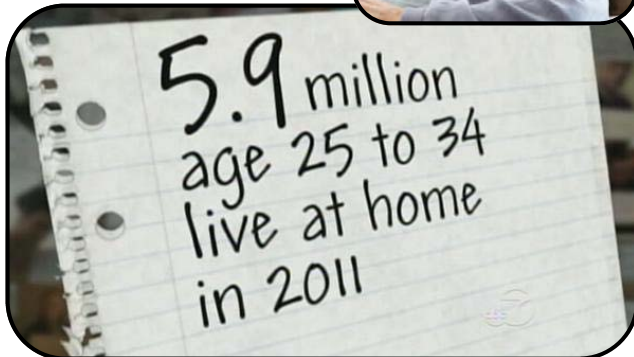


As our population ages, particularly during slow economic times, it can be beneficial for families to have parents or older children live in a separate housing unit within the home. These are called accessory apartments, sometimes referred to as “in-law apartments”. Ware added such provisions to the Zoning Bylaw in 2006.



Need more information?

Please call or stop by the
Planning & Community Development Department
during normal business hours.

We are here to provide information and to assist you
with your permitting process.

Planning Board

Richard Starodoj

Nancy Talbot

Ed Murphy, III

Kenneth Crosby

Chris DiMarzio

Elizabeth Hancock, Alt.

Zoning Board of Appeals

Lewis Iadarola

Jodi Chartier

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Brochure updated:
November 2022

Town of Ware



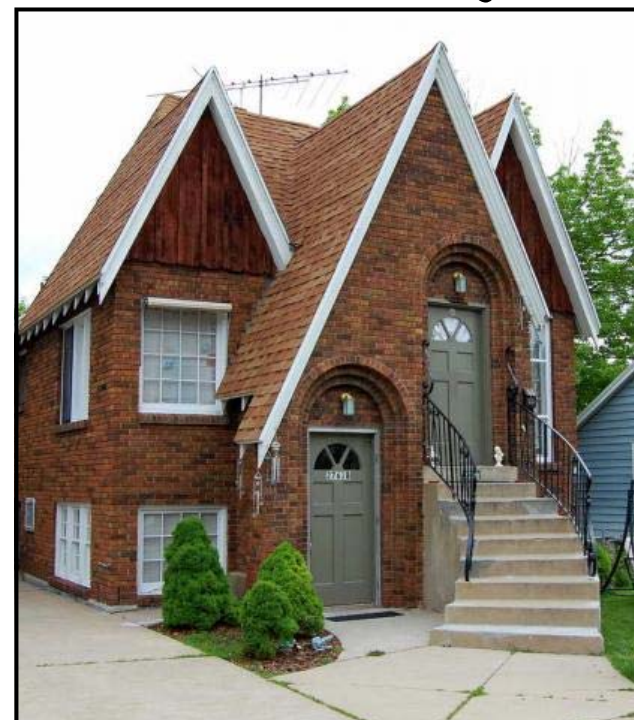
Zoning Bylaws

At a Glance



Accessory Apartments

*Alternative Housing to
Accommodate Specific
Housing Needs*




Section 4.4.1.E






Accessory apartments are allowed by Special Permit in all zoning districts. The following standards must be met in order to obtain a Special Permit:

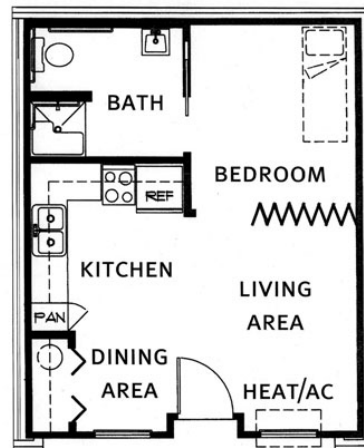
-  **Must be a single family house (i.e. accessory apartments are not allowed in two-family or multi-family dwellings).**
-  **The lot must meet the dimensional requirements in Article 5.**



-  **Only one accessory apartment is permitted in a house.**
-  **The property owner must occupy one of the dwelling units (i.e. the house or the apartment).**
-  **The accessory apartment must clearly be subordinate to the house and be designed such that the house still looks like a single family house.**



-  **The accessory apartment must be 700 square feet or less, and have no more than one bedroom.**
-  **At least three parking spaces must be provided on the property (i.e. not on the street).**
-  **If applicable, certification by a sanitary or professional engineer that the septic system is adequate to handle the accessory apartment and is in compliance with Title 5 of the State Environmental Code (310 CMR 15).**



These Special Permits are limited to the property owner who obtains the permit, and he/she must file paperwork with the Registry of Deeds stating that the right to rent the accessory apartment ceases upon the sale or transfer of the property. Any new owner who wishes to rent the accessory apartment is required to obtain a new Special Permit prior to renting the apartment.

