

- 3.1.8 *MY – Mill Yard:* This district encompasses the area of the old industrial center of Ware that is in close proximity to the downtown, which the Town has envisioned as a mixed use area for many years. To accomplish that goal, one step is to create a regulatory environment that encourages all types of uses – high density multi-family residential, commercial, institutional, and some light industrial uses as well.
- 3.1.9 *HC – Highway Commercial:* There are two HC districts in Ware, with quite different characteristics. The HC district on Route 32 south of downtown is the location of the majority of the retail and businesses in town. Nonetheless, there are still a substantial number of residences in the area, including two multi-family developments. Future development in this district is expected to continue the suburban character of the existing commercial development, with large parking lots in front of moderate to large stores. The HC district along Route 9 east of downtown consists mostly of small or narrow lots with shops or services, although it also includes two larger commercial buildings that are along the rail line. Future uses in this area are expected to be commercial.
- 3.1.10 *CI – Commercial Industrial:* Located at the southern end of Route 32 in Ware, this district incorporates a high intensity commercial shopping center as well as numerous smaller businesses and some residential uses. The district includes a substantial amount of undeveloped land which could be used for both high intensity commercial uses such as hotels, and light industrial uses such as some manufacturing and business uses geared toward serving a potential large scale entertainment complex in the region.
- 3.1.11 *I – Industrial:* This district provides for light industrial and service related businesses with large buildings or outdoor storage requirements. The district includes one area of what is sometimes referred to as “mill housing”; industrial uses within this area will be reviewed with a focus on minimizing negative impacts on remaining residences. A variety of commercial uses are also permitted within this district.
- 3.2 **Location of Districts.** The location and boundaries of the zoning districts are hereby established as shown on a map entitled “Zoning Map of the Town of Ware”, dated May 15, 2019, which is on file in the office of the Town Clerk. The Zoning Map, and any amendments thereto, together with all explanatory matter thereon, are hereby made a part of this zoning bylaw.
- 3.3 **Interpretation of District Boundaries.**
- 3.3.1. *Location of boundary.* Where a district boundary is indicated as within or parallel to a street, highway, railroad right-of-way, water course or municipal boundary, such district boundary shall be construed as the right-of-way line of such street, highway, or railroad right-of-way, or the centerline of the water course or municipal boundary, unless otherwise shown on the zoning map. Boundaries which appear to follow a property (parcel) line shall coincide with that property line. Whenever any dispute arises on district boundaries as to the exact location of a district boundary line, the location of such line shall be determined by the Building Inspector, with appeal to the Zoning Board of Appeals. Note that any modification of district boundaries requires a zoning amendment pursuant to MGL c. 40A §5.
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