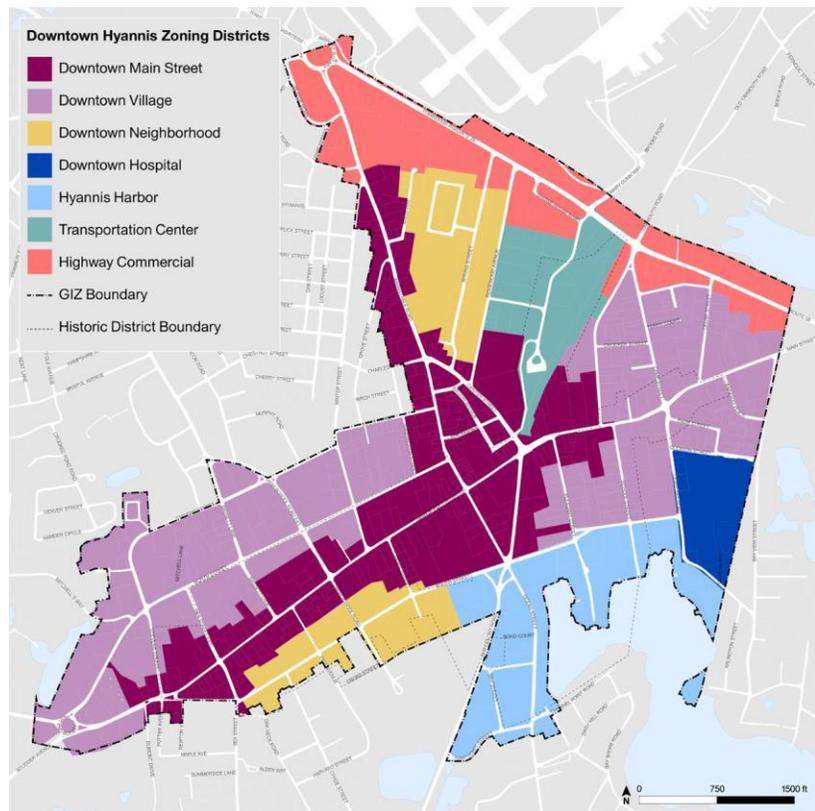


Downtown Hyannis Zoning Districts Introduction

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.



Map of the new Downtown Hyannis Zoning Districts

Ordinance Organization

Sections 1.1 through **1.3** establish the name, title, applicability and permitting authority for the Downtown Hyannis Zoning Districts.

Section 1.4 Definitions provides definitions for certain words and phrases used in the Downtown Hyannis Zoning Districts.

Section 1.5 Standards for All Districts includes standards for buildings, uses, and sites that apply to all seven (7) Downtown Hyannis Zoning Districts, and includes an explanation of the form-based dimensional standards used in the ordinance, along with instructions for/defining how certain dimensions are measured.

Sections 1.6 through **1.12** provide more detailed provisions for each zoning district, including the intent of each district along with standards for lots, buildings, uses, and sites customized for each specific district. Each section supplements and combines with **Section 1.5 Standards for All Districts** as the full set of standards applicable to each zoning district.

Lastly, **Section 1.13 Tables** includes an ‘at a glance’ summary table of the dimensional standards for all seven (7) zoning districts, and standards for Frontage Types and projecting Building Components. Frontage types are permitted only in the zoning district indicated for each type, while projecting components are available for all buildings in all zoning districts.

How is this different?

Currently, the Zoning Ordinance of the Town of Barnstable regulates development using lot area, lot frontage, setback, height in feet, lot coverage, and floor area ratio dimensional standards. The proposed Downtown Hyannis Zoning Districts introduce new dimensional standards including façade build out (the width of a building compared to the lot width), maximum building width, fenestration (window glass) percentage, and commercial space depth, while also replacing the regulation of building height

Table 4. DV Dimensional Standards

LOT		BUILDING FORM	
Lot Width	30' min	E - Building Width	180' max
Lot Coverage	80%	F - Number of Stories	3.5 or 4 max
BUILDING PLACEMENT		G - Ground Story Height	
A - Primary Front Setback	10' min 20' max	Commercial	14' min
B - Secondary Front Setback	10' min 20' max	Residential	10' min
C - Side Setback	10' min	H - Upper Story Height	10' min
D - Rear Setback	20' min	BUILDING FEATURES	
Façade Build Out (min)	--	Ground Story Fenestration	--
Primary Frontage	80%	Primary Frontage	15% min 60% max
Secondary Frontage	40%	Secondary Frontage	15% min 25% max
		Upper Stories	15% min 25% max
		Blank Wall	20' max
		Commercial Space Depth	20' min

Dimensional standard tables for the Downtown Village District with new requirements for building placement, building form, and building features.

in feet with the total number of stories and individual ground and upper story height standards. Additionally, the Downtown Hyannis Zoning Districts regulates frontage types, or the combined design features in front of a building, and any projecting building components such as balconies, bay windows, and dormers. The sum total of these dimensional standards, frontage types, and building components of the Downtown Hyannis Zoning Districts is strong emphasis on the regulation of building form based on the desired existing and future character of Downtown Hyannis.

Table 2. Minimum Required Accessory Parking Spaces

Intended Use	DMS	DV	DN	DH	HH	TC	HC	On Site Shared Parking Adjustment ¹
Commercial Services (per 1,000 sf)	0	4	4	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	4	4	4	4	4	--
Lodging (per room)	1.25	1.25	1.25	1.25	1.25	1.25	1.25	--
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 (per DU)	1	1	1	1	1	1	1	--
Retail Sales (per 1,000 sf)	0	4	4	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

Table of the minimum required parking spaces for Downtown Hyannis Zoning Districts with new on-site shared parking adjustments.

The Downtown Hyannis Zoning Districts also balance parking standards with the desired physical form and character intended for new development in Downtown Hyannis. In direct support of initiatives to produce multi-family housing within downtown, a new on-site shared parking adjustment permits mixed-use buildings to share parking between residential uses (that typically use parking over evenings and on weekends) and uses such as commercial services and offices (that typically use parking during the day). When combined with reduced minimum parking requirements, the ability to share parking between users with different parking needs and a reduction in the use of land specifically for surface parking will help to address housing needs and simultaneously open additional economic development possibilities for Downtown Hyannis.