

Zoning in Barnstable

- 1926 Establishment of Planning Board
- 1929 All land not used for business or commercial use zoned for residential use only. All commercial use required special permit from BOS
- 1940 Establishment of ZBA

Zoning in Barnstable

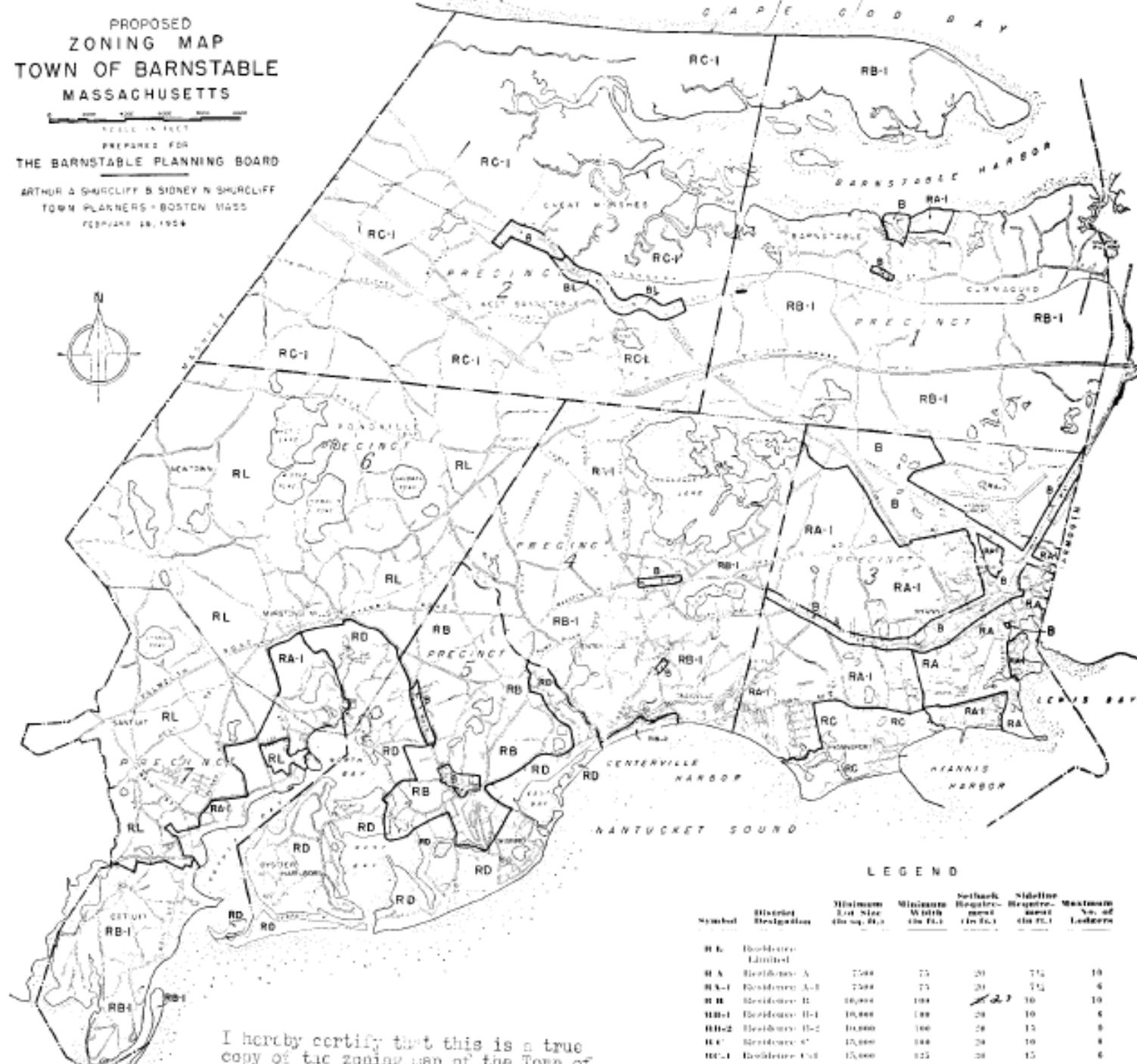
- 1949 First Residential Districts
- 1953 First Commercial Districts
- 1956 Zoning Town-wide

PROPOSED
ZONING MAP
TOWN OF BARNSTABLE
MASSACHUSETTS



PREPARED FOR
THE BARNSTABLE PLANNING BOARD

ARTHUR A SHURCLIFF & SIDNEY N SHURCLIFF
TOWN PLANNERS - BOSTON, MASS.
FEBRUARY 28, 1954



LEGEND

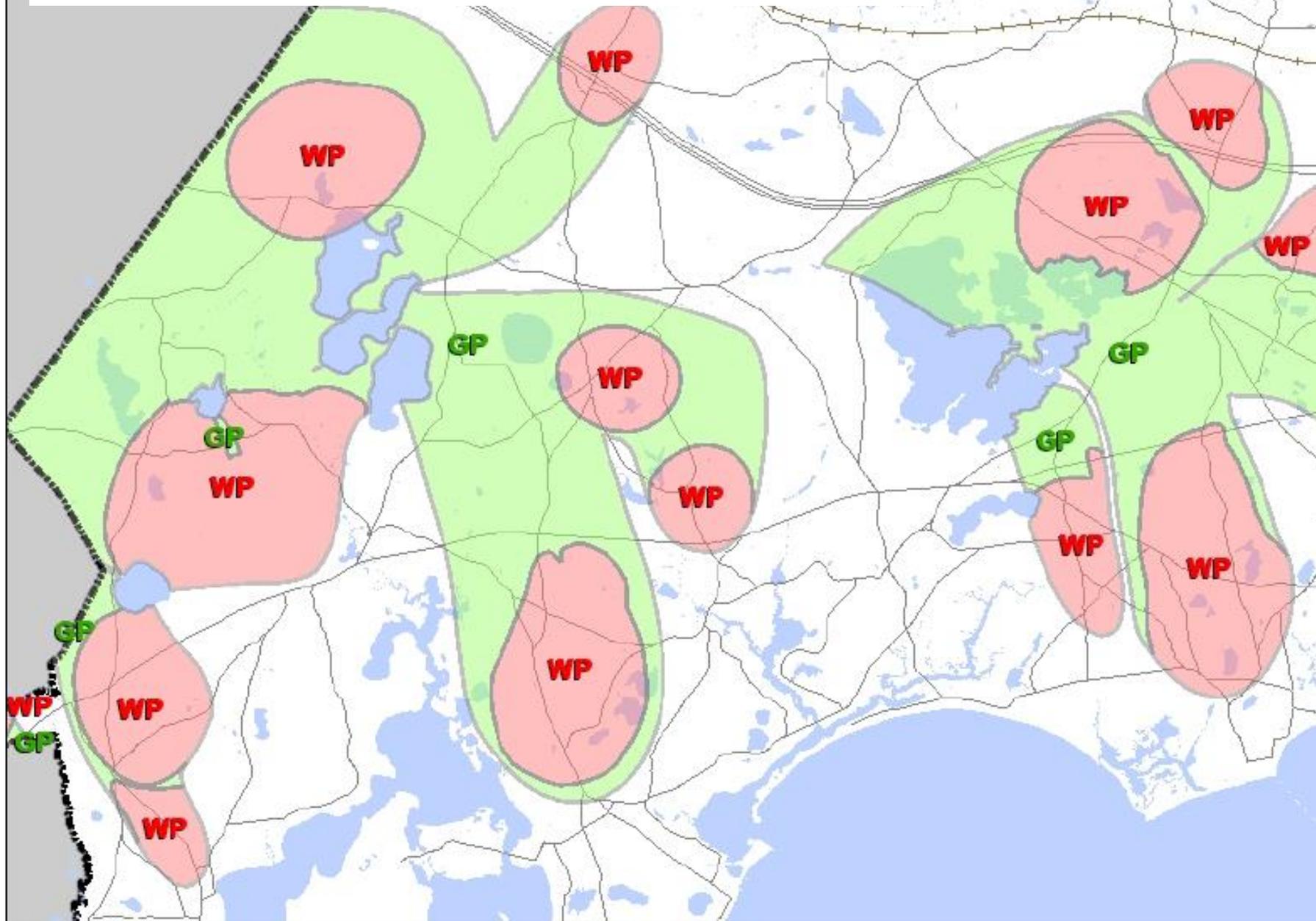
Symbol	District Designation	Minimum Lot Size (sq. ft.)	Minimum Width (ft.)	Setback Requirements (ft.)	Side-line Requirements (ft.)	Maximum % of Lot Area
RL	Residence Limited					
RB	Residence B	7,500	75	20	7 1/2	10
RB-1	Residence B-1	7,500	75	20	7 1/2	5
RB-2	Residence B-2	10,000	100	25	10	10
RB-3	Residence B-3	10,000	100	25	10	5
RB-4	Residence B-4	10,000	100	25	15	5
RB-5	Residence B-5	15,000	150	25	10	5
RB-6	Residence B-6	15,000	150	25	15	5

I hereby certify that this is a true copy of the zoning map of the Town of

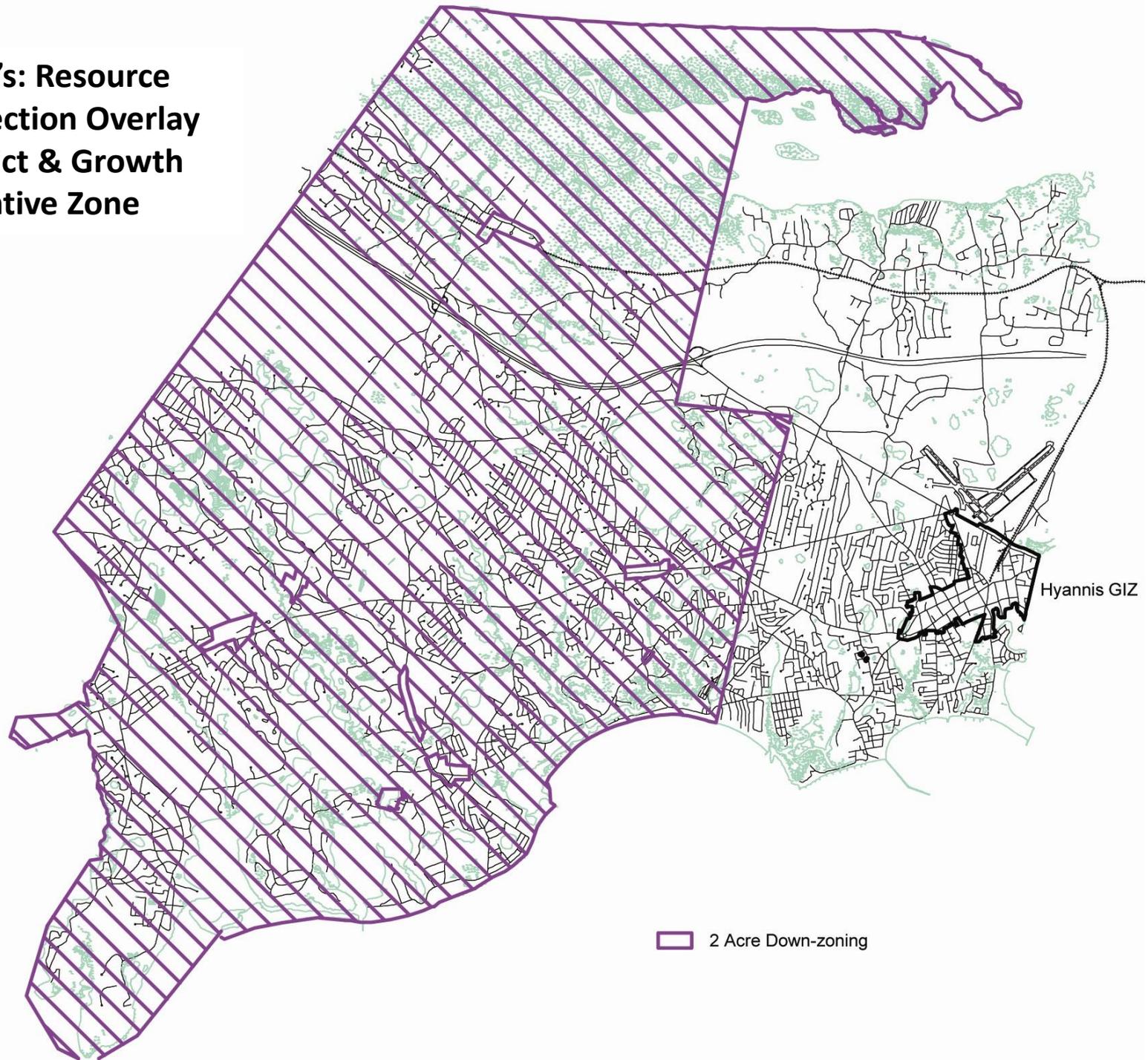
Minimum Lot Area (Square Feet) by Year

1950	7,500	10,000				
1956	7,500	10,000	15,000	20,000		
1969	7,500	10,000	15,000	20,000	35,000	43,560
1979	10,000	15,000	20,000	35,000	43,560	
1985	43,560	65,000				

1987 Groundwater & Wellhead Protection Overlay Districts



**2000's: Resource
Protection Overlay
District & Growth
Incentive Zone**



Town of Barnstable Zoning and Overlay Districts

Zoning Districts

-  B: Business District
-  BA: Business A District
-  CBD-CB: Craigville Beach District
-  CBD-CRNB: Centerville River North Bank
-  CBD - CV: Centerville Village
-  CBD - LBSB: Long Beach Short Beach
-  CVD: Centerville Village District
-  GM: Gateway Medical District
-  MS: Medical Services District
-  HB: Highway Business District
-  HD: Harbor District
-  HG: Hyannis Gateway District
-  HO: Highway Office District

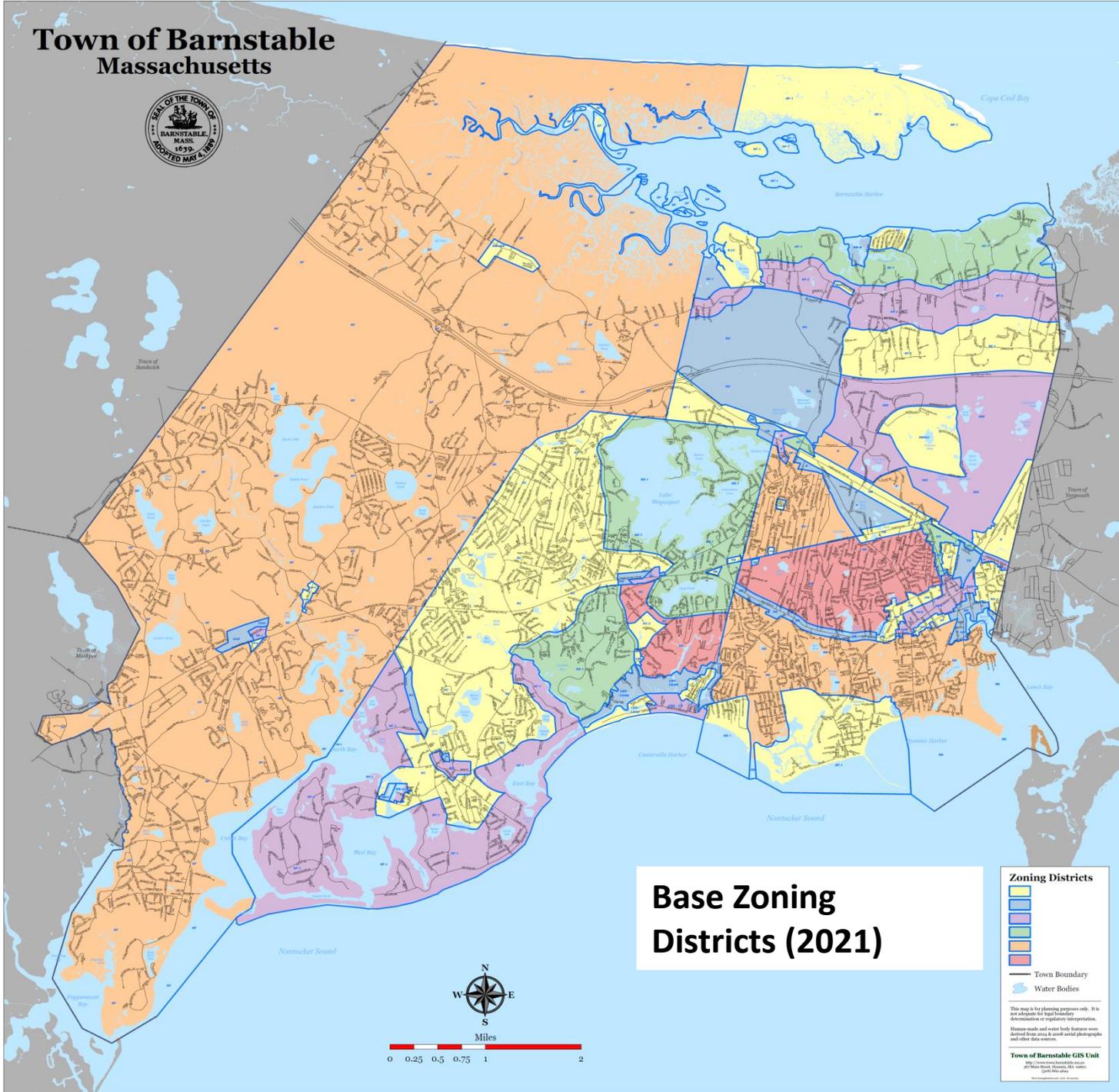
-  HVB: Hyannis Village Business District
-  IND: Industrial District
-  INDltd: Industrial Limited District
-  MB-A1: Marine Business A1 District
-  MB-A2: Marine Business A2 District
-  MB-B: Marine Business B District
-  MMVD: Marstons Mills Village District
-  OM: Office Multi Family Residential District
-  R-2C: Pond Village DCPC
-  RAH: Residence Affordable Housing District
-  MAH: Multi Family Affordable Housing District
-  SF: Single Family Residential
-  RB: Residence B District
-  RC: Residence C District

-  RC-1: Residence C1 District
-  RC-2: Residence C2 District
-  RD-1: Residence D1 District
-  RF: Residence F District
-  RF-1: Residence F1 District
-  RF-2: Residence F2 District
-  RG: Residence G District
-  S&D: Service and Distribution District
-  SD-1: Service and Distribution District 2
-  TD: Transportation Hub District
-  UB: Urban Business District
-  VB-A: Village Business A District
-  WBVBD: W Barnstable Village District

Zoning Overlay Districts

- | | | |
|---|--|--|
|  DTRSZ |  MSOD |  RSASRADPOD |
|  AUOD |  GMSPOD |  PUDOD |
|  DOD |  MMOD |  SCCRCOD |
| |  RPOD |  SCROD |

Town of Barnstable Massachusetts



Base Zoning Districts (2021)

Zoning Districts

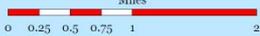
- Yellow
- Orange
- Purple
- Green
- Red
- Blue

— Town Boundary

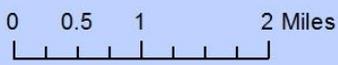
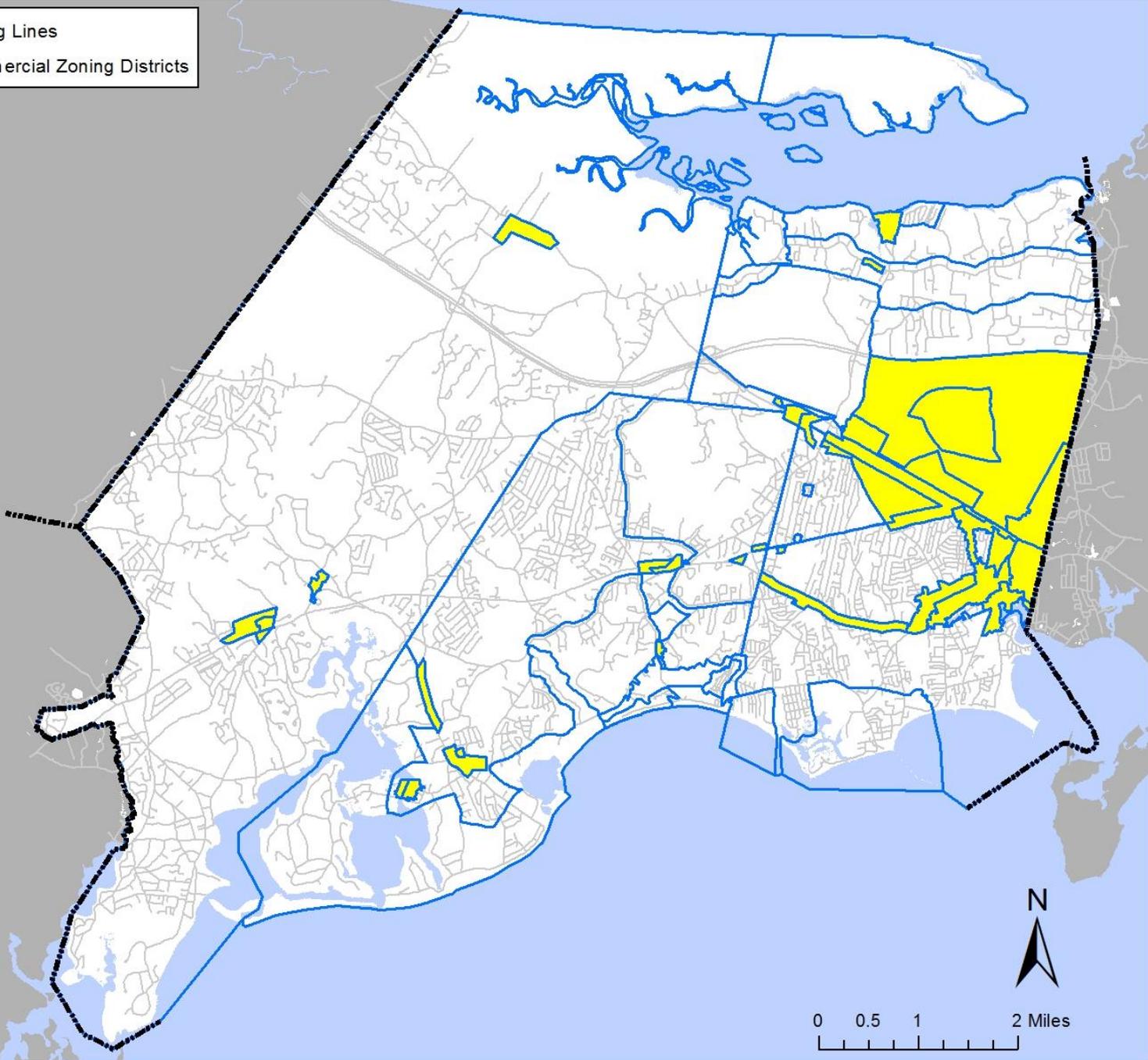
Water Bodies

This map is for planning purposes only. It is not designed for legal liability, determination or regulatory interpretation. Home-made and water body features were derived from aerial LiDAR, aerial photography and other data sources.

Town of Barnstable GIS Unit
1000 Commercial Street, Suite 200
 02536 Barnstable, MA
 508-548-2000



Zoning Lines
Commercial Zoning Districts



Residential Zoning Districts

District	Minimum Lot Area (sqft)	Minimum Lot Frontage	Minimum Lot Width	Front	Side	Rear	Maximum Building Height
RB	43560	20	100	20*	10	10	30
RD-1	43560	20	125	30*	10	10	30
RF-2	43560	20	150	30*	10	15	30
R-2C	87120	20	-	30	15	15	30
RC	43530	20	100	20	10	10	30
RD	43560	20	125	30	15	15	30
RF-1	43650	20	125	30	15	15	30
RG	65000	20	200	30	15	15	30
RC-1	43560	125	-	30*	15	15	30
RF	43560	150	-	30*	15	15	30
RC-2	43560	20	100	20*	10	10	30

Section 240-11 RB, RD-1 and RF-2 Residential Districts

As an Accessory Use to a Single-Family Dwelling

- Renting of rooms for not more than three nonfamily members by the family residing in a single family home.

As a Conditional Use by Special Permit

- Renting of rooms to no more than six lodgers in one multiple-unit dwelling.

Section 240-12 R-2C Pond Village District

As an Accessory Use to a Single-Family Dwelling

- Renting of rooms to not more than three nonfamily members by the family residing in a single-family residence.

Section 240-14 RC-1 and RF Residential Districts

As an Accessory Use to a Single-Family Dwelling

- Renting of rooms for not more than three nonfamily members by the family residing in a single-family dwelling.

As a Conditional Use with a Special Permit

- Renting of rooms to no more than six lodgers in one multiple-unit dwelling.

Residential Districts

Differences in residential zoning districts, include, but are not limited to, regulations on:

- Keeping & stabling of horses
- Bed & breakfasts
- Home occupations

Residential Zoning Districts

- RAH Residence AH District
- MAH Multi-Family Affordable Housing
MAH District
- PIAHD Private-Initiated Affordable Housing
Development

Non-Residential Zoning Districts

District	Minimum Lot Area (sqft)	Minimum Lot Frontage	Minimum Lot Width	Front	Side	Rear	Maximum Building Height
B	-	20	-	20*	-	-	30
BA	-	20	-	20	-	-	30
UB	-	20	-	20*	0*	0*	30
HB	40000	20	160	60*	30#	20	30
HO	87120	200	-	45	15	20	30

Non-Residential Districts

District	Minimum Lot Area (sqft)	Minimum Lot Frontage	Minimum Lot Width	Front	Side	Rear	Maximum Building Height
IND LTD	90000	20	200	50	30	30	30
IND	90000	20	200	60	30	30	30

Service & Distribution Districts

District	Minimum Lot Area (sqft)	Minimum Lot Frontage	Minimum Lot Width	Front	Side	Rear	Maximum Building Height
S&D	43560	20	160	60	25	40	30
SD-1	13560	150	-	45	15	20	30



Village Districts

VB-A	Village Business A
MMVD	Marstons Mills Village District
WBVD	West Barnstable Village District

DCPC Districts

- Centerville Village District
- Craigville Beach District
 - Long Beach/Short Beach
 - Craigville Beach
 - Centerville River North Bank
 - Craigville Village

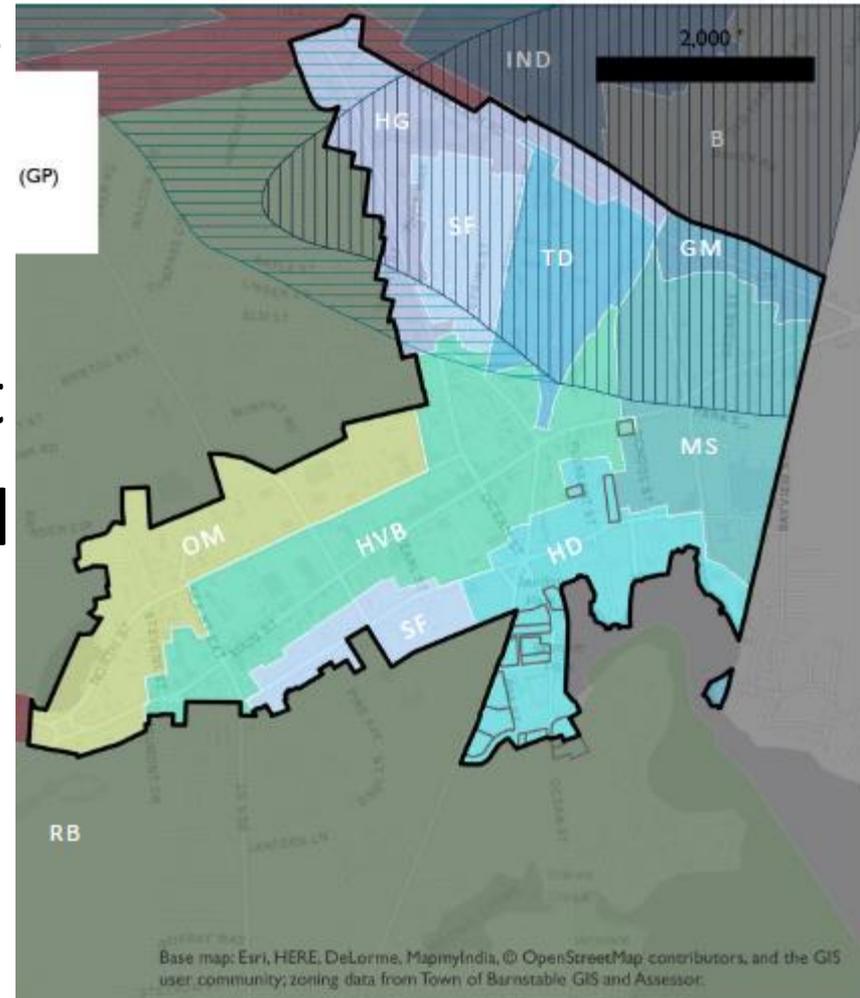
Working Harbor Districts

District	Minimum Lot Area (sqft)	Minimum Lot Frontage	Minimum Lot Width	Front	Side	Rear	Maximum Building Height	
MB-B	7500	20	75	10	30#	30	30	Barnstable Harbor
MB-A1	10000	20	-	-	-	-	30	Little Island (west)
MB-A2	10000	20	-	-	-	-	30	Little Island (east)



Downtown Hyannis Districts

- Hyannis Village Business
- Harbor District
- Office-Medical
- Medical Services District
- Single Family Residential
- Hyannis Gateway
- Gateway Medical
- Transportation Hub

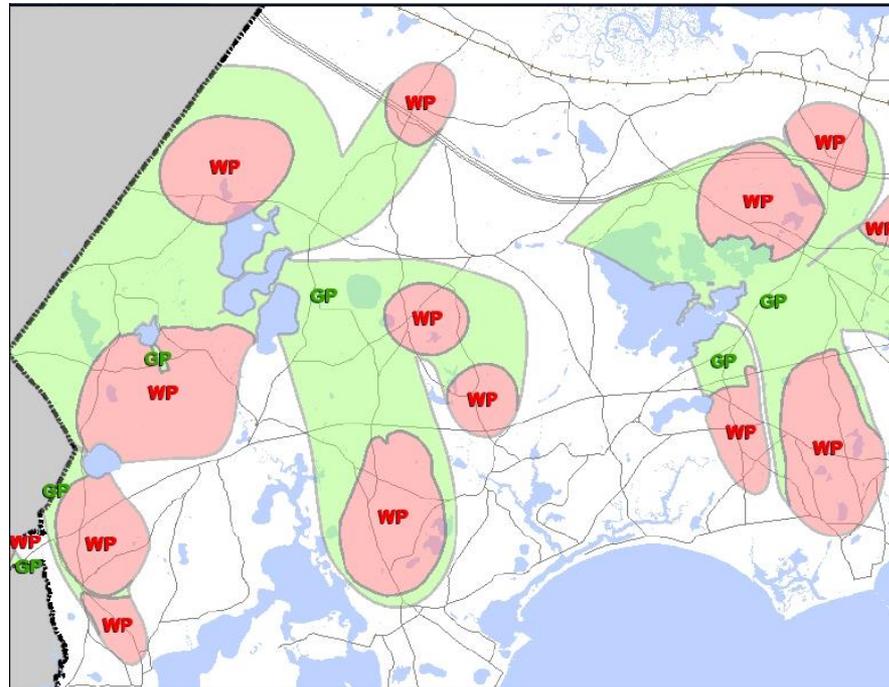


Groundwater Protection Overlays

AP Aquifer Protection Overlay District

GP Groundwater Protection Overlay District

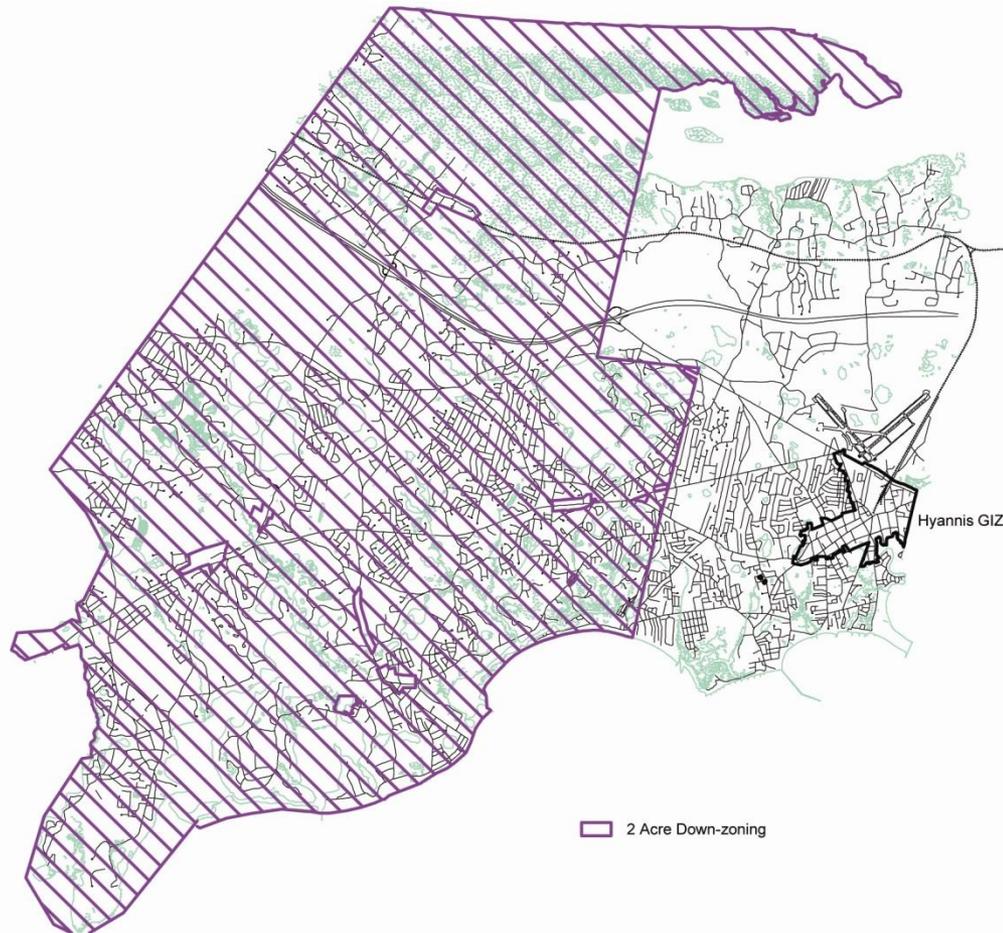
WP Well Protection Overlay District



Resource Protection Overlay

RPOD

Resource Protection Overlay District



Overlay Districts

- Shopping Center Redevelopment Overlay
- Senior Continuing Care Retirement Overlay
- Medical Services Overlay
- Adult Use Overlay
- Former Grade 5 School Planned Unit Development Overlay
- Medical Marijuana Overlay
- Ground Mounted Solar Photovoltaic Overlay

Overlay Districts

- Dock and Pier Overlay District
- Recreational Shellfish Area and Shellfish Relay Area Dock and Pier Overlay District

Other Articles

- Accessory Uses
- Off-Street Parking
- Signs
- Nonconformities
- Personal Wireless Communication
- Growth Management
- Definitions

Other Articles - Administration

- Site Plan Review
- Special Permits
- Variances
- Enforcement