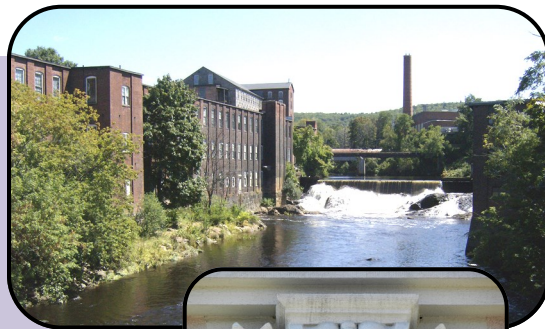


The DTC and MY districts are “mixed use” districts where multiple uses can occupy a single building. For example, one building might have a retail store on the first floor, and a professional office, and a few apartments on the second floor. In the Mill Yard, a building could have retail or restaurant space on the first floor (street level), offices on the second floor, and residential units on the upper floors.

The dimensional requirements encourage flexibility in site design, while recognizing existing conditions on properties in both the DTC and MY districts.



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

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Brochure updated:
November 2022

Town of Ware



Zoning Bylaws

At a Glance

Downtown Revitalization &

*How the Zoning Bylaw
Encourages Useful Development*



Main Street in the 1920s



Main Street today



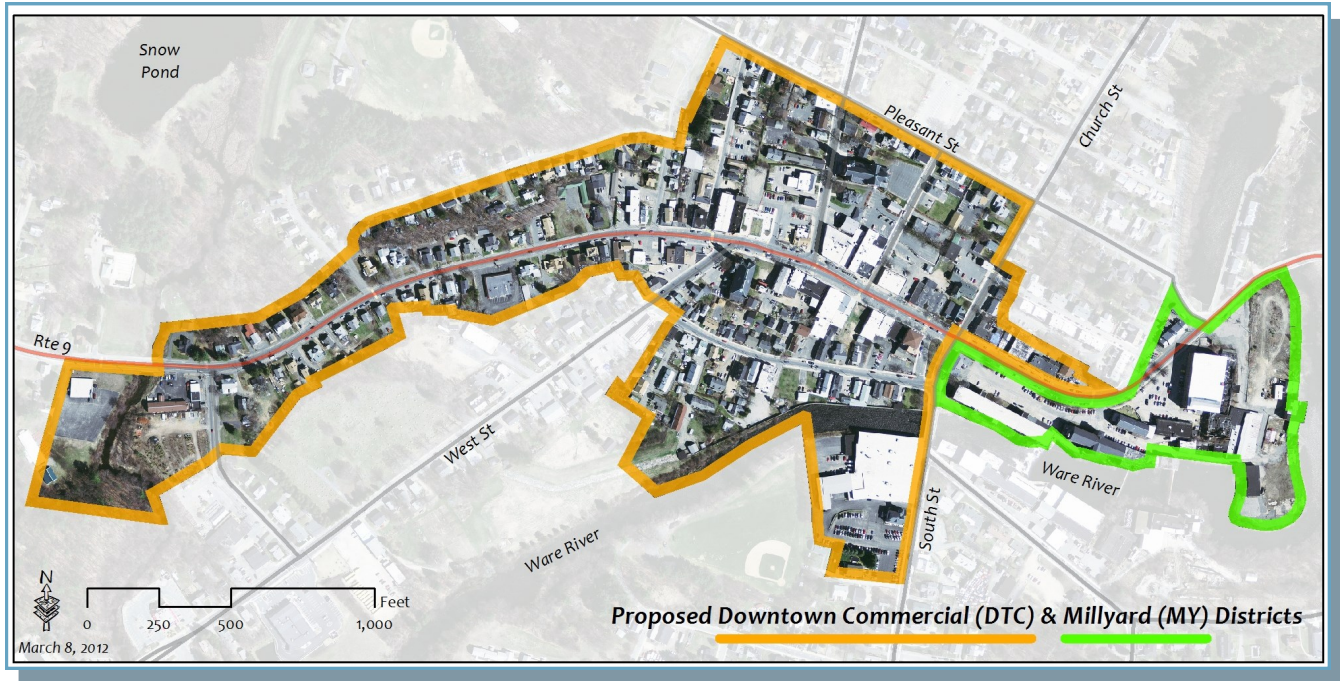
Multi-family residential use is permitted “by right” in both of these districts. The allowable densities are designed to encourage reuse of underutilized spaces in existing buildings. The current allowable density for multi-family in the DTC district is 26.7 dwelling units per acre (du/a), and the current actual density is 23.6 du/a. The bylaw caps multi-family density in the DTC district to 20 du/a. In the Mill Yard (MY) district, the density is 22 du/a, based upon analyses of the useable space within the existing buildings.



The uses allowed in these two districts are designed to encourage a mix of business and residential uses, with the expectation that there will be better utilization of the spaces, especially in the upper stories of existing buildings.

Ware’s modern downtown grew around the mills that were first built in the 1800s. In typical mill town fashion, it had small lots, buildings in close proximity, commercial uses along Main Street, and residential neighborhoods surrounding it. This land use pattern was relatively successful, but as motor vehicle use increased, it has brought challenges to maintaining a vital downtown.

The Zoning Bylaw has a Downtown Commercial (DTC) district and a relatively new Mill Yard (MY) district where use and dimensional regulations are more relaxed. These changes were designed to encourage more business and residential use in the downtown.



By revising the zoning in these two districts, property owners should have an easier time obtaining financing for redevelopment projects. Therefore, properties should gradually increase in value as more buildings are renovated, more spaces are occupied, and more people are living, working, and spending time in Ware’s downtown.