Both of these 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 plus a few apartments on the second floor. In the Millyard, 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 have been designed to encourage flexibility in site design, as well as to recognize the existing conditions on the properties in both the DTC and MY districts.

Need more information?

Join us for a Public Forum!
Drop in anytime, stay as long as you’d like. Learn about proposed changes to the Zoning Bylaw from Town officials.

Saturday, March 31, 2012
10:00 AM to 2:00 PM
at the Ware Senior Center
1 Robbins Rd, off West Main Street
(behind Cumberland Farms)

Public Hearing to be held on Wednesday.
April 4, 2012 at 7:00 PM
Ware Senior Center, 1 Robbins Road
Continued on April 11th
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 is 26.7 du/a (dwelling units per acre), and the current actual density is 23.6 du/a. The proposed bylaw limits multi-family in the DTC to 20 du/a. In the Millyard district the proposed density is based on an analysis of the usable space within the existing buildings. This analysis resulted in a proposed density of 22 du/a.

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

Ware’s downtown was built up around the mills that were first built in the 1800’s, in typical “Mill Town” fashion with small lots, buildings close together, commercial uses along Main Street, and residential neighborhoods surrounding it. This land use pattern is relatively successful, but as motor vehicle traffic has increased over the years, it has brought challenges to maintaining a vital downtown.

The proposed zoning bylaw includes modifications to the Downtown Commercial (DTC) district boundaries, creation of a new Millyard (MY) district, and relaxation of use and dimensional regulations. All of these changes are designed to encourage more business and residential use in the downtown.

By removing the existing barriers created by the current 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.