



**Town of Windham  
Planning Department**

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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).

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**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