

## Chapter 101 GROWTH MANAGEMENT

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**[HISTORY: Adopted by the Town Council of the Town of Windham 7-28-2020 (Ch. 116 of the 1991 Code); amended in its entirety 8-12-2025 by Order No. 25-016. Subsequent amendments noted where applicable.]**

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### § 101-6. Exemptions.

This chapter shall not apply to:

- A.   The repair, replacement, reconstruction, or alteration of an existing dwelling unit or dwelling structure, provided that no new dwelling units or dwelling structures are created, and no seasonal dwelling units are converted into year-round dwelling units.
- B. A dwelling structure containing a single dwelling unit on a family gift lot.
- C. The construction, repair, replacement, reconstruction, or alteration of any dwelling unit meeting the definition of "housing for older persons" as set forth in 5 M.R.S.A. § 4581, Subdivision 2, and as may be amended from time to time.
- D. The construction, repair, replacement, reconstruction, or alteration of an accessory apartment, or other dwelling unit that qualifies as an "accessory dwelling unit," as defined 30-A M.R.S.A. § 4301, Subdivision 1-C, as may be amended or recodified.
- E. One-bedroom dwelling units within a multifamily dwelling structure, provided that no more than 30% of the dwelling units within a multifamily dwelling structure may be exempted from this chapter under this provision.

F. Dwelling units that are exempted from this chapter by a two-thirds vote of the Town Council under § 101-7G.

~~F.G.~~ Residential dwelling units in designated growth areas are exempt from this chapter under this provision.