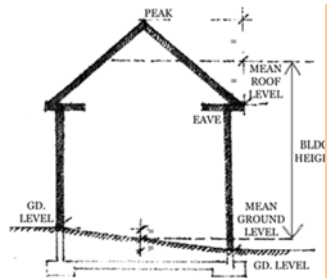
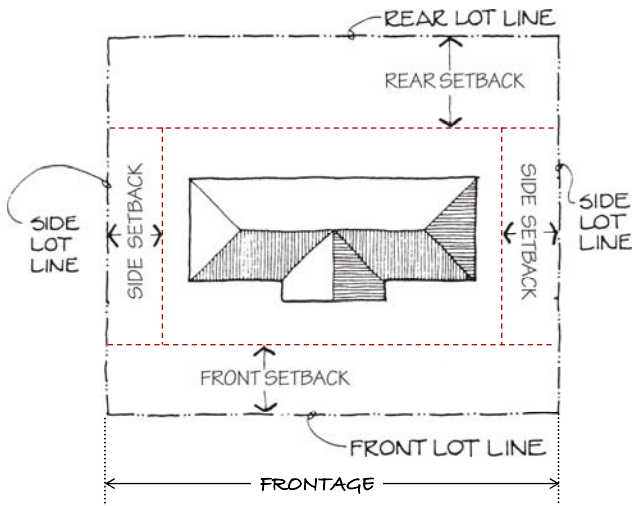
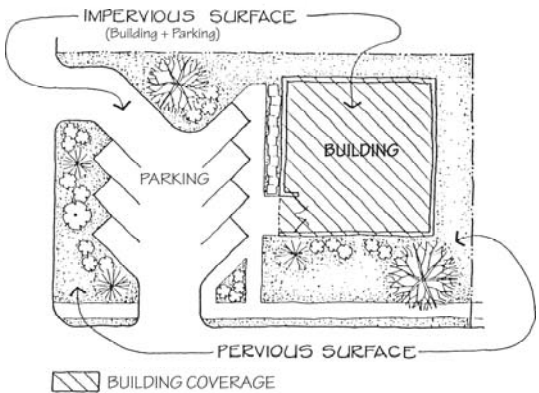


One of the key elements of a zoning bylaw is its dimensional regulations, which establish the size requirements for new lots that will be created through the subdivision process.

The diagrams below illustrate the dimensions that zoning regulates.



Article 5 includes provisions for height, building coverage, and impervious surface coverage.



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

- Rick Starodaj
- Nancy Talbot
- Ed Murphy, III
- Kenneth Crosby
- Chris DiMarzio
- Elizabeth Hancock, Alt.

Zoning Board of Appeals

- Lewis Iadarola
- Jodi Chartier
- Charles Dowd
- Greg Eaton
- Phil Hamel
- David Skoczylas, Alt.
- George Staiti, Alt.

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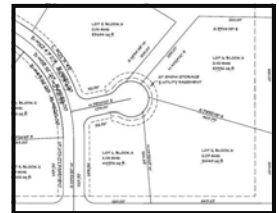
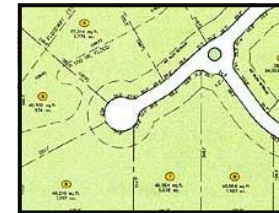
Brochure updated:
November 2022

Section 5

Zoning bylaws
At A Glance

Dimensional Regulations

A Building Block of Zoning



The bylaw includes numerous provisions that address specific situations or structures. For example, a shed has a smaller setback requirement than a house.

The 2012 Zoning Bylaw update addressed many dimensional challenges. For example, the DTR district includes some of the oldest neighborhoods in Ware. Many parcels did not comply



Section 5.1.1 is the Table of Area Requirements. It shows the required minimum lot size, frontage, setbacks, and density for each zoning district. Please refer to the full Zoning Bylaw for other dimensional requirements for items such as accessory structures (e.g. sheds, detached garages, etc.).

Zoning District	Minimum Lot		Maximum Density MF (du/a)	Minimum Setbacks		
	Area (sq. ft.)	Frontage (feet)		Front	Side	Rear
<i>RQ</i>	SF = 60,000	150	NA	30	30	40
<i>RR</i>	SF = 60,000 ¹ TF = 80,000 ¹ NR = 60,000	150	NA	30	30	40
<i>SR</i>	SF = 20,000 TF = 25,000 MF = 60,000	SF = 125 TF = 125 MF = 200	6	25	20	30
<i>BLR</i>	SF = 12,000	75	NA	30	20	20
<i>DTR</i> ²	SF/TF = 8,000	125	8	25	20	30
<i>RB</i>	SF/TF = 20,000 NR = 30,000	SF/TF = 125 NR = 175	NA	25	20	30
<i>DTC</i>	R = 5,000 NR = none	50	20	R = 15 NR = 0	R = 10 NR = 0	R = 20 NR = 20
<i>MY</i>	5,000	0	22	20	10	10
<i>HC</i>	20,000	100	10	25	20	30
<i>CI</i>	40,000	200	NA	25	20	30
<i>I</i>	40,000	0/200 ³	NA	25	20	30

with the minimum lot size or frontage requirements. In addition to reducing those requirements, the bylaw now includes a provision which allows a further reduction in area, frontage, and setback requirements when building an addition to an existing home.

Another provision addresses estate lots. These are large lots that do not have the required frontage. These provisions allow a single family home to be constructed on such a lot without a variance. They also allow a large parcel with limited frontage to be subdivided with some estate lots rather than forcing land owners into building subdivisions with many more lots.

A new provision requires a nominal amount of buildable land be included in each new parcel created after May 2012. This is to ensure that new lots meant for houses really are buildable.

Zoning Districts:

- ◆ BLR - Beaver Lake Residential
- ◆ CI - Commercial Industrial
- ◆ DTC - Downtown Commercial
- ◆ DTR - Downtown Residential
- ◆ HC - Highway Commercial
- ◆ I - Industrial
- ◆ MY - Mill Yard
- ◆ RB - Residential Business
- ◆ RQ - Rural Quabbin
- ◆ RR - Rural Residential
- ◆ SR - Suburban Residential

Key and Notes:

du/a = dwelling units per acre

SF = single family

TF = two family

MF = multi-family

R = residential (all types)

NR = non-residential

NA = not applicable (use is not allowed)

1. The minimum required lot area shall be reduced by 20,000 square feet if the parcel is serviced with municipal water or sewer.

2. See also §5.2.7.

3. Parcels in existence prior to May 13, 2013 shall have no frontage requirement, and parcels created after May 13, 2013 shall have a 200 foot frontage requirement.