

Several areas of Ware have subdivisions which were built prior to zoning. In many cases, the lots were smaller than required under the zoning bylaw when dimensional regulations were enacted, thus making them nonconforming. This district was established in 2012 to make many parcels conform to current zoning code.

The Suburban Residential (SR) district is in three areas of Town, roughly described as Gould Road, South Street, and off Palmer Road (Rte. 32). This brochure gives a brief description of these areas.

These areas are slightly farther from Ware's downtown and are of moderate-density. They did not fit well into any former zoning districts in either use or lot size.

The 2012 zoning revision created the Suburban Residential (SR) district with uses and dimensional standards that are more consistent with both past and anticipated land use patterns.

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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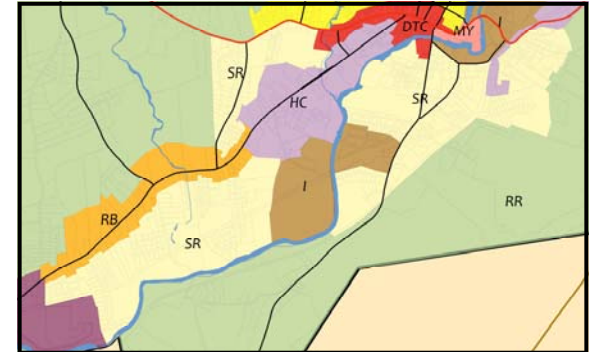
Brochure updated:
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Zoning Bylaws

At a Glance

Suburban Residential

A Moderate-Density Residential Zone



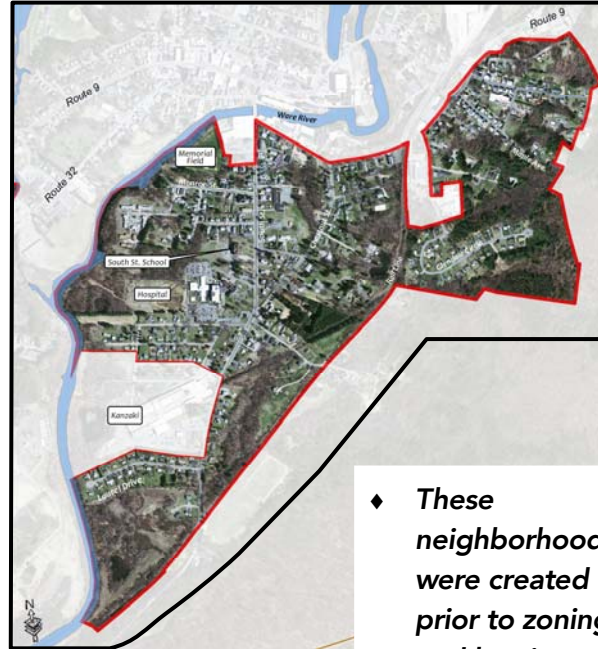
Gould Road Area

The 2012 zoning revision changed the Gould Road area from being five different zoning districts to one: the Suburban Residential (SR) zone.

- ◆ Although previously zoned "Residential Business", over 98% of the 121 parcels along Gould Road are residential; only two are nonresidential (both are allowed to continue indefinitely as pre-existing legal nonconforming uses).
- ◆ Formerly zoned "Highway Commercial" (HC), the Avenues Neighborhood had no parcels used for commercial purposes, thus a residential zoning designation made more sense. Additionally, infrastructure improvements in this area were made through the CDBG program, indicating the Town's commitment to retain the low and moderate income housing in the neighborhood. Conversion to commercial uses would be contrary to CDBG efforts.
- ◆ A northern area, also formerly zoned HC, consists of a cemetery and six homes.
- ◆ A portion of the Route 9 corridor was zoned commercial yet was entirely residential and included a portion of the cemetery and 12 homes. Therefore, we created a zoning district that properly reflects use.
- ◆ The portion of the SR district includes several parcels on Route 9 occupied by houses, plus a portion of the Isabella Ridge (Wildflower Drive) subdivision.

South Street Area

This area was mostly in a Rural Residential zone, with a few parcels in the Highway Commercial district. The image below shows the area and includes: Baystate Mary Lane, South St. School (the future Ware Senior Living), several churches, a few commercial businesses, and numerous residential neighborhoods.



- ◆ These neighborhoods were created prior to zoning, and lot sizes were significantly

smaller than what is required, making many lots nonconforming.

- ◆ Uses in this area are not consistent with the purpose and intent of a rural district: to preserve rural character through large lots and limited uses.
- ◆ The previous commercial designation areas reflected how the district boundaries were drawn, rather than existing or desired uses.

Off Palmer Road Area

This area was almost entirely within a Rural Residential district, with some Route 32 corridor properties in a Residential Business district, and one small area in the Highway Commercial (HC) district.

- ◆ The majority of this area consists of neighborhoods built in the 1950s and 1960s, with lot sizes smaller than the 1987 zoning standards. These neighborhoods typify the SR district.
- ◆ The Route 32 corridor was zoned commercial in 1987 with little consideration to parcel lines or whether a parcel had direct access to Route 32. Current zoning keeps the residential parcels within neighborhoods in the Suburban Residential (SR) district.
- ◆ The small area of HC in the northern part of this area is mostly wetlands on residential parcels, and will likely never be developed.

