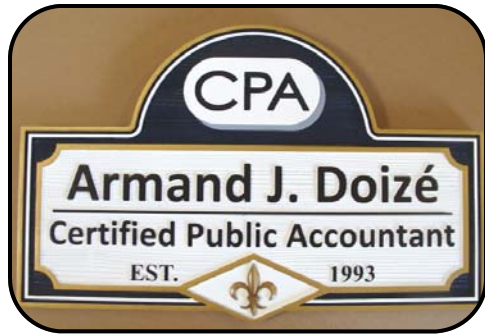


Many people want to operate a business out of their home for various reasons. There is a wide range of businesses that people can run from their home — from a telecommuter sitting at a desk to a landscaper using his garage as his base of operations.



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
Charles Dowd
Greg Eaton
Phil Hamel
David Skoczylas, Alt.
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Brochure updated:
November 2022

Town of  Ware

Zoning Bylaws

At a Glance

Section 4.4.1.F

Using a Home for
Business Purposes

*Operating a Business
from your Residence*



Many areas in Ware are moderately-dense residential neighborhoods. Therefore, using a home for business purposes requires some level of regulation in order to protect the health, safety, welfare, and property values in the neighborhood. The zoning bylaw has provisions for this residential accessory use. The bylaw identifies three categories which cover the wide range of business types with appropriate requirements to protect the neighborhood:

1. **Home Business:** a businesses run by a person from his or her home with virtually no exterior indication that there is a business there. Examples: artists, desktop publishers, software developers, telecommuters, people who conduct business by mail or electronic communication, and some contractors. Home Businesses do not require a Special Permit but do require review and approval by the Building Commissioner.
2. **Customary Home Occupation:** a business run from inside a home or an accessory building which creates an increase in traffic from clients, customers, patients, associates, or employees. Examples: lawyers, accountants, beauticians, mental health professionals, real estate agents, design consultants, and small retail businesses. These businesses require a Special Permit to ensure that the projected impacts on the neighborhood, due to traffic increases, are adequately addressed.
3. **Home Based Contractor:** a business which includes parking and vehicle storage, equipment, and/or materials at the residence (typically outdoors). Examples: builders, plumbers, electricians, cabinet makers, and landscapers. This category is meant to serve the needs of small contractors with limited space needs, with the expectation that once the business has grown, it will be moved to a more appropriate location in a commercial or industrial district. These businesses are allowed in the Rural Residential, Suburban Residential, or Residential Business districts on parcels of at least 2 acres; and there are limits on the amount of the property that can be used for the business. These businesses require a Special Permit to ensure that the impacts of the business on abutters and the neighborhood are adequately addressed and mitigated. Note: contractors who only have an office and one vehicle of 10,000 GVW plus one trailer for the business fall under the Home Business category.

