

**Industrial accessory uses:**

Uses in connection with scientific research and development are allowed by special permit.

Truck or trailer cleaning: provided the trucks or trailers are necessary for conducting the business (e.g. a business can wash their own trucks on site but not someone else's).

Rental of heavy trucks or equipment: provided it is part of a business selling such vehicles or equipment.



**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.**

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Zoning bylaws  
At A Glance

Section 4.4

**Accessory Uses**

*Uses that are Incidental to  
a Property's Principal Use*



Property uses in Ware are regulated within each zoning district by Section 4.2 for principal uses (the Use Table), and by Section 4.4 for accessory uses. An accessory use is one which is secondary, subordinate, and incidental to the principal use. Two common examples are the use of a portion of a home for conducting a business, and the use of a portion of a home for an accessory apartments (e.g. mother-in-law apartment); see brochures on those topics. This brochure describes other types of accessory uses.

*There are three categories of accessory uses: business, industrial, and residential.*



### Business accessory uses:

Motor vehicle rental, truck or trailer cleaning (provided the trucks or trailers are necessary for the conduct of the business ; i.e. a

business can wash their own trucks on site but not someone else's).

Drive-up facilities in a bank or retail store are allowed upon the granting of a special permit.

Storage buildings, structures, or areas are allowed with restrictions on placement to protect abutters.



### Residential accessory uses:

Structures such as garages and carports can be built upon issuance of a building permit, provided they are located at least 10 feet from the side or rear property line and the structure is within the rear yard (i.e. behind the house). Such structures located in side or front yards must comply with the stricter setback requirements for the district in which it is located, given in Table 5.1.1 (see Dimensional Regulations brochure).



Structures such as small greenhouses, sheds, barns, mobile storage units (temporary storage container such as a "pod"), small solar energy systems, and swimming pools are allowed with a building permit, provided they are located at least 5 feet from the side or rear lot line and within the rear yard. As above, such structures located in the front or side yards must comply with the stricter setbacks given in Table 5.1.1.

Breeding for the sale of dogs, cats, or other pets, provided no more than four such animals more than one year old are on the premises. The breeding of more than four animals over one year old requires a special permit to ensure that potential impacts on abutters are minimized.



Raising or keeping livestock or poultry on parcels less than five acres in size is permitted by special permit, with restrictions on how close structures, housing or sheltering such animals may be to abutting properties.

*For definitions of "livestock" and "poultry", see Section 2.2 of the bylaw.*