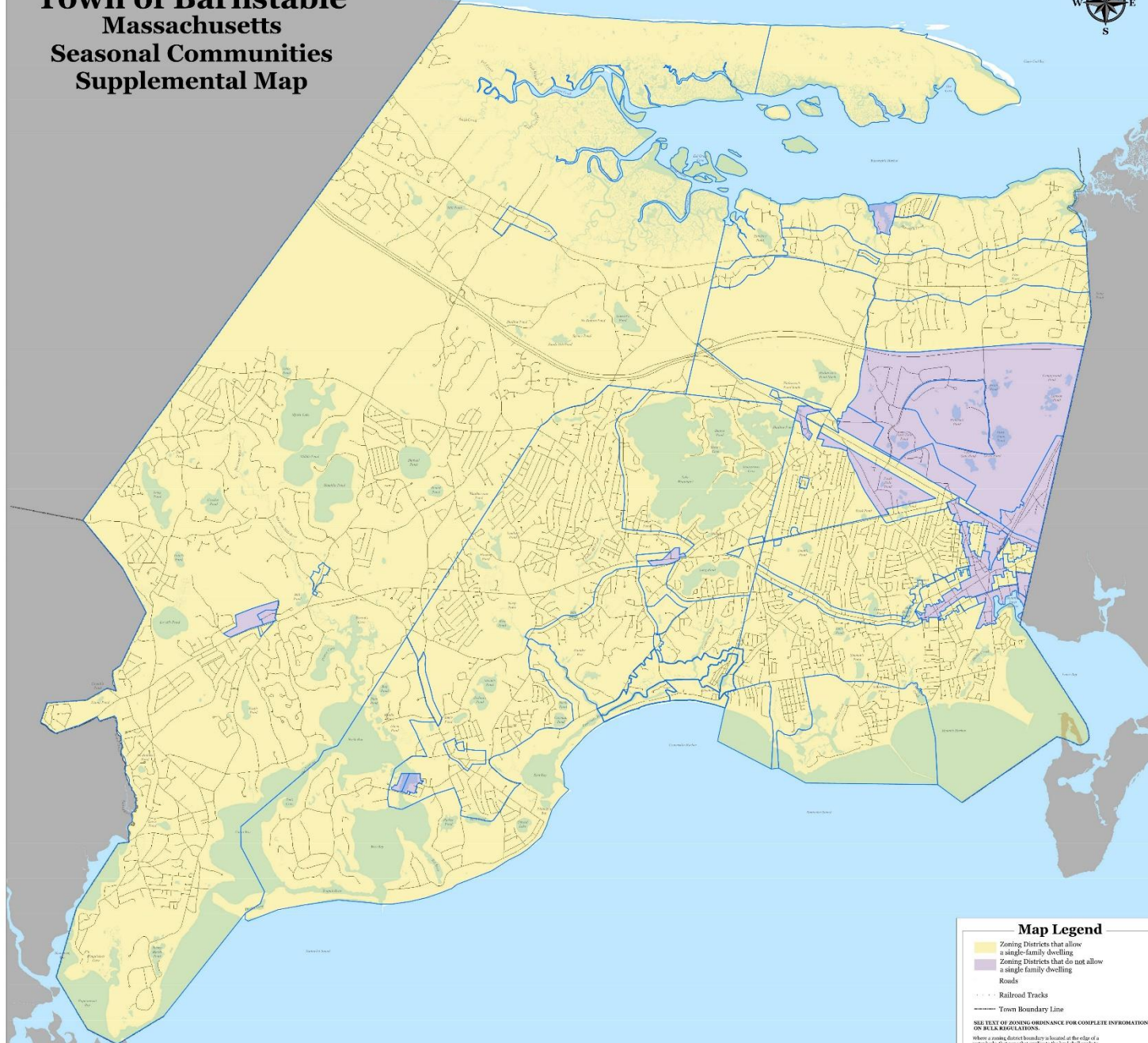


Tiny Homes

- Seasonal Communities shall amend their zoning to allow Tiny Houses As of Right in all Single-family Residential Zoning Districts (*Defined as any zoning district where single-family development is allowed as-of-right or by special permit*)



Town of Barnstable Massachusetts Seasonal Communities Supplemental Map



Map Legend

- Zoning Districts that allow a single-family dwelling
- Zoning Districts that do not allow a single-family dwelling
- Roads
- Railroad Tracks
- Town Boundary Line

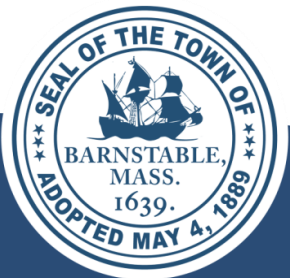
SEE TEXT OF ZONING ORDINANCE FOR COMPLETE INFORMATION ON RULE REGULATIONS.

When a zoning district boundary is located at the edge of a water body, the water body applies to the land that abuts the structure and uses such as signs and commercial loading operations to the extent of the territorial jurisdiction of the town.

When zoning district boundaries are located along the edge of a roadway and a distance is shown from such point to another zoning boundary, such distance and points shall be from the center of the road.

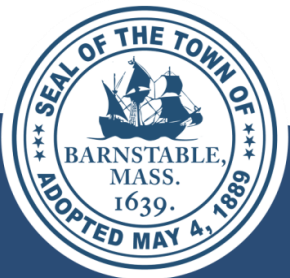
Tiny Home Definition

- **Tiny Home**: A Detached Dwelling Unit that is the principal dwelling on a Lot and is not more than 400 square feet in Floor Area



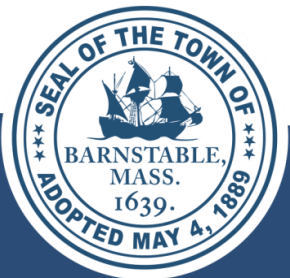
Tiny Homes

- The Town may prohibit movable tiny homes including a Trailer or Auto Home



Tiny Homes

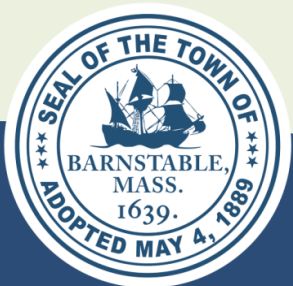
- As-of right tiny home zoning is subject to the following requirements:
 1. The property must contain a **restrictive covenant** that requires the property to be **owner occupied for no less than ten months in a twelve-month period**; and
 2. The tiny home must **comply with all applicable Building Code requirements**



Local Context

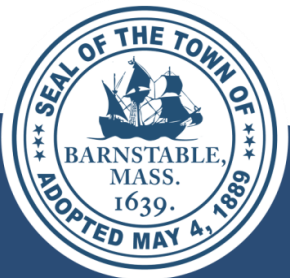
- Under Barnstable Zoning Ordinance §240-7F(1), unless provided otherwise, a single lot **shall not contain more than one principal permitted building**
- Unless the Seasonal Communities regulations are revised, or the Town of Barnstable amends its zoning ordinance to provide otherwise, a property owner would **not be permitted to develop cluster cottages** or construct multiple tiny homes on one lot

Permit Year-Round, Attainable Residential Development on Undersized Lots

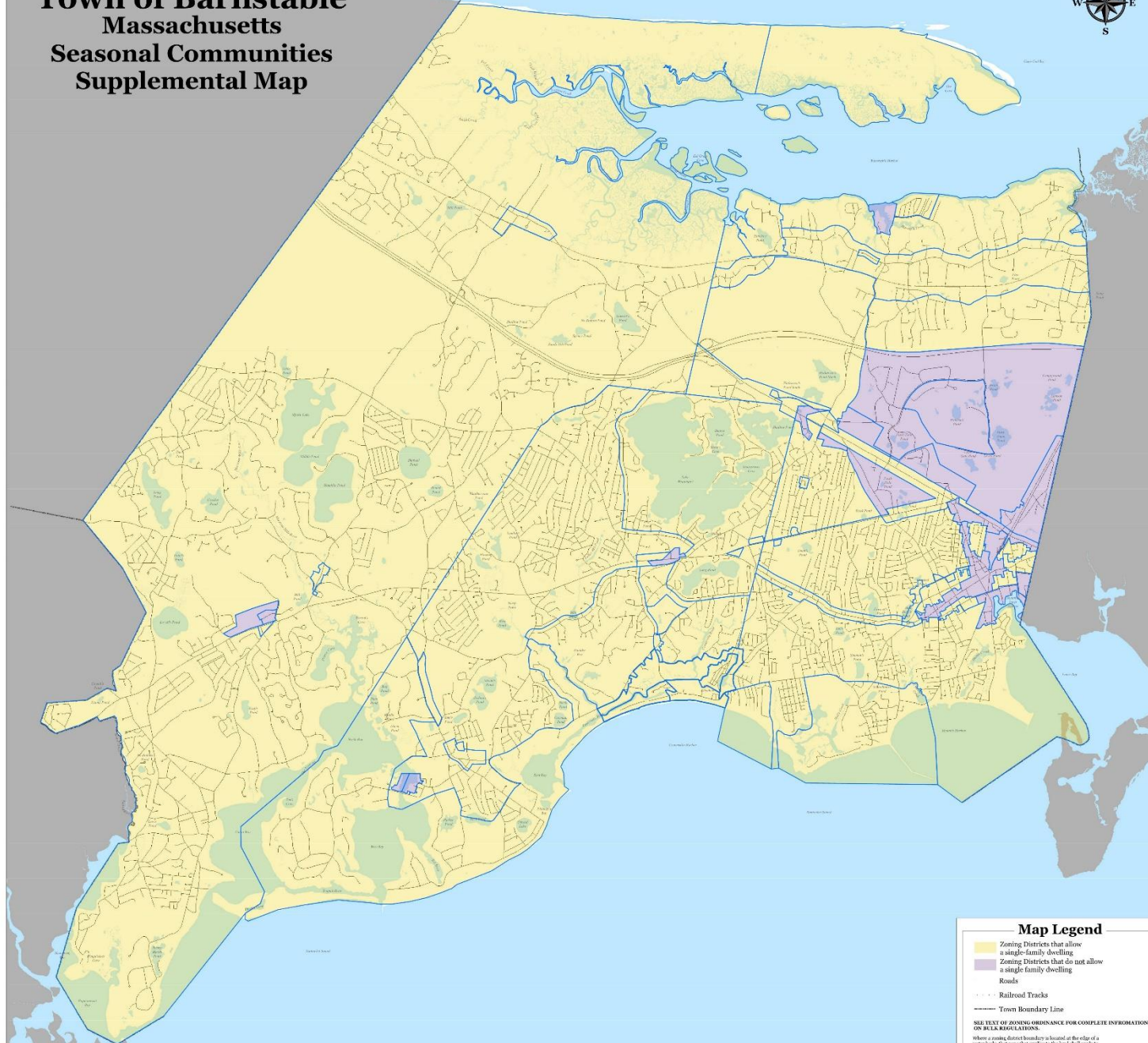


Attainable Housing Units on Undersized Lots

- Seasonal Communities shall amend their zoning to allow Attainable Housing Units on Undersized Lots As of Right in all Single-family Residential Zoning Districts (*Defined as any zoning district where single-family development is allowed as-of-right or by special permit*)



Town of Barnstable Massachusetts Seasonal Communities Supplemental Map



Map Legend

- Zoning Districts that allow a single-family dwelling
- Zoning Districts that do not allow a single-family dwelling
- Roads
- Railroad Tracks
- Town Boundary Line

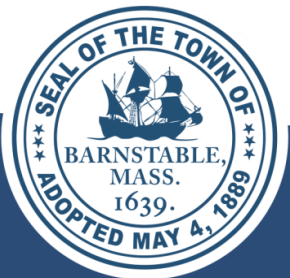
SEE TEXT OF ZONING ORDINANCE FOR COMPLETE INFORMATION ON ALL REGULATIONS.

When a zoning district boundary is located at the edge of a water body, the water body applies to the land that abuts the structure and uses such as signs and commercial loading operations to the extent of the territorial jurisdiction of the town.

When zoning district boundaries are located along the edge of a roadway and a distance is shown from such point to another zoning boundary, such distance and points shall be from the center of the road.

Attainable Housing Units on Undersized Lots

- **Undersized Lot:** A Lot that at the time of Recording or Endorsement is located in a Single-family Residential Zoning District, does not meet the minimum Lot size requirements for the Zoning District and has not merged with an adjacent Lot under common ownership
- **Attainable Unit:** A dwelling that contains restrictions requiring the owner to occupy the unit **no less than ten months in a twelve-month period** and have an income that does **not exceed 250% of the area median income**



Undersized Lots

Lot Size

- At least 10,000 square feet or 25% of the minimum lot size for the zoning district in which the lot is located (i.e. 21,780 square feet for 2-acre zoning)

Setbacks

- No more than one foot for every 1,000 square feet—on all sides—
- Maximum permissible setback of 15 feet

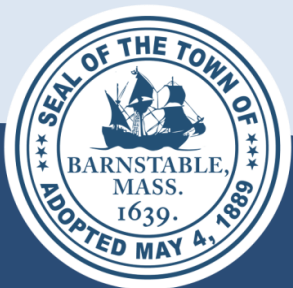
Frontage

- Minimum of 20 feet

Local Context

- If the Town of Barnstable accepts the Seasonal Communities, undersized lots would range between 10,000 square feet and 21,780 square feet with setbacks ranging from 10 feet to 15 feet
- It is unclear if a property owner is able to use the regulations as a basis for creating new undersized lots via subdivision of an existing lot

Housing Tools and Resources Enabled through Seasonal Communities Designation



Housing Tools and Resources

- ***Create Year-Round Housing for Artists*** - A Seasonal Community may expend funds designated for the creation and preservation of Artist Housing.
- ***Year-round Housing Occupancy Restrictions*** - A Seasonal Community or a Trust may require, hold and enforce a Year-round Housing Occupancy Restriction for rental or other housing created pursuant to 760 CMR 76.04 (the zoning requirements stated above), 760 CMR 76.05 (year-round housing trust fund) and 760 CMR 76.07 (year-round artist housing).

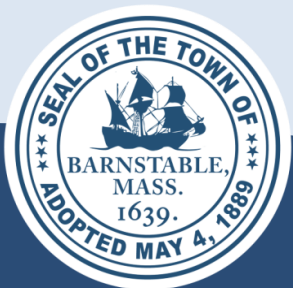
Housing Tools and Resources

- ***Year-Round Housing Trust*** - A Seasonal Community may establish a Trust to provide for the creation and preservation of Attainable Housing Units for the benefit of year-round residents. Attainable Housing Units shall be defined the same as above.
- ***Housing Preference for Seasonal Community Essential Public Employees*** – A Dwelling Unit Acquired or Developed by a Seasonal Community may include a preference for Seasonal Community Essential Public Employees, subject to fair housing laws

Housing Tools and Resources

- ***Residential Exemption*** - A Seasonal Community that has adopted the residential property tax exemption, may, at the option of the Town Council, increase the residential exemption to not more than 50% of the average assessed value of all class one, residential.

Funding Enabled through Seasonal Communities Designation



Seasonal Community Grant Program

All communities that accept designation are eligible to apply for grant funding for the following activities:

- *Planning and zoning activities, including, but not limited to: 1) planning activities related to housing needs assessments; 2) zoning and/or bylaw revisions to implement Seasonal Communities policies; and 3) planning for housing development.*

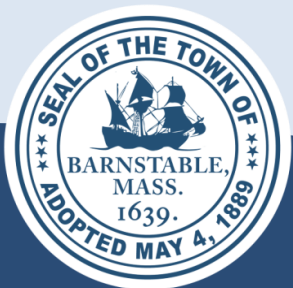
Seasonal Community Grant Program

- *Local actions for housing development, including but not limited to 1) funding for housing development projects; 2) technical assistance to establish a Year-Round Housing Trust Fund; and 3) seed funding for a Year-Round Housing Trust to support housing development.*

Seasonal Community Grant Program

- *Public horizontal infrastructure projects to leverage housing development, including preconstruction (design/engineering documents) and/or construction related to: 1) Sewer lines, septic systems, and other sanitary waste disposal systems, water lines, wells, and water treatment systems; 2) Utility extensions; 3) Streets, roads, curb cuts, and other transit improvements such as crosswalks and pedestrian and bicycle ways; and 4) Other related horizontal infrastructure work adjacent to planned or imminent housing improvements.*
- *Ranging from 60k to 175k*

Massachusetts Communities with Approved Designations



Status of Cape Cod Communities

Town	Status of Designation
Barnstable	Designated by the State
Yarmouth	Designated by the State
Mashpee	Designated by the State
Harwich	Designated by the State
Sandwich	Designated by the State
Bourne	Designated by the State

Town	Status of Designation
Provincetown	Approved April 2025
Wellfleet	Approved April 2025
Orleans	Approved May 2025
Chatham	Approved May 2025
Eastham	Approved May 2025
Truro	Approved May 2025
Falmouth	Approved April 2026
Dennis	Approved May 2026
Brewster	Approved May 2026

Thank You

