

July 2021 DRAFT
For Discussion Purposes Only

§240-24.1.1 Downtown Hyannis Zoning Districts

§240-24.1.2 Title

These districts shall be collectively known as the "Downtown Hyannis Zoning Districts."

§240-24.1.3 General Provisions

A. Applicability

1. Where the provisions of this Section conflict with those found elsewhere in the Barnstable Zoning Ordinance, the provisions of this Section apply.
2. The provisions of the Barnstable Zoning Ordinance § 240-6.C(3) do not apply within the Downtown Hyannis Zoning Districts.

B. Development Review

1. The Planning Board is the Special Permit Granting Authority (SPGA) for all development within the Downtown Hyannis Zoning Districts.
2. Unless otherwise specified by the provisions for each district, the construction or modification of a principal building or outbuilding requires Site Plan Approval, as required by §240-100.
3. The use of land or occupancy of floor space is permitted as specified by §240-24.1.5.B Use Provisions.

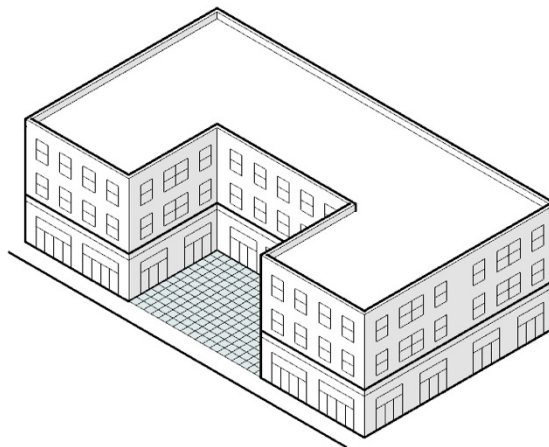
C. Compliance

1. Any modification to an existing structure that results in greater conformance to this Ordinance is permitted.
2. Any modification to an existing structure that increases an existing nonconformity or creates a new nonconformity is prohibited.

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§240-24.1.4 Definitions

- A. Accessory Parking Motor vehicle parking spaces that are incidental but supportive of a principal building(s).
- B. Building Component. A structural projection from the main massing or roof of a building that increases habitable square footage or enhances the usefulness of floor area.
- C. Development The platting of any lot, construction of any structure, or establishment of any parking lot that did not exist prior to the adoption of the Downtown Hyannis Zoning Districts.
- D. Façade. Any exterior wall of a principal building oriented toward a front lot line.
- E. Forecourt An open space between the forward projecting wings of a building.



- F. Frontage Area. The area of a lot between the façade of a principal building and any front lot line(s), projected to the side lines of the lot.
- G. Frontage Type A distinct combination of façade and frontage area design features.
- H. Parking Facility A parking lot or structure providing short- or long-term parking for a fee.
- I. Modification The alteration or structural change of an existing structure and any change to the parking capacity of an existing parking lot.
- J. Outbuilding A free-standing, fully enclosed structure for an accessory use or for activities customary to the principal use of land or a principal building.
- K. Principal Building The primary building on a lot.
- L. Principal Entrance The addressed entrance to a building or commercial space.
- M. Through Lot A lot fronting on two (2) or more throughfares, excluding a corner lot.

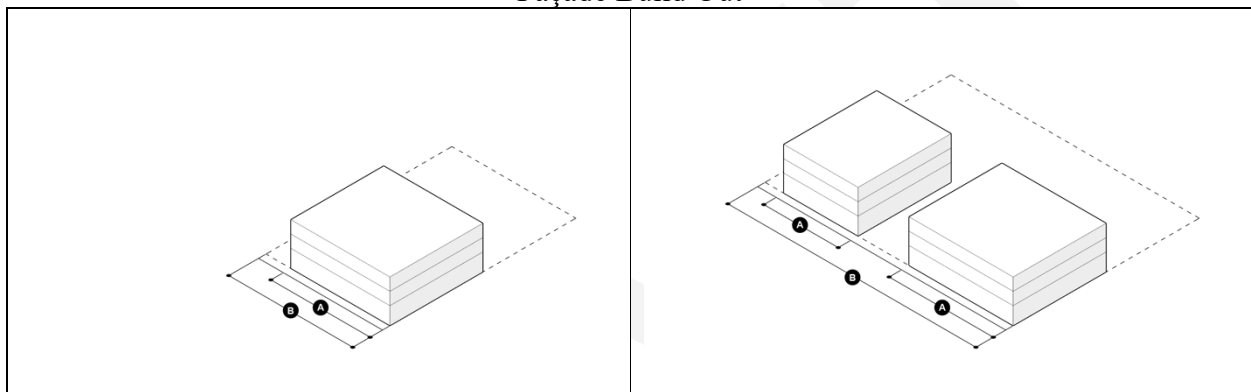
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§240-24.1.5 Standards for all Districts

A. Building Standards

1. Frontage types are permitted as specified by Table 11.
 - (a) Buildings must have at least one (1) frontage type. Buildings on corner lots must have two (2) frontage types, one (1) for each frontage.
 - (b) Multiple frontage types may exist for buildings that have more than one (1) principal entrance.
2. Facades must be built parallel to any primary front lot line, at or between the minimum and maximum front setbacks, for a minimum percentage of a lot's width and is specified as the minimum façade build out required for each district.

Façade Build Out



Single Building per Lot = $A \div B$

Multiple Buildings per Lot = $(A+A) \div B$

- (a) The open space of a forecourt is considered part of the building for the purpose of measuring façade width and façade build out.
3. Buildings must have at least one (1) principal entrance located on the façade.
 - (a) Multi-story buildings with ground floor commercial space(s) must have one (1) principal entrance for each commercial space in addition to any principal entrance(s) necessary for any upper stories.
4. Buildings may not exceed the maximum number of stories specified for each district.
 - (a) Each individual story of a building must comply with the minimum and maximum story height specified for each district.
 - (b) The ground story is always counted as one (1) story, except that a single ground story over eighteen (18) feet in height is counted as two (2) stories.
 - (c) Each upper story is counted as one (1) additional story, except that any upper story over sixteen (16) feet is counted as two (2) stories.
 - (d) Basements are not counted as one (1) story unless the finished floor of the ground story is five (5) feet or more above the average ground level of the lot.
 - (e) Habitable space located directly under a pitched roof is counted as a half (0.5) story.
 - (i) The roof rafters of a half story must intersect the wall plate or top of wall frame of the exterior walls at a height no more than (2) feet above the finished floor of the half story.
 - (f) Non-habitable attic space located under a pitched roof is not counted a half story.
 - (g) Pitched roofs with a slope greater than 12:12 require a Special Permit.

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5. Non-habitable architectural features including, but not limited to, mechanical & stairwell penthouses; vents or exhausts; solar panels or skylights; belfries, chimneys, cupolas, parapets, spires, and steeples are permitted on roofs.
 6. Building components are permitted as specified by §240-24.1.14 Building Components.
 7. Facades must have fenestration as specified for each district.
 - (a) Fenestration is calculated as a percentage of the area of a façade.
 - (b) For buildings with ground story commercial spaces, ground story fenestration is measured between two (2) feet and twelve (12) feet above the finished floor of the ground story.
 - (c) For all other buildings and all other building stories, fenestration is measured independently for each story, corresponding with the top of a finished floor to the top of the finished floor above.
 8. Fenestration enclosed with glass may be included in the calculation if it meets the following criteria:
 - (a) For ground story fenestration, glazing must have a minimum sixty percent (60%) Visible Light Transmittance (VLT) and no more than fifteen percent (15%) Visible Light Reflectance (VLR) as indicated by the manufacturer.
 - (b) For upper story fenestration, glazing must have a minimum of forty percent (40%) VLT and no more than fifteen percent (15%) VLR as indicated by the manufacturer.
- B. Use Provisions
1. The use of real property is permitted as specified on Table 1.
 2. Use categories not identified on Table 1 are prohibited.
 3. Real property may have one (1) or more uses.
 4. Uses are grouped into use categories based on similar functional, product, or physical characteristics, the type and amount of activity, the manner of tenancy, the conduct of customers, how goods or services are sold or delivered, and likely impact on surrounding properties. Some categories are further broken down by specific uses and may be regulated differently than other uses in the same category.
 5. The maximum number of dwelling units permitted for any building is determined by the actual motor-vehicle parking spaces provided on a lot as required by Table 2.
 6. Unless classified as a specific use that is not permitted in a zoning district, an existing nonconforming use may be changed to another nonconforming use that is from the same Use Category as the existing nonconforming use by Special Permit.
 7. A nonconforming use may not change to a different nonconforming use that is from a different Use Category than the existing nonconforming use.

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Table 1. Permitted Uses

Use Category Specific Use	DMS	DV	DN	DH	HH	TC	HC
Commercial Services (except as follows)	P	L	L	P	P	P	P
Automobile Maintenance & Repair	N	N	N	N	N	N	N
Boat Storage	N	N	N	N	N	N	N
Contractor Services	N	N	N	N	N	N	N
Funeral Services	N	N	N	N	N	N	N
Marina	N	N	N	N	SP	N	N
Outdoor Recreation	SP	SP	N	SP	SP	SP	SP
Parking Facility	N	N	N	N	N	P	SP
Public Transportation Maintenance	N	N	N	N	N	SP	N
Veterinary Services	N	N	N	N	N	N	P
Cultural Services (as specified below)	--	--	--	--	--	--	--
Arts & Culture Establishments	P	P	N	P	N	P	P
Fraternal & Social Organizations	P	P	N	P	N	P	P
Performing Arts & Theaters	P	P	N	P	N	P	P
Artist Live/Work	P	P	P	P	N	P	N
Food & Beverage Services	P	P	N	P	P	P	P
Visitor Accommodations (as specified below)	--	--	--	--	--	--	--
Hotel/Motel	P	N	N	N	P	N	P
Bed & Breakfast	N	P	P	N	P	N	N
Office	P	P	L	P	P	P	P
Residential	--	--	--	--	--	--	--
Multi-Unit Dwelling	L	P	N	N	P	SP	N
Two-Unit Dwelling	L	P	L	N	N	N	N
Single Unit Dwelling	N	P	P	N	N	N	N
Retail Sales (except as specified below)	P	P	N	P	P	P	P
Boat Sales	N	N	N	N	SP	N	N
Gasoline Sales	N	N	N	N	N	N	N
Motor Vehicle Sales	N	N	N	N	N	N	N

P – Permitted By-Right SP – Special Permit
N – Not Permitted L – Permitted with Limitations (see district)

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C. Site Standards

1. Forecourts

- (a) Driveways and passenger drop-offs are permitted in forecourts by Special Permit. Real property fronting Main Street is exempt.
- (b) Garage entrances, parking spaces, loading and service areas, exhaust vents, mechanical equipment, and refuse or recycling storage are not permitted in forecourts.

2. Landscaping

- (a) Lot area uncovered by structures or impermeable surfaces must be landscaped.
- (b) All site plan and special permit applications must submit a landscape plan(s) signed and stamped by a MA registered Landscape Architect.

3. Landscape Buffers

- (a) When required by the provisions of any district, landscape buffers must comply with the following:
 - (i) Landscape buffers must be located along the outer perimeter of the lot, parallel to and extending along the lot line.
 - (ii) Unless otherwise specified, landscape buffers must be six (6) feet wide, measured from the lot line toward the interior of the lot.
 - (iii) Landscape buffers must have closely spaced evergreen shrubs that grow to at least two (2) feet tall at maturity and a fence or wall at least four (4) feet in height.
 - (iv) Preexisting, substantially equivalent vegetation that is preserved within a landscape buffer may substitute for any required landscape buffer plantings provided that the preexisting vegetation is healthy and growing.
 - (v) Water, sanitary sewer, electrical, telephone, natural gas, cable, storm drainage, or other service lines are permitted within landscape buffers.

4. Stormwater Management

- (a) Rain gardens should be used to the maximum extent practicable. Rain gardens are defined as landscaped areas designed to absorb and filter stormwater runoff from impervious surfaces.

5. Signs

- (a) All development shall comply with the applicable signage requirements contained in Article VII, Sign Regulations, at §§ 240-59 through 240-89, inclusive, of the Barnstable Zoning Ordinance. Internally illuminated signs are prohibited in the Hyannis Village Zoning Districts.

6. Outdoor Lighting

- (a) Reflectors and shielding shall provide total cutoff of all light at the property lines of the parcel to be developed.

7. Fences

- (a) Fences greater than four (4) feet in height in the frontage area and six and one half (6.5) feet in height in all other locations at any point along their length require a Special Permit.
- (b) Fence posts and supporting rails must face inward toward the property being fenced and the finished face must be oriented towards the abutting lot.

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B. Parking Standards

1. Accessory parking must be provided as specified by Table 2.
 - (a) Commercial Service Parking Facility uses are exempt from Table 2.
2. The total number of required accessory parking spaces is calculated as the sum of all required spaces based on the intended use of floor area within a building at construction permitting.
3. Parking is required at the time a principal building is first established and not for the subsequent establishment, change or expansion of any permitted use; or the renovation of any existing principal building.
4. Relief from the parking requirements of Table 2 requires a Special Permit.
5. In its discretion to approve or deny a Special Permit authorizing relief from the minimum parking requirements of Table 2, the Planning Board shall consider conditioning the Special Permit upon one or more of the following:
 - (a) Elimination or reduction of existing curb cuts and driveway aprons
 - (b) Establishment of a shared driveway or cross-access connection between abutting parking lots with a binding easement and joint maintenance agreement defining the responsibilities of abutting property owners sharing access.

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

¹ Rounded up to the nearest whole number

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6. Drive Throughs
 - (a) Drive throughs require a Special Permit and are only permitted for the following uses:
 - (i) Banks (a specific use of the Commercial Service use category)
 - (ii) Pharmacies (a specific use of the Retail Sales use category)
7. Driveways & Curb Cuts
 - (a) Driveways are not permitted in the frontage area of a lot between a building and the front lot line but may be set to the side and traverse the frontage area.
 - (b) All curb cuts require a Special Permit and no more than one (1) curb cut is permitted per lot.
 - (c) The interior width of a curb cut (between the curb stones or flares) may be no wider than the driveway, vehicular entrance, or loading facility it serves.
 - (d) A driveway apron may be installed within a sidewalk, but the grade, cross slope, and clear width of the pedestrian sidewalk must be maintained between the driveway apron and the abutting driveway.
 - (e) The appearance of the sidewalk (ie. scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.
8. Parking Location
 - (a) Motor vehicle parking, excluding parking in a driveway, and parking spaces are not permitted in the frontage area of a lot.
 - (i) Real property in the Highway Commercial (HC) district is exempt.
 - (b) Surface parking is prohibited within any required landscape buffer.
9. Parking Lots
 - (a) All parking lots must have vehicular access from a street, alley, driveway, or cross-access connection between lots.
 - (b) To reduce traffic congestion and increasing convenience for customers, employees, and residents, development is encouraged to provide direct vehicular connections between abutting parking lots so that motor vehicles can move between properties without re-entering the public street.
 - (c) To increase walkability and reduce conflicts between pedestrians and motor vehicles, development is encouraged to provide access to rear parking lots via driveways that are shared between abutting properties or multiple properties on the same block face.
 - (d) One three (3) inch minimum caliper low-water-use, low-maintenance tree must be provided for every five (5) parking spaces and must be located within twenty (20) feet of the parking lot. Trees shall be maintained and irrigated as necessary and planted within at least fifty (50) square feet of permeable area.
 - (e) A landscape buffer must be provided between any side or rear lot line and any parking lot with five (5) or more parking spaces, excluding any vehicular connections to abutting parking lots. See Chapter 240-24 §§1.5.C.8 Landscape Buffers for more information.
 - (f) A landscape buffer, a landscaped earthen berm, or a combination of the two must be provided between any parking lot and any lot line abutting a public thoroughfare. See Chapter 240-24 §§1.5.C.8 Landscape Buffers for more information.
 - (g) A landscaped area at least six (6) feet wide must be provided between any building and any parking lot with ten (10) or more parking spaces, excluding building entrances, service and loading areas, and utility locations.

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- (h) At least ten percent (10%) of any parking lot with twenty-one (21) or more parking spaces must be landscaped.
 - (i) Lot area required as a landscape buffer is excluded from the calculation of the parking lot area.
 - (ii) Landscape islands abutting a single row of parking spaces must be at least six (6) feet in width and the same length as the parking spaces. Each island must include one (1) three (3) inch minimum caliper, low-water-use, low-maintenance tree.
 - (iii) Landscape islands abutting a double row of parking spaces must be at least eight (8) feet in width and the same length as the parking spaces. Each island must include two (2) three (3) inch minimum caliper, low-water-use, low-maintenance trees.

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§240-24.1.6 Downtown Main Street District (DMS)

A. Intent

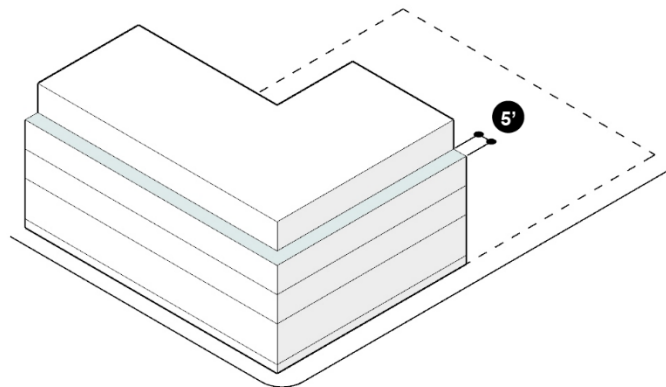
1. The Downtown Main Street District is intended to promote the continuation of a walkable, pedestrian-oriented downtown environment with continuous active streetscape. Development is characterized by mid-rise mixed-use buildings, continuous street walls and variety of materials with parking visually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

B. Lot Standards

1. Newly platted lots must be dimensioned as specified on Table 3.
2. Lot coverage may not exceed the maximum specified on Table 3.
3. Principal buildings must comply with the setbacks specified on Table 3.

C. Building Standards

1. Principal buildings are permitted as specified on Table 3.
2. Multiple principal buildings and multiple outbuildings are permitted per lot.
3. Any building contributing toward the frontage buildout for any lot fronting Main Street between Ocean Street and Sea Street must provide ground story commercial space that is at least twenty (20) feet in depth for one hundred percent (100%) of the total width of the building, excluding lobby entrances and other means of egress associated with the use of upper stories.
4. Awnings, canopies, signs, balconies, and non-habitable architectural features of a building may project over the public sidewalk but must provide at least eight (8) feet of clearance and a license from the Town Manager in accordance with Barnstable General Ordinances, Part 1, Chapter 121, § 121-6J is required.
5. The fourth (4th) story of any building must be recessed (“stepped back”) from the façade of the stories below at least five (5) feet.



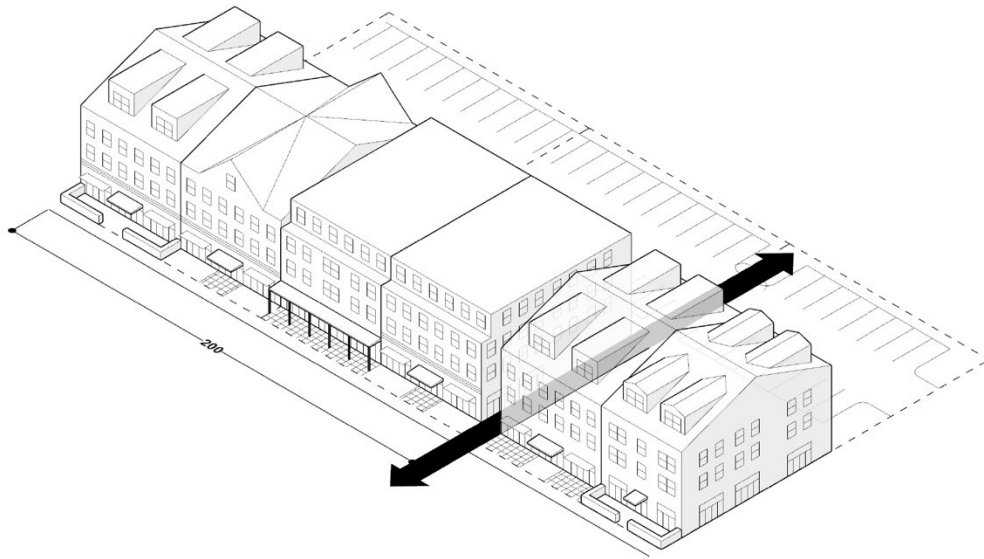
6. Mechanical & stairwell penthouses and building systems equipment must be setback from any exterior wall a distance that is equal to their height.

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7. Facades may not have any blank wall areas without fenestration or architectural surface relief greater than twenty (20) feet measured both vertically and horizontally for all stories of a building for any facade.
8. Loading and service areas may not be visible from any public sidewalk of Main Street.

D. Design Guidelines

1. The development of any new principal building should include a pedestrian passage connecting the sidewalk at the front of the property to any parking areas to the rear of the building, to every extent practicable, where no such pedestrian passage exists within two hundred (200) linear feet of the building's principal entrance. ▲



2. When provided, pedestrian passages may be designed as an open-air passage between buildings, a covered atrium providing continuous protection from the elements, or as an up to two (2) story passage through a building.

E. Use Provisions

1. Occupation of floor area greater than ten thousand (10,000) square feet by any non-residential use requires a Special Permit.

F. Site Standards

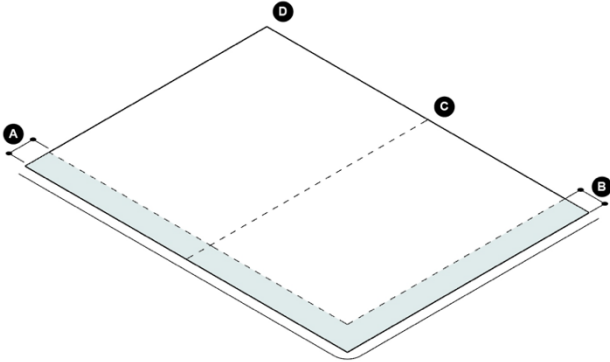
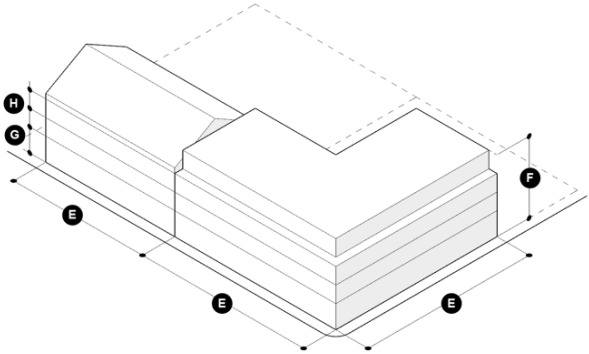
1. New construction on any lot abutting the side or rear lot line of a lot in the DN district must provide a landscape buffer extending one hundred percent (100%) of the length of the lot line. See Chapter 240-24 §§1.5.C.8 Landscape Buffers for more information.

G. Parking Standards

1. For development on any through lot fronting Main Street, parking access must be provided from the non-Main Street frontage.

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Table 3. DMS Dimensional Standards

			
LOT		BUILDING FORM	
Lot Width	30' min	E - Building Width	180' max
Lot Coverage	100% max	F - Number of Stories	3.5 or 4 max ²
BUILDING PLACEMENT		BUILDING FEATURES	
		G - Ground Story Height	--
A - Primary Front Setback	0' min 15' max	Residential	10' min
B - Secondary Front Setback	0' min 15' max	Commercial	14' min
C - Side Setback	0' min	H - Upper Story Height	10' min
D - Rear Setback	0' min		
Façade Build Out (min)	--	Ground Story Fenestration	--
Primary Frontage	80%	Primary Frontage	60% min
Secondary Frontage	40%	Secondary Frontage	15% min
		Upper Story Fenestration	15% min
		Blank Wall	20' max
		Commercial Space Depth	20' min

² See 240-24.1.5.C.4

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§240-24.1.7 Downtown Village District (DV)

A. Intent

1. The Downtown Village District is intended 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.

B. Lot Standards

1. Newly platted lots must be dimensioned as specified on Table 4.
2. Lot coverage may not exceed the maximum specified on Table 4.
3. Principal buildings must comply with the setbacks specified on Table 4.

C. Building Standards

1. Principal buildings are permitted as specified on Table 4.
2. Multiple principal buildings and multiple outbuildings are permitted per lot.
3. The fourth (4th) story of any building must be recessed (“stepped back”) from the façade of the stories below at least five (5) feet.
4. Mechanical & stairwell penthouses and building systems equipment must be setback from any exterior wall a distance that is equal to their height.

D. Use Provisions

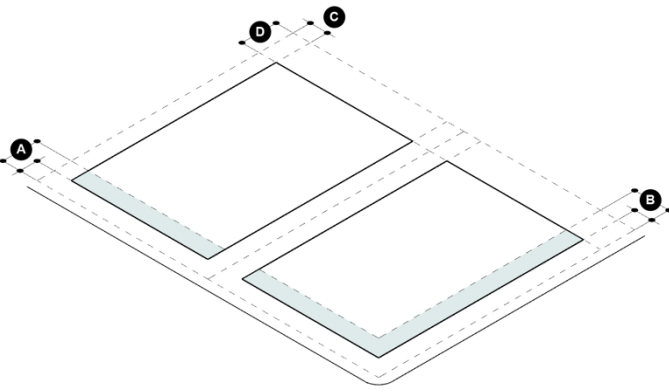
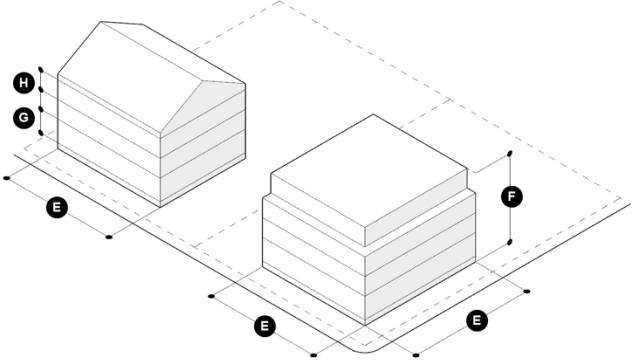
1. Occupation of floor area greater than ten thousand (10,000) square feet by any non-residential use requires a Special Permit.

E. Site Standards

1. New construction on any lot abutting the side or rear lot line of a lot in the DN district must provide a landscape buffer extending one hundred percent (100%) of the length of the lot line. See Chapter 240-24 §1.5.C.8 Landscape Buffers for more information.

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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		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

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§240-24.1.8 Downtown Neighborhood District (DN)

A. Intent

1. The Downtown Neighborhood District is intended to promote the traditional uses and form of the neighborhoods adjacent to downtown that are characterized by a variety of 19th and 20th Century detached and semi-detached residential building types.

B. Lot Standards

1. Newly platted lots must be dimensioned as specified on Table 5.
2. Lot coverage may not exceed the maximum specified on Table 5.
3. Principal buildings must comply with the setbacks specified on Table 5.

C. Building Standards

1. Principal buildings are permitted as specified on Table 5.
2. One (1) principal building is permitted per lot and multiple outbuildings are permitted per lot.

D. Use Provisions

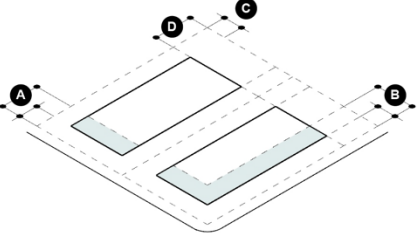
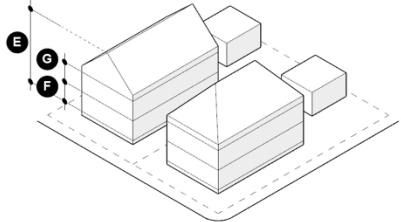
1. Limitations
 - (a) Office uses are permitted only for lots fronting South Street or High School Road.
 - (b) Two-Unit dwellings are prohibited for lots fronting only Brookshire Road or King's Way.

E. Site Development

1. Development on corner lots must comply with the provisions of § 240-41 of the Barnstable Zoning Ordinance.
2. Outdoor lighting must be shielded and provide total cut off of all light at the boundaries of the lot under development.
3. Fences greater than four (4) feet in height in the frontage area and six and one half (6.5) feet in height in all other locations at any point along their length require a Special Permit.

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Table 5. DN Dimensional Standards

			
LOT		BUILDING FORM	
Lot Width	20' min	E - Number of Stories	2.5 max
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	BUILDING FEATURES	
B - Secondary Front Setback	10' min 20' max	Ground Story Fenestration	15% min 25% max
C - Side Setback	10' min	Upper Story Fenestration	15% min 25% max
D - Rear Setback	20' min		
SETBACKS - OUTBUILDINGS			
Front Setback	60' min		
Side Setback	3' min		
Rear Setback	3' min		

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§240-24.1.9 Downtown Hospital District (DH)

A. Intent

1. The Downtown Hospital District is intended 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.

B. Lot Standards

1. Newly platted lots must be dimensioned as specified on Table 6.
2. Lot coverage may not exceed the maximum specified on Table 6.
3. Principal buildings must comply with the setbacks specified on Table 6.

C. Building Standards

1. Principal buildings are permitted as specified on Table 6.
2. Multiple principal buildings are permitted per lot.

D. Site Standards

1. New construction on any lot abutting the side or rear lot line of a lot in the DN district must provide a landscape buffer extending one hundred percent (100%) of the length of the lot line. See Chapter 240-24 §1.5.C.8 Landscape Buffers for more information.

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Table 6. DH Dimensional Standards

LOT		BUILDING FORM	
Lot Width	50' min	Number of Stories	6 max
Lot Coverage	80% max	Building Height	85' max
BUILDING PLACEMENT			
Primary Front Setback	20' min		
Secondary Front Setback	20' min		
Side Setback	10' min		
Rear Setback	10' min		

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§240-24.1.10 Hyannis Harbor District (HH)

A. Intent

1. The Hyannis Harbor District is intended 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.

B. Lot Standards

1. Newly platted lots must be dimensioned as specified on Table 7.
2. Lot coverage may not exceed the maximum specified on Table 7.
3. Principal buildings must comply with the setbacks specified on Table 7.

C. Building Standards

1. Principal buildings are permitted as specified on Table 7.
2. Multiple principal buildings and multiple outbuildings are permitted per lot.

D. Site Standards

1. New construction on any lot abutting the side or rear lot line of a lot in the DN district must provide a landscape buffer extending one hundred percent (100%) of the length of the lot line. See Chapter 240-24 §1.5.C.8 Landscape Buffers for more information.

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Table 7. HH Dimensional Standards

LOT		BUILDING FORM	
Lot Width	20' min	Number of Stories	2.5 max
Lot Coverage	90% max	Building Height	35 ft max
BUILDING PLACEMENT			
Primary Front Setback	20' min		
Secondary Front Setback	20' min		
Side Setback	10' min		
Rear Setback	10' min		

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§240-24.1.11 Transportation Center District (TC)

- A. Intent
 - 1. The Transportation District is intended 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.
- B. Lot Standards
 - 1. Newly platted lots must be dimensioned as specified on Table 8.
 - 2. Lot coverage may not exceed the maximum specified on Table 8.
 - 3. Principal buildings must comply with the setbacks specified on Table 8.
- C. Building Standards
 - 1. Principal buildings are permitted as specified on Table 8.
 - 2. Multiple principal buildings and multiple outbuildings are permitted per lot.
- D. Use Provisions
 - 1. Occupation of floor area greater than ten thousand (10,000) square feet by any non-residential use requires a Special Permit.
- E. Site Standards
 - 1. New construction on any lot abutting the side or rear lot line of a lot in the DN district must provide a landscape buffer extending one hundred percent (100%) of the length of the lot line. See Chapter 240-24 §§1.5.C.8 Landscape Buffers for more information.

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Table 8. TC Dimensional Standards

LOT		BUILDING FORM	
Lot Width	50' min	Number of Stories	3 max
Lot Coverage	65% max	Building Height	40 ft max
BUILDING PLACEMENT			
Primary Front Setback	--		
Lots fronting Route 28	50' min		
All other Lots	20' min		
Secondary Front Setback	20' min		
Side Setback	10' min		
Rear Setback	10' min		

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§240-24.1.12 Highway Commercial District (HC)

A. Intent

1. The Highway Commercial District is intended 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.

B. Lot Standards

1. Newly platted lots must be dimensioned as specified on Table 9.
2. Lot coverage may not exceed the maximum specified on Table 9.
3. Principal buildings must comply with the setbacks specified on Table 9.

C. Building Standards

1. Buildings are permitted as specified on Table 9.
2. Multiple principal buildings and multiple outbuildings are permitted per lot.

D. Use Provisions

1. Occupation of floor area greater than ten thousand (10,000) square feet by any non-residential use requires a Special Permit.

E. Site Standards

1. New construction on any lot abutting the side or rear lot line of a lot in the DN district or any lot solely for residential purposes must provide a minimum ten (10) foot wide landscape buffer extending one hundred percent (100%) of the length of the lot line. See Chapter 240-24 §§1.5.C.8 Landscape Buffers for more information.

F. Parking Standards

1. To reduce traffic congestion and increasing convenience for customers, employees, and residents, development is encouraged to provide direct vehicular connections between abutting parking lots so that motor vehicles can move between properties without re-entering the public street.
2. To increase walkability and reduce conflicts between pedestrians and motor vehicles, development is encouraged to:
 - (a) provide only the minimum number of driveways or vehicular entrances to parking lots necessary to accommodate the number of parking spaces provided;
 - (b) share driveways between abutting properties or multiple properties fronting the same street;
 - (c) relocate any existing frontage area parking spaces to the side or rear of buildings.
3. Development proposing a new curb cut on Route 28 or Barnstable Road must consult the Town Director of Public Works regarding access prior to applying for a state highway access permit from the Massachusetts Department of Transportation and work with the Town and other authorizing agencies (such as MassDOT) on a transportation access plan prior to site plan approval.
4. Parking is highly discouraged within the frontage area and should be limited to a single row of parking stalls and associated drive aisle where necessary.

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Table 9. HC Dimensional Standards

LOT		BUILDING FORM	
Lot Width	50' min	Number of Stories (max)	3 max
Lot Coverage	80% max	Building Height	40 ft max
BUILDING PLACEMENT			
Primary Front Setback	50' max		
Secondary Front Setback	20' min		
Side Setback	10' min		
Rear Setback	10' min		

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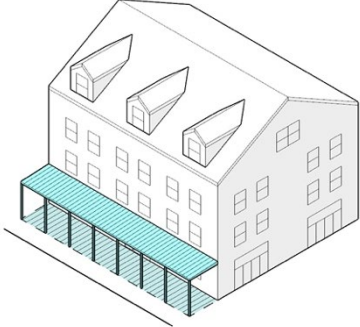
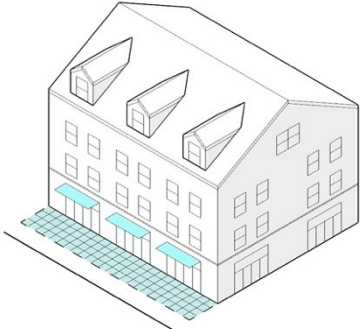
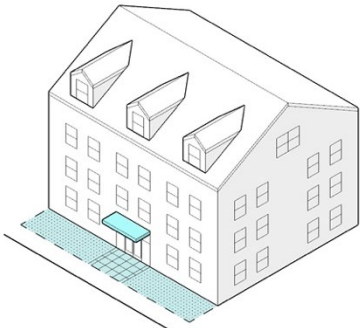
§240-24.1.13 Tables

Table 10. Dimensional Standards Summary Table

	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	70% max	50% max	80% max	90% max	65% max	80% max
B. Placement – Principal Building							
Primary Front Setback	0' min 15' max	10' min 20' max	10' min 20' max	20' min	20' min	20' min	50' max
Lots fronting Route 28	--	--	--	--	--	50' min	--
Secondary Front Setback	0' min 15' max	10' min 20' max	10' min 20' max	20' min	20' min	20' min	20' min
Side Setback	0' min	10' min	10' min	10' min	10' min	10' min	10' min
Rear Setback	0' min	20' min	20' min	10' min	10' min	10' min	10' min
Façade Build Out	--	--	--	--	--	--	--
Primary Frontage	80% min	80% min	--	--	--	--	--
Secondary Frontage	40% min	40% min	--	--	--	--	--
C. Placement - 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	2.5 max	2.5 max	6 max	2.5 max	3 max	3 max
Outbuilding				--	--	--	--
Ground Story Height	10' min	10' min	10' min	--	--	--	--
Upper Story Height	14' min	10' min	10' min	--	--	--	--
Upper Story Step-back	--	--	--	--	--	--	--
4 th Story	10' min	--	--	--	--	--	--
Building Height	--	--	--	85' max	35' max	4- ⁴ max	40' max
E. Fenestration							
Ground Story	--	--	15% min 25% max	--	--	--	--
Primary Frontage	60% min	15% min 60% max	--	--	--	--	--
Secondary Frontage	15% min	15% min 25% max	--	--	--	--	--
Upper Story	15% min	15% min 25% max	15% min 25% max	--	--	--	--
Blank Wall	20' max	--	--	--	--	--	--

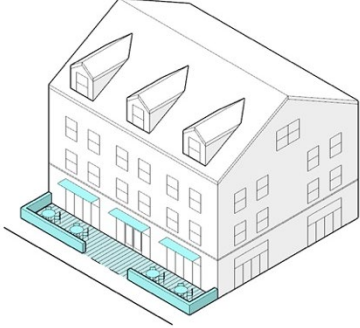
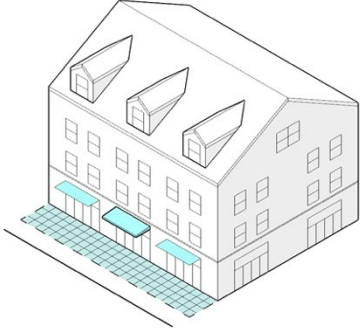
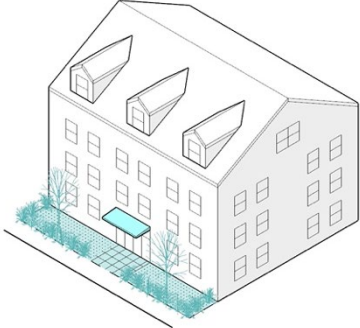
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Table 11. Frontage Types

P – Permitted N – Not Permitted	DMS	DV	DN	DH	HH	TC	HC
<p>Gallery</p>  <p>A frontage type consisting of a storefront(s) and an attached colonnade with a roof, open pergola, or balcony overhanging a paved sidewalk. A gallery may wrap around the corner of a building to create a veranda-like gallery.</p>	P	P	N	P	P	P	P
<p>Storefront</p>  <p>A frontage type consisting of an assembly of commercial entry doors and display windows providing access and light to a commercial space and a place to display goods, services, and signs.</p>	P	P	N	P	P	P	P
<p>Common Lobby</p>  <p>A frontage type consisting of an assembly of entry doors and windows providing access and light to the lobby of a building. A common lobby may be combined with an entry plaza or front garden frontage type.</p>	P	P	N	P	P	P	P

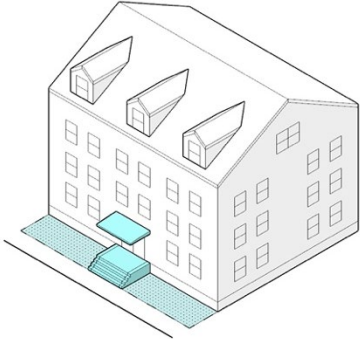
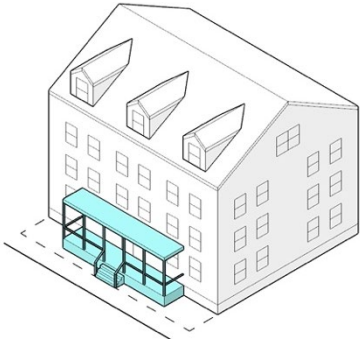
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Table 11. Frontage Types

P – Permitted N – Not Permitted		DMS	DV	DN	DH	HH	TC	HC
<p>Dining Patio</p>  <p>A frontage type consisting of a storefront(s) and outdoor café seating in the frontage area.</p>	P	P	N	P	P	P	P	
<p>Entry Plaza</p>  <p>A frontage type consisting of a storefront(s) and a highly paved frontage area. An entry plaza may be combined with a common lobby frontage type.</p>	P	P	N	P	P	P	P	
<p>Front Garden</p>  <p>A frontage type consisting of a highly landscaped frontage area. A front garden may be combined with a common lobby, dooryard or stoop, or porch frontage type.</p>	N	P	P	P	N	N	N	

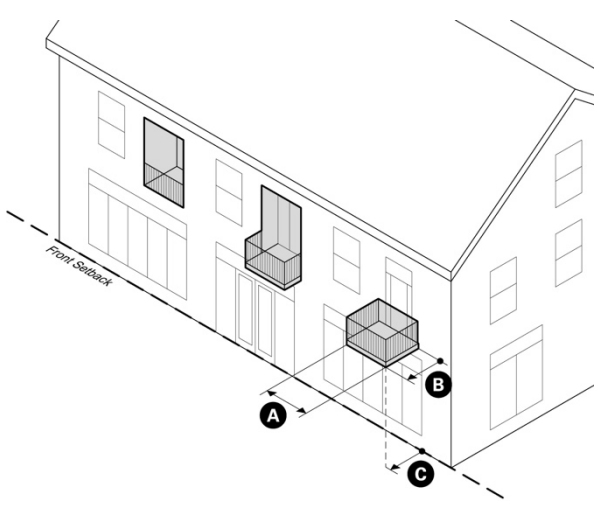
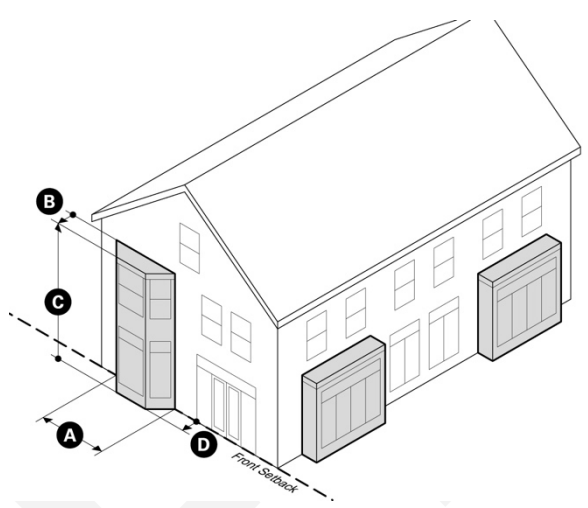
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Table 11. Frontage Types

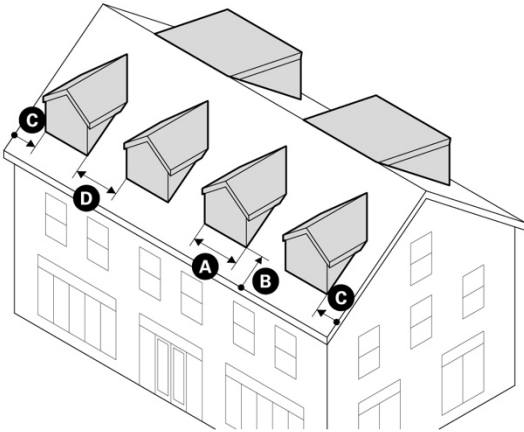
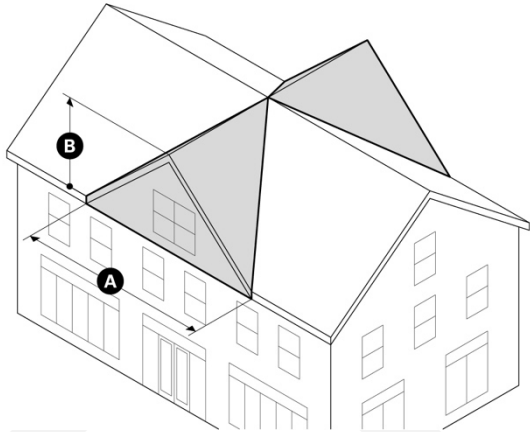
P – Permitted N – Not Permitted	DMS	DV	DN	DH	HH	TC	HC
<p>Dooryard or Stoop</p>  <p>A frontage type consisting of a zero-step entrance or a set of stairs with a landing that provides access to the entrance of a building. A dooryard or stoop may be combined with a front garden frontage type.</p>	N	P	P	N	N	N	N
<p>Porch</p>  <p>A frontage type consisting of a raised platform with a roof supported by columns, piers, or posts; an area for seating; and an optional set of stairs with a landing that provides access to the entrance of a building. A porch may be combined with a front garden frontage type</p>	N	P	P	N	N	N	N

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Table 12. Building Components

A. Balcony			B. Bay or Oriel Window		
					
A	Width (min)	5 ft	A	Single Bay Width (max)	16 ft
B	Depth (min)	4 ft		Cumulative Bay Width (max)	50% of the width of the exterior wall from which the bays project
	Area (min)	25 sf	B	Projection (max)	3 ft
C	Front Setback Encroachment (max)	5 ft	C	Stories (max)	Same as the principal building
			D	Front Setback Encroachment (max)	3 ft
<p>Design Standards:</p> <p>Balconies may attach to any exterior wall of a principal building.</p> <p>Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a permitted building component.</p>			<p>Design Standards:</p> <p>Bays may attach to any exterior wall of a principal building.</p> <p>A bay window may have a flat roof.</p>		

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C. Dormer			D. Cross Gable		
					
A	Cumulative Width of all Dormers (max)	50% of the roof eave	A	Width (max)	50% of the roof eave below
B	Exterior Wall Setback (min)	--	B	Height (min)	Equal to the height of the roof of the attached primary massing
	Roof with Eave	0 ft	Design Standards:		
	Roof without Eave	1 ft			
C	Setback from Gable (min)	3 ft	The roof ridge of a cross gable must be perpendicular to the main roof ridge of the principal building.		
D	Separation from another Dormer (min)	50% of dormer width			
	Design Standards: The face wall of a dormer window may not project beyond the exterior wall of the building and may not interrupt the eave of the roof.		The rakes and ridge of the roof of the cross gable must be structurally integrated into the eave and ridge of roof of the attached primary massing.		

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E. Projecting Gable		
A	Width (max)	Equal to the shortest side of the attached primary massing
B	Projection (max)	6 ft
C	Height (min)	Height of Building in Stories
D	Front Setback Encroachment (max)	6 ft
<p>Design Standards:</p> <p>A projecting gable may attach only the façade of a principal building.</p> <p>The roof ridge of a projecting gable must be perpendicular to the main roof ridge of the principal building.</p>		