

Ware has been home to people and businesses for hundreds of years. Over time, use of the land has changed in response to new technologies and vocations. In the late 19th and early 20th centuries, some cities began to adopt regulations to improve living conditions for thousands of people, including how housing could be built. Such efforts were successful and eventually evolved into a regulatory framework called "zoning".

Zoning is based upon the premise that different land uses should be somewhat segregated from each other in order to preserve the health, safety, and welfare of the inhabitants of a town or city.

zon·ing (zɒŋ) *n.* **1.** Ordinances and bylaws, adopted by cities and towns to regulate the use of land, buildings, and structures to the full extent of the independent constitutional powers of cities and towns to protect the health, safety, and general welfare of their present and future inhabitants.

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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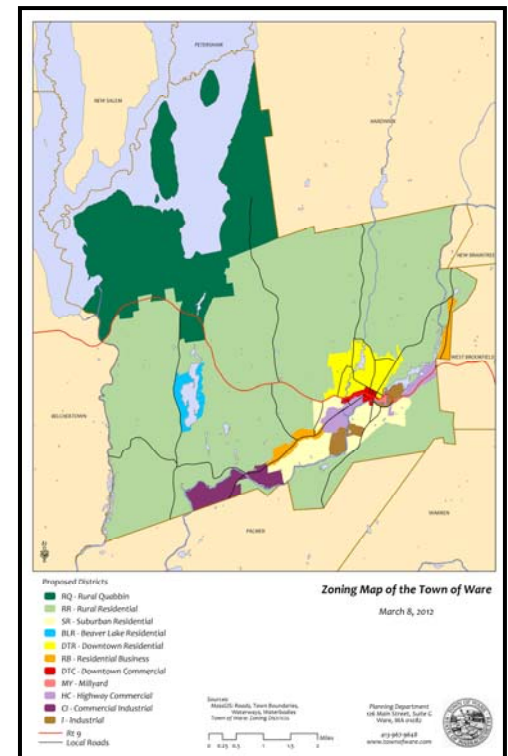
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Zoning bylaws
 At A Glance

What is Zoning?

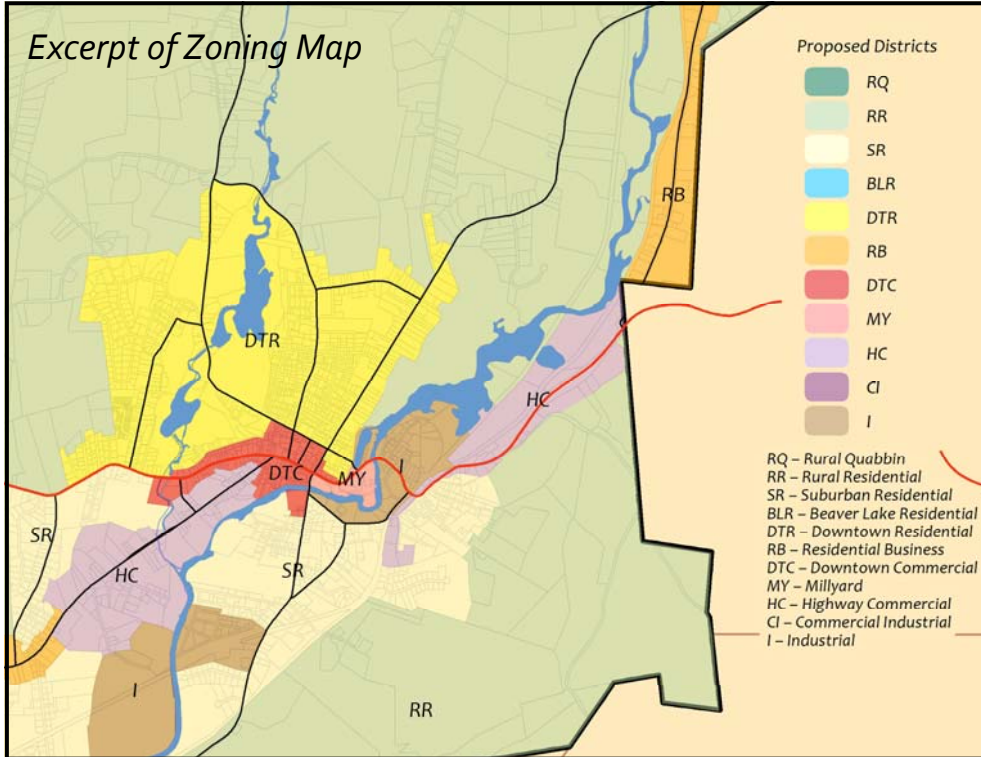
*An Overview of Ware's
 Land Use Regulations*



Zoning is a set of regulations that govern land use in a community. At the core of most zoning bylaws is a map that divides the town into various “zoning districts”; each with a purpose and intent that differentiates it from other zoning districts in the town.

Accompanying this map are regulations that identify the uses allowed in each district, the size of lots allowed to be created, standards that must be met in order for certain uses to be approved in some districts, and standards that must be met for new construction of residential, commercial, and other types of uses.

For example, one district might be for residential uses, and new lots for single family homes must be 40,000sf, with at least 150 feet of frontage on a road. Other uses in that district might be allowed as well (i.e. a



| Ware Zoning Bylaw | | Proposed Use Table | | |
|-------------------|---|--------------------|----|----|
| | | Residential | | |
| | | RQ | RR | SR |
| A | Residential Uses | | | |
| 1 | Single Family | SP | Y | Y |
| 2 | Two-Family | N | SP | Y |
| 3 | Multi-Family | N | N | SP |
| 4 | Mobile Home Park | N | SP | N |
| 5 | Flexible Resid. Open Space Development ¹ | N | Y | Y |
| B | Public & Civic Uses | | | |
| 1 | Private Nonprofit Library or Museum | N | | |
| 2 | Government Facilities | Y | | |
| 3 | Community Center | Y | | |
| 4 | Recreation, publicly owned lands | Y | | |
| 5 | Family Daycare Home | | | |
| 6 | Large Family Daycare Home | | | |

Excerpts of the Use Table (left) and Dimensional Table (below)

| Zoning District | Minimum Lot | | | Maximum Density MF (du/a) | Minimum Setbacks | | |
|-----------------|---|----------------------------------|--|---------------------------|------------------|------|------|
| | Area (sq. ft.) | Frontage (feet) | | | Front | Side | Rear |
| RQ | 60,000 | 150 | | NA | 30 | 30 | 40 |
| RR | SF = 60,000 ¹ TF = 80,000 ¹ NR = 60,000 | 150 | | NA | 30 | 30 | 40 |
| SR | SF = 20,000 TF = 25,000 MF = 100,000 | SF = 125 TF = 125 MF = 200 | | 6 | | | |

community park) while some other uses might be allowed with special permission (called a Special Permit); for example, a bed and breakfast inn.

The concept is to not mix uses that are incompatible, such as a steel mill located in a residential neighborhood.

Zoning bylaws address these and many other land use matters, and include processes for property owners to obtain permission to construct new buildings, establish new uses, expand uses, etc.

Ware first adopted zoning regulations in 1971, then replaced it in 1980, and again in 1987. Since then, the town has amended the zoning bylaw multiple times. In 2012, the Planning Board and the Planning & Community Development Department reviewed the bylaw in its entirety and examined its functionality and ease of use. The result was a full-scale bylaw update, which reorganized and updated provisions, realigned zoning districts and their associated regulations with existing and projected land uses, and simplified the approval processes. These significant changes benefit home and business owners in many areas. It also helps Ware attract more businesses and employers as we move toward increased economic development and downtown revitalization.

A series of brochures are available which describe numerous aspects of the zoning bylaw, from Aquifer Protection to the Zoning Map.