

ZONING

240 Attachment 1

Zoning Map Revisions

**The following table lists amendments to the Zoning Map.
(Refer to § 240-6.)**

Article/ Order No.	Warrant or Adoption Date	Description
L3	5-7-1988 ATM	Rezoning a portion of the RD-1 southeast of Route 132, Assessor's Map Number 253, Parcels 16, 15 and 18, for a depth of 300 feet to HB Highway Business District
4	11-5-1988 STM	Designating a portion of the RB Zoning District located southerly of Route 28 between Old Strawberry Hill Road and the westerly property line of Barnstable Middle School for a depth of 300 feet to HB Highway Business District
5	11-4-1989 ATM	Adopted "Revised Groundwater Protection Overlay District Map," dated October 1989
9	11-4-1989 ATM	Designating Assessor's Map 272, Parcel 2, and Assessor's Map 251, Parcel 99, from RC-1 Residence C-1 District to RAH Residence AH District
11	11-4-1989 ATM	Designating a portion of the RD-1 Residence D-1 District located northerly along Route 28 for a depth of 300 feet, starting at Strawberry Hill Road and continuing easterly for 800 feet to the HB Highway Business District
L1	5-6-1989 ATM	Designating a portion of the existing R-C and RD-1 Residential Zoning Districts, northerly of Route 28 (Falmouth Road) at Phinney's Lane, shown as portions of Assessor's Map 209, Parcels 18 and 19, to HB Highway Business District
95-175	6-15-1995	Map passed
99-012	9-17-1998	Subsequent map passed
2001-036	6-28-2001	B-1 Business District adopted as shown on the cover sheet map and Sheet 3 of 7 (Hyannis) entitled "Proposed amendment file copy date of February 1, 2001." The intent of the Town Council is to reserve its rights to act at a later date upon the other proposed zoning districts shown on a map.
2001-037, -038, -039	7-19-2001	MA-2, OR, O-1, O-2 and O-3 Districts adopted as shown on cover sheet map and Sheet 3 of 7
2001-117	8-16-2001	Redesignated a portion of the RF Residential District in Marstons Mills to the VB-A Village Business A District shown on the cover sheet and Sheet 6 of 7 (Marstons Mills) as shown on a map entitled "Proposed VB-A Zoning Change Requested by Vice President Gary C. Blazis," May 8, 2001, on file with the Town Clerk and specifically incorporated by reference

BARNSTABLE CODE

Article/ Order No.	Warrant or Adoption Date	Description
2002-029	11-15-2001	A new zoning district, the MA-1 Business District, shown on the cover sheet and sheet 3, entitled "proposed amendment file copy date of September 15, 2001"
2003-008	9-19-2002	Amendment of the boundary of the downtown zoning districts as shown on maps filed with the Town Clerk entitled "Zoning Map of the Town of Barnstable, MA, Index Sheet" and "Sheet 3 of 7, Hyannis," both maps notated "Proposed Amendment File Copy," date May 1, 2002
2004-075	4-15-2004	Extend boundary of the MA-1 District as shown on file with the Town Clerk entitled "Zoning Map of the Town of Barnstable, MA, Index Sheet" and "Sheet 3 of 7, Hyannis," both maps notated "Proposed Amendment File Copy" date March 31, 2004
2004-115	11-18-2004	To reconfigure the boundary line of the Residential C-1 Zoning District and the B Business Zoning District in Hyannis as shown on maps on file with the Town Clerk entitled "Zoning Map of the Town of Barnstable, Massachusetts, Index Map," identified as "Proposed Amendment to Reconfigure the Boundary Line Between Residence C-1 Zoning District and the B Business Zoning District in Hyannis," file copy date June 9, 2004; and "Zoning Map of the Town of Barnstable, Massachusetts, Hyannis, Sheet 3 of 7," identified as "Proposed Amendment to Reconfigure the Boundary Line Between Residence C-1 Zoning District and the B Business Zoning District in Hyannis," file copy date June 9, 2004.
2004-128	9-2-2004	A new overlay district entitled "Former Grade 5 School Planned Unit Development Overlay District" shown as Parcels 1 and 5 on maps on file with the Town Clerk entitled "Grade Five School Property, Hyannis, Zoning Map of the Town of Barnstable, MA, Index Sheet" and "Sheet 3 of 7 Hyannis Proposed Amendment to add a Plan Unit Development Overlay District," all maps file copy date July 27, 2004.

ZONING

Article/ Order No.	Warrant or Adoption Date	Description
2005-100	7-14-2005	Establish the boundaries of the Hyannis Village Zoning Districts as shown on the map on file with the Town Clerk, entitled "Hyannis Village Zoning Districts, file copy dated July 14, 2005. The BL-B and RB-1 Zoning Districts are deleted and replaced by the Harbor District; portions of the PRD and HB Zoning Districts are amended to create the Medical Services District; the OR Zoning District is deleted and portions of the RB Zoning District are amended to create the Single Family Residential District; that portion of the OR Zoning District not included in the new Single Family Residential District is deleted and replaced by the RB Zoning District; the B-1, O-1, O-2, and O-3 Zoning Districts are deleted and portions of the UB Zoning District are amended to create the Office/Multi-Family Residential District; the B-1, MA-1, MA-2, O-2, and RB-1 Zoning Districts are deleted and portions of the B, RB, and UB Zoning Districts are amended to create the Hyannis Village Business District; the B-1 Zoning District is deleted and portions of the B and HB Zoning Districts are amended to create the Hyannis Gateway District; portions of the B and HB Zoning District are amended to create the Transportation District.
2006-136	6-1-2006	Extension of the boundary of the HG Zoning District within the Hyannis Village Zoning Districts as shown on maps on file with the Town Clerk entitled "Zoning Map of the Town of Barnstable, Massachusetts, Index Sheet" and "Sheet 3 of 7, Hyannis" and to extend the boundary of the HVB Zoning District within the Hyannis Village Zoning Districts as shown on maps on file with the Town Clerk entitled "Zoning Map of the Town of Barnstable, Massachusetts Index Sheet" and "Sheet 3 of 7, Hyannis."
2007-101	5-10-2007	Creation of a new zoning district known as "R-2C" which covers the area shown on a reference map entitled "Proposed Pond Village DCPCs 1 and 2, Draft Map" and described as follows: the northerly boundary is Cape Cod Bay/Barnstable Harbor; the easterly boundary includes those parcels on the east side of Scudder Lane; the southerly boundary includes those parcels on the south side of Route. 6A from the Scudder Lane intersection to the railroad overpass; and the westerly boundary follows the property line of the so-called Blair parcel up to the Mass Audubon parcels to Barnstable Harbor
2008-077	2-28-2008	Addition of a Multifamily Affordable Housing District as shown on the map entitled "Proposed Multi-Family Affordable Housing District," dated 12-19-2007

BARNSTABLE CODE

Article/ Order No.	Warrant or Adoption Date	Description
2008-090	2-28-2008	Creation of a new overlay zoning district known as "SCCRCOD 2008-1," which includes the area shown on the reference map entitled "Senior Continuing Care Retirement Community Overlay District, 2008-#1," dated 1-29-2008
2008-091	4-3-2008	Addition of a new overlay zoning district known as "Temporary Recreational Shellfish Area and Shellfish Relay Area Overlay District," as shown on the map entitled "Temporary Recreational Shellfish Area and Shellfish Relay Area Overlay District," dated 2-28-2008
2009-137	7-16-2009	Adding the boundary of the Centerville Village District replacing portions of the Business A, RC and RD-1 Districts in the vicinity of Main Street and South Main Street in Centerville and rezoning portions of the BA Zoning District that lie outside the Centerville Village District boundary to the RC Zoning District as shown on a map on file with the Town Clerk entitled "Proposed Amendment to the Town Zoning Map Creating the Centerville Village District" dated May 28, 2009, and "Proposed Amendment to the Centerville Zoning Map Sheet 4 of 7" dated May 28, 2009.
2010-122	6-17-2010	Rezoning the VB-A Zoning District located near the intersection of Route 149, River Road and Main Street in the Village of Marstons Mills to the MMV District and RF as shown on the map
2010-159	10-7-2010	Amending the Official Zoning Map as shown on a map entitled "Proposed Recreational Shellfish Area and Shellfish Relay Area Dock and Pier Overlay District Map," dated June 17, 2010, and Proposed Amendment to the Barnstable Zoning Map - Sheet 1 of 7, Cotuit Zoning Map Sheet 7 of 7, Hyannis Zoning Map Sheet 3 of 7, Centerville Zoning Map Sheet 4 of 7, Osterville Zoning Map Sheet 5 of 7, all dated June 17, 2010
Barnstable County Assembly of Delegates Ord. No. 11- 01 pursuant to Ch 716 of the Acts of 1989 (Cape Cod Commission Act)	1-19-2011	Rezoning portions of the RB, RC, RD and RD-1 Zoning Districts in Centerville and a small portion of western Hyannis to the Craigville Beach District as shown on a map on file with the Town Clerk entitled "Proposed Amendment to the Town Zoning Map Creating the Craigville Beach District," dated July 16, 2009, Index Sheets Hyannis Sheet 3 of 7 and Centerville Map 4 of 7 creating the Craigville Beach District

ZONING

Article/ Order No.	Warrant or Adoption Date	Description
2011-006	10-7-2010	Addition of Ground-Mounted Solar Photovoltaic Overlay District
2011-138	9-8-2011	Renaming the VB-B Zoning District located near the intersection of Meetinghouse Way (Route 149) and Main Street (Route 6A) in the Village of West Barnstable to the WBVBD Zoning District
2014-050	2-6-2014	Adding the Medical Marijuana Overlay District
2015-071	5-7-2015	Amend to identify the Drive-Through Restaurant Sub Zone within the Shopping Center Redevelopment Overlay District (SCROD)
2016-117	5-19-2016	Extending the HB Highway Business District along Iyannough Road (Route 132) to include Parcel 254015, also known as 10 Attucks Lane
2017-100	4-27-2017	Creating a new zoning district known as “Gateway Medical District” which includes the area shown on the maps entitled “Proposed Amendment to the Town Zoning Map creating the Gateway Medical District” and “Proposed Amendment to the Hyannis Zoning Map creating the Gateway Medical District” dated February 8, 2017, prepared by the Town of Barnstable GIS Department
2017-102	6-1-2017	Rezoning property from the Residence C Zoning District to the Marine Business A-1 Zoning District as shown on maps entitled “Proposed Amendment to the Town Zoning Map expanding the MB-A1 District in Osterville - Index Map” and “Proposed Amendment to the Osterville Zoning Map expanding the MB-A1 District in Osterville - Sheet 5 of 7” and dated February 24, 2017, as prepared by the Town of Barnstable GIS (Geographical Information System) Unit
2019-092	2-28-2019	Rezoning property from the Marine Business A-2 Zoning District to the Residence C Zoning District as shown on maps entitled “Proposed Amendment to the Town Zoning Map expanding the Residence C District in Osterville” and “Proposed Amendment to the Osterville Zoning Map expanding the Residence C District in Osterville”

BARNSTABLE CODE

Article/ Order No.	Warrant or Adoption Date	Description
2021-010	8-20-2020	Rezoning property from the Residence C-1 Zoning District to the Multifamily Affordable Housing Zoning District as shown on maps entitled “Proposed Amendment to the Town Zoning Map Expanding the MAH District in Hyannis”; and “Proposed Amendment to the Hyannis Zoning Map Expanding the MAH District in Hyannis – Sheet 3 of 7”; and “Proposed Amendment to the Centerville Zoning Map Expanding the MAH District in Centerville – Sheet 4 of 7”
2021-058	2-4-2021	Rezoning property from the Residence C-1 Zoning District to the Multifamily Affordable Housing Zoning District as shown on maps entitled: “Proposed Amendment to the Town Zoning Map Expanding the MAH District in Hyannis”; “Proposed Amendment to the Hyannis Zoning Map Expanding the MAH District in Hyannis – Sheet 3 of 7”; and “Proposed Amendment to the Centerville Zoning Map expanding the MAH District in Centerville – Sheet 4 of 7”
2022-007	10-21-2021	Creating the Mixed-Use Subzone of the Medical Services Overlay District
2022-034A	9-1-2022	Expanding the Ground-Mounted Solar Photovoltaic Overlay District to include the property located at 810 Wakeby Road, Marston Mills, shown on Assessors’ Map 013 as Parcels 004, 005, and 052
2022-144	2-2-2023	Repealing the zoning districts known as the “Hyannis Village Zoning Districts” and replacing them with revised and updated districts collectively known as the “Downtown Hyannis Zoning Districts”
2022-146	2-2-2023	Adding a Registered Recreational Marijuana Cultivators, Research Facilities, and Testing Laboratories Overlay District