Several areas of Ware have subdivisions 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 new district is designed to address this situation.

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

As will be seen, the current zoning in all three of these areas is contrary to the actual land use patterns (both uses and lot sizes). These areas, being a bit further from the downtown, are currently a moderate density and thus do not fit well into any of the current zoning districts. Therefore, the proposed zoning includes the Suburban Residential (SR) district as a new district, with uses and dimensional standards that are more consistent with both past and expected future land use patterns.

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

Planning Board
Rick Starodos
Chris DiMarzio
Joseph Knapp
Fred Urban
Tim Cutler

Zoning Board of Appeals
Lewis Iadarola
George Staiti
Phil Hamel
Richard Kszaszcz
Dave Skoczylas, Alt.

Planning Department
Karen M. Cullen, AICP
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Planning Dept. Administrative Assistant

Tim Inacio
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**Gould Road Area**
This area is currently within five zoning districts: Residential Business 1 (RB1) and 2 (RB2), Downtown Commercial (DTC), Highway Commercial (HC), and Rural Residential 1 (RR1).

- Of the 121 parcels along Gould Road currently zoned RB1, over 98% are residential; only two parcels are nonresidential. Both are allowed to continue indefinitely as pre-existing legal nonconforming uses.

- In the Avenues neighborhood, the current zoning is HC but no parcels are used for commercial purposes, thus a residential zoning designation makes more sense. In addition, the infrastructure in this area has recently been improved through the CDBG program, indicating a commitment by the Town to retain the low and moderate income housing in the neighborhood. Conversion to commercial uses would be contrary to that goal.

- The northern area that is currently zoned HC consists of a cemetery and six homes.

- The area along Route 9 currently zoned DTC also includes a portion of the cemetery, plus 12 homes. Given the fact that this portion of the corridor is entirely residential, zoning districts that reflect that are more sensible than commercial districts that could introduce incompatible uses.

- The portion of the proposed SR district currently zoned RB2 includes several parcels on Route 9 occupied by houses, plus a portion of the Wildflower subdivision.

**South Street Area**
This area is almost entirely in the Rural Residential 4 (RR4) zoning district today, although there is a small amount of Highway Commercial (HC) as well. The image below shows the area; it includes

- The neighborhoods were all developed before the Town adopted zoning, and their lot sizes are all significantly smaller than required in the RR4 district, making nearly every house lot nonconforming.

- The uses in this area are not consistent with the purpose and intent of the rural district, which is to preserve the rural character through large lot sizes and limited uses.

- The two areas currently zoned HC are more a reflection of the way the district boundaries were drawn than of existing or desired uses.

**Off Palmer Road Area**
This area is almost entirely within the Rural Residential 4 (RR4) district, with some properties in the Route 32 corridor in the Residential Business 1 (RB1) district and one small area in the Highway Commercial (HC) district.

- The Route 32 corridor was zoned RB1 in 1987. The district boundaries were drawn in a “broad brush” fashion with no regard to parcel lines or whether a parcel had direct access to Route 32. The proposed zoning keeps the residential parcels within neighborhoods in the new SR district.

- A small area of HC in the northern part of this area is also due to inaccuracies in the drawing of the original district boundaries. This area is mostly wetlands that are on residential parcels, and will never be developed.

- The rest of this area consists of neighborhoods built in the 1950’s and 60’s, with lot sizes smaller than the standards for the RR4 district. These neighborhoods typify the SR district.