



Downtown Hyannis Unified Design Guidelines and Regulations

DRAFT

Design Criteria for all applications before the
Hyannis Main Street Waterfront Historic District Commission & Planning Board in Downtown Hyannis

November, 2023

VI. Site Amenities and Landscape Design Guidelines

C. Vegetation¹⁸

- a. Lot areas not covered by structures or impermeable surfaces should be Landscape Areas, as defined:
 - i. Landscape Area. The area of a lot covered by any combination of trees, shrubs, perennials, grass or horticultural elements, decorative stonework, pavers, screening, or other landscape architectural elements, all of which are designed to absorb and filter stormwater runoff, enhance the visual amenity of a property, and/or to provide an amenity for common use by the occupants of a building.
- b. Whenever possible, retain existing vegetation and preserve the natural landscape, especially mature trees.
- c. Use plant materials that are tolerant to the Cape's environmental conditions. Emphasis should be placed on the use of native, pollinator and low-water use plants (Figure 24).

¹⁸ See Landscaping in §240-24.1.5.D.2.

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Figure 24: Examples of native and low-water use plants (top-left: wild sundial lupine, top-right: baptisia, bottom-left: hypericum, bottom-right: little bluestem native grass).
Source: capecodnativeplants.org



Figure 25: Native clover lawn
Source: capecodnativeplants.org

- d. Minimize lawn area, as most lawn grasses require supplemental irrigation and regular applications of fertilizer to stay green. Native clover lawn is a great alternative (Figure 25).
- e. Low-Impact-Development practices consistent with state law, such as rain gardens and bioswales, should be installed to treat and infiltrate runoff from parking lots, thoroughfares, entry plazas, dining patios, and other impervious surfaces (Figure 26).
- f. Spacing of trees vary with type, but 20 to 30 feet should generally apply for street trees.
- g. Deciduous trees should be used along the south side of buildings to shade and cool in the summer but allow sun to passively warm the building in the winter.
- h. Trees should be used through paved areas and along pedestrian paths to provide shade and reduce heat buildup and glare.



Figure 26: Bioswale

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