

Ware Zoning Bylaw Approved at Town Meeting May 8, 2023		§ 4.2 Use Table					Proposed Changes are highlighted Pending Attorney General Approval					
		Residential					Mixed ¹			Commercial/Industrial		
		RO	RR	SR	BLR	DTR	RB	DTC	MY	HC	CI	I
A	Residential Uses											
1	Single Family	SP	Y	Y	Y	Y	Y	Y	Y	N	N	N
2	Two-Family	N	SP	Y	N	Y	SP	Y	Y	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 (see § 4.8.1)	N	Y	Y	N	Y	Y	N	N	N	N	N
B	Public & Civic Uses²											
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	N
4	Recreation, publicly owned lands	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5	Family Daycare Home	N	Y	Y	Y	Y	Y	SP	N	N	N	N
6	Large Family Daycare Home	N	SP	SP	SP	SP	SP	SP	N	N	N	N
7	Adult Daycare Center	N	N	SP	N	SP	SP	Y	Y	Y	N	N
8	Nursing or Convalescent Home	N	SP	SP	N	SP	SP	SP	SP	SP	N	N
9	Hospital	N	N	SP	N	N	N	SP	SP	SP	N	N
10	Cemetery	N	SP	SP	N	SP	SP	N	N	SP	N	N
11	Utility, Minor	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
12	Utility, Major	N	SP	SP	N	SP	SP	SP	SP	SP	SP	Y
13	Large Ground Mounted Solar Facility (see § 4.8.3)	SP	SP	N	N	N	SP	N	N	Y	Y	Y
14	Wind Energy Facility (see § 4.8.4)	SP	SP	N	N	N	N	N	N	N	N	N
15	Wireless Communication Facilities (see § 4.8.2)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
16	Tier 3 and Tier 4 Battery Energy Storage System (stand alone)	N	N	N	N	N	N	N	SP	N	SP	SP
17	Battery Energy Storage System associated with large solar facility	SP	SP	N	N	N	SP	N	N	SP	SP	SP
18	Tier 1 Residential Battery Energy Storage System	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
19	Tier 2 Battery Energy Storage System	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
C	Agricultural Uses⁴											
1	Farm at least 5 acres in size ⁵	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2	Farm less than 5 acres in size ⁵	Y	Y	SP	N	SP	Y	N	SP	Y	N	Y
3	Commercial Greenhouse	N	SP	SP	N	SP	Y	N	Y	Y	N	Y
4	Smokehouses	N	SP	N	N	N	N	N	N	SP	N	Y
5	Equestrian Stable	N	Y	SP	N	SP	Y	N	N	Y	N	N
D	Office and Research Uses²											
1	Business, Finance, or Other Professional Offices	N	N	SP	N	SP	Y	Y	Y	Y	Y	Y
2	Office or clinic for health services	N	N	SP	N	SP	Y	Y	Y	Y	N	N
3	Trade, Professional, or Other School (Private, for Profit)	N	N	N	N	N	Y	Y	Y	Y	N	N
4	Laboratory	N	N	SP	N	N	SP	SP	Y	Y	Y	Y
5	Research Facility	N	N	SP	N	N	SP	SP	SP	SP	SP	SP
6	Radio or Television Studio	N	N	N	N	N	Y	Y	Y	Y	Y	N
E	Retail Business & Consumer Service Uses²											
1	Adult entertainment establishment (See § 4.8.6)	N	N	N	N	N	N	N	N	N	N	SP
2	Auto Body Shop	N	N	N	N	N	SP	SP	SP	SP	SP	SP
3	Auto Fuel Station (with or without convenience store)	N	N	N	N	N	Y	N	N	Y	Y	Y
4	Auto Service	N	N	N	N	N	Y	SP	SP	Y	Y	Y
5	Banks	N	N	N	N	N	Y	Y	Y	Y	Y	N
6	Campground	N	Y	N	N	N	N	N	N	Y	N	N
7	Car Wash	N	N	N	N	N	Y	N	N	Y	Y	Y
8	Construction Trades	N	SP	N	N	N	Y	N	SP	Y	Y	Y
9	Eating establishment, drive-in/drive-thru	N	SP	N	N	N	SP	N	N	Y	Y	N
10	Eating establishment, high turnover	N	N	N	N	SP	Y	Y	Y	Y	Y	N
11	Eating establishment, low turnover	N	SP	N	N	SP	Y	Y	Y	Y	Y	N
12	Eating establishment, specializing in serving alcohol	N	N	N	N	N	SP	SP	SP	SP	Y	N
13	Microbrewery (See §2.2)	N	SP	SP	N	N	SP	SP	SP	SP	SP	N
14	Craft Distillery	N	SP	SP	N	N	SP	SP	SP	SP	SP	N
15	Winery ⁵	N	SP	SP	N	N	SP	SP	SP	SP	SP	N
16	Funeral home, mortuary, or undertaking establishment	N	N	SP	N	SP	Y	N	N	Y	N	N
17	Hotel	N	N	N	N	N	SP	SP	SP	Y	Y	N
18	Indoor entertainment or recreation facility ⁶	N	N	N	N	N	Y	Y	Y	Y	Y	N
19	Inn, Bed & Breakfast, Tourist House	N	SP	SP	SP	SP	Y	Y	SP	Y	N	N
20	Kennels, pet day care establishments	N	SP	N	N	N	SP	N	N	Y	Y	N
21	Motor Vehicle Sales	N	N	N	N	N	Y	N	N	Y	Y	N
22	Non-Family Accommodations	N	SP	SP	N	SP	SP	SP	SP	Y	N	N
23	Outdoor recreation facility ⁷	N	Y	SP	SP	N	Y	N	SP	Y	Y	N
24	Parking facilities	N	N	N	SP	N	N	Y	Y	Y	Y	N
25	Personal Service ⁸	N	N	SP	N	SP	Y	Y	Y	Y	Y	N
26	Private membership club or lodge	N	Y	SP	SP	SP	Y	Y	Y	Y	N	N
27	Recycling Center, Composting Facility	N	N	N	N	N	N	N	SP	SP	SP	SP
28	Retail sales & service, Large scale ⁹ w/outside storage	N	N	N	N	N	N	N	N	Y	Y	N
29	Retail sales & service, Large scale ⁹ w/ no outside storage	N	N	N	N	N	N	SP	SP	Y	Y	N
30	Retail sales & service, small scale ¹⁰ w/outside storage	N	N	N	N	N	Y	N	SP	Y	Y	Y
31	Retail sales & service, small scale ¹⁰ w/ no outside storage	N	SP	SP	N	SP	Y	Y	Y	Y	Y	Y
32	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	Y	SP	Y	Y	Y	N
33	Self-service storage facility	N	N	N	N	N	Y	N	Y	Y	Y	Y
34	Taxicab Business	N	N	N	N	N	SP	SP	Y	Y	Y	Y
35	Tow Service	N	N	N	N	N	SP	N	N	SP	SP	SP
36	Veterinary or pet grooming establishment	N	SP	SP	N	SP	SP	Y	Y	Y	Y	N
F	Industrial Uses²											
1	Auto Salvage	N	N	N	N	N	N	N	N	N	N	SP
2	Aviation field	N	SP	N	N	N	N	N	N	N	SP	SP
3	Earth Removal (see § 4.8.5)	N	SP	N	N	N	N	N	N	N	SP	SP
4	Earth Processing (see § 4.3.27)	N	N	N	N	N	N	N	N	SP	SP	SP
5	Freight or trucking terminal	N	N	N	N	N	N	N	N	N	SP	Y
6	Industry, Heavy ¹¹	N	N	N	N	N	N	N	N	N	SP	SP
7	Industry, Light ¹²	N	N	N	N	N	SP	N	SP	N	Y	Y
8	Solid Waste Disposal Facilities ¹³	N	N	N	N	N	N	N	N	N	SP	SP
9	Tank Farm	N	N	N	N	N	N	N	N	N	SP	SP
10	Warehouse	N	N	N	N	N	SP	N	Y	N	Y	Y
11	Wholesale	N	N	N	N	N	SP	SP	Y	SP	Y	Y
12	Wood processing, lumber mill	N	SP	N	N	N	SP	N	N	SP	SP	Y
G	Marijuana (Cannabis)¹⁵											
1	Marijuana Cultivation Facility	N	SP	N	N	N	N	N	SP	N	SP	SP
2	Medical, Recreation or Hybrid Marijuana Sales	N	N	N	N	N	N	SP	SP	SP	N	N
3	Marijuana Delivery	N	N	N	N	N	N	SP	SP	SP	N	N

Footnotes:

- In the Mixed Use districts, one parcel can have more than one principal use. See §4.1.1.E.
- See also §7.4 to determine if a proposed project will require site plan review.
- Definition of farm includes the use of land for agriculture, horticulture, silviculture, aquaculture, or viticulture. See §2.2.
- If on a parcel of 5 acres or greater, this use is exempt from Zoning but must comply with the dimensional requirements in Article 5.
- This excludes farm-wineries or wineries that grow and use grapes on site.
- Indoor entertainment or recreation facility examples: bowling alley, arcade, roller rink, tennis courts, swimming, theater, etc.
- Outdoor recreation facility examples: amusement park, country club, golf course, tennis courts, etc.
- Personal service examples: hair salon, barber, tanning salon, massage therapist, nail salon, tailor, shoe repair, etc.
- Large scale retail sales and service examples: "big box" stores, full service grocery stores, shopping centers, etc.
- Small scale retail sales and service examples: gift shops, clothing stores, small specialty stores, convenience stores (without fuel sales), etc.
- Specific uses listed in the Table of Uses that could also be categorized as heavy industry shall be regulated under the specific use.
- Specific uses listed in the Table of Uses that could also be categorized as light industry shall be regulated under the specific use.
- As defined in MGL c. 111 §150A.
- Per Article 4.7.1 Any use not specifically or generically listed in §4.2, Use Table, or not otherwise permitted in a district shall be deemed as prohibited. See also §7.5.1.
- Subject to MGL Chapter 40A and 105 CMR 725.000, Registered and Off-site Medical Marijuana Dispensaries; and 935 CMR 600.000.