

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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# Town of Ware

Zoning Bylaws

At a Glance

Section 4.2

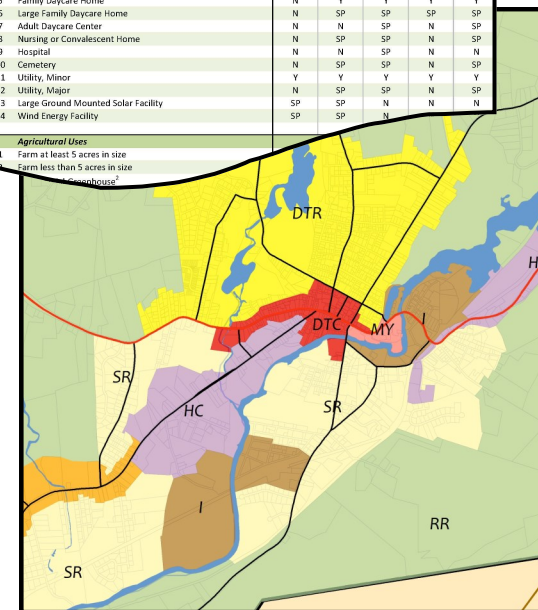
Use Table

*How Principal Uses are  
Regulated*

The Use Table displays the land uses that are permitted in the various zoning districts in Town. The 2012 bylaw rewrite consolidated multiple use tables. Today, the modern Use Table is organized by six general categories:

- Residential
- Public and Civic
- Agricultural
- Office and Research
- Retail Business and Consumer Services
- Industrial

	Residential				
	RQ	RR	SR	BLR	DTR
<b>A Residential Uses</b>					
1 Single Family	SP	Y	Y	Y	Y
2 Two-Family	N	SP	Y	N	Y
3 Multi-Family	N	N	SP	N	Y
4 Mobile Home Park	N	SP	N	N	N
5 Flexible Resid. Open Space Development <sup>1</sup>	N	Y	Y	N	Y
<b>B Public &amp; Civic Uses</b>					
1 Private Nonprofit Library or Museum	N	SP	SP	SP	SP
2 Government Facilities	Y	Y	Y	Y	Y
3 Community Center	Y	Y	Y	Y	Y
4 Recreation, publicly owned lands	Y	Y	Y	Y	Y
5 Family Daycare Home	N	Y	Y	Y	Y
6 Large Family Daycare Home	N	SP	SP	SP	SP
7 Adult Daycare Center	N	N	SP	N	SP
8 Nursing or Convalescent Home	N	SP	SP	N	SP
9 Hospital	N	N	SP	N	N
10 Cemetery	N	SP	SP	N	SP
11 Utility, Minor	Y	Y	Y	Y	Y
12 Utility, Major	N	SP	SP	N	SP
13 Large Ground Mounted Solar Facility	SP	SP	N	N	N
14 Wind Energy Facility	SP	SP	N		
<b>C Agricultural Uses</b>					
1 Farm at least 5 acres in size					
2 Farm less than 5 acres in size					
3 Greenhouse <sup>2</sup>					



The Use Table indicates whether a use is permitted by right (Y), by Special Permit (SP), or is not permitted (N) for specific uses in each zoning district.

It is important to remember that the Use Table deals with the principal use of a property, not accessory uses. For most zoning districts, when there are two uses on a property: the principal (main) use and the accessory. For example, a single family residence in the RR district with a small business run from it: the home is the principal use and the business is the accessory.

The only variation from this is in the mixed use districts (RB, DTC, and MY) where any combination of uses permitted by right or by Special Permit are allowed on a single property, subject to the requirements of the Use Table. For example, a building in the Downtown Commercial (DTC) district used for a retail store, an eating establishment specializing in serving alcohol, and apartments on the upper floors, with the eating establishment portion requiring a Special Permit. The other two uses (retail and apartments) are allowed by right.

Site plan review is not on the Use Table because site plan review addresses site design, not use. All new commercial development (construction of new buildings) requires site plan review. You can learn more in the “Approval Procedures” and “Accessory Uses” brochures. **Please refer to the full Zoning Bylaw for details.**

	Residential					Mixed <sup>1,1</sup>			Commercial/Industrial		
	RQ	RR	SR	BLR	DTR	RB	DTC	MY	HC	CI	I
<b>A Residential Uses</b>											
1 Single Family	SP	Y	Y	Y	Y	Y	Y	N	Y	N	N
2 Two-Family	N	SP	Y	N	Y	SP	Y	N	SP	N	N
3 Multi-Family	N	N	SP	N	Y	N	Y	Y	Y	N	N
4 Mobile Home Park	N	SP	N	N	N	N	N	N	N	N	N
5 Flexible Resid. Open Space Development <sup>1</sup>	N	Y	Y	N	Y	Y	N	N	N	N	N
<b>B Public &amp; Civic Uses</b>											
1 Private Nonprofit Library or Museum	N	SP	SP	SP	SP	Y	Y	Y	Y	Y	N
2 Government Facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3 Community Center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4 Recreation, publicly owned lands	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5 Family Daycare Home	N	Y	Y	N	N	N	N	N	Y	Y	N
6 Family Daycare Home	N	N	N	N	N	N	N	N	Y	Y	N
5 Research Facility			N	N	SP	N	N	N	N	N	SP
6 Radio or Television Studio			N	N	N	N	N	Y	Y	Y	N
<b>C Retail Business &amp; Consumer Service Uses</b>											
1 Small scale retail sales & service <sup>3</sup> w/no outside storage		N	SP	SP	N	SP	Y	Y	Y	Y	Y
2 Small scale retail sales & service w/outside storage		N	N	N	N	N	Y	N	SP	Y	Y
3 Large scale retail sales & service <sup>4</sup> w/no outside storage		N	N	N	N	N	N	SP	SP	Y	Y
4 Large scale retail sales & service w/outside storage		N	N	N	N	N	N	SP	SP	Y	Y
5 Personal Service <sup>5</sup>		N	N	SP	N	SP					
6 Sales of agricultural or horticultural products and associated supplies, partly or wholly outdoors, not associated with an agricultural use (category C above)		N	SP	N	N	N					
7 Auto Service		N	N	N	N	N					
8 Car Wash		N	N	N	N	N					
9 Motor Vehicle Sales		N	N	N	N	N					
10 Auto Fuel Station (with or without convenience store)		N	N	N	N	N					
11 Banks		N	N	N	N	N					
12 Indoor entertainment or recreational facility <sup>6</sup>		N	N	N	N	N					
13 Outdoor recreation facility <sup>7</sup>		N	Y	SP	SP	N					
14 Eating establishment, high turnover		N	N	N	N	SP					
15 Eating establishment, low turnover		N	SP	N	N	N					
16 Eating establishment, drive-in/drive-thru		N	SP	N	N	N					
17 Eating establishment, specializing in serving alcohol		N	N	N	N	N					
18 Funeral home, mortuary, or undertaking establishment		N	N	SP	N	SP					
19 Veterinary or pet grooming establishment		N	SP	SP	N	SP					
20 Kennels, pet day care establishments		N	SP	N	N	N					
21 Hotel		N	N	N	N	N					
22 Non-Family Accommodations		N	SP	SP	N	SP					
23 Inn, Bed & Breakfast, Tourist House		N	SP	SP	SP	SP					
24 Campground		N	Y	N	N	N					
25 Private membership club or lodge		N	Y	SP	SP	SP					
26 Parking facilities		N	N	N	SP	N					
27 Adult entertainment establishment		SP	SP	SP	SP	SP					
28 Taxicab Business		N	N	N	N	N					
29 Construction Trades		N	SP	N	N	N					
30 Tow Service		N	N	N	N	N					
31 Body Shop		N	N	N	N	N					

#### Key to Zoning Districts:

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

Example of an accessory use



Example of a mixed use building