



**Town of Windham
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MEMO

DATE: September 9, 2022

TO: Windham Town Council
THROUGH: Barry Tibbetts, Town Manager
FROM: Amanda Lessard, Planning Director
Cc: Windham Planning Board

RE: Land Use Ordinance Amendments: § 120-413 Industrial District (I).

Overview

Staff has prepared the enclosed proposed amendments to the Land Use Ordinance, [§ 120-413 Industrial District \(I\)](#) as a starting point for Town Council and Planning Board discussion following several meetings to discuss development opportunities in the I District with Windham Economic Development Corporation and I property owners. The changes would allow for development in the I District to be more similar in uses and dimensional and performance standards as those found in the [§ 120-414 Enterprise Development District \(ED\)](#).

The I District is shown on the [Town of Windham Land Use Map](#) in South Windham between River Road and the Presumpscot River around Gambo Road, and at Mallison Falls Road. The ED District is in North Windham off Enterprise Drive. The I District boundaries and standards today are substantively the same as when Windham's first Land Use Ordinance and Zoning Map were adopted in 1976. The ED District was established in 1999.

Summary of Proposed Changes

- Additional Permitted Uses
 - Business and professional office; Contractor services; Contractor services, landscaping; Contractor storage yard; Construction services, heavy, major; and Construction services, heavy, minor.
- Front Setback reduced from 100 feet to 40 feet
- Addition of required 40 feet minimum front yard [landscaped buffer strip](#)
- Removal of open space requirement and replacement with new maximum building coverage and maximum impervious area standard
- Required screening of outdoor storage from view of public ways