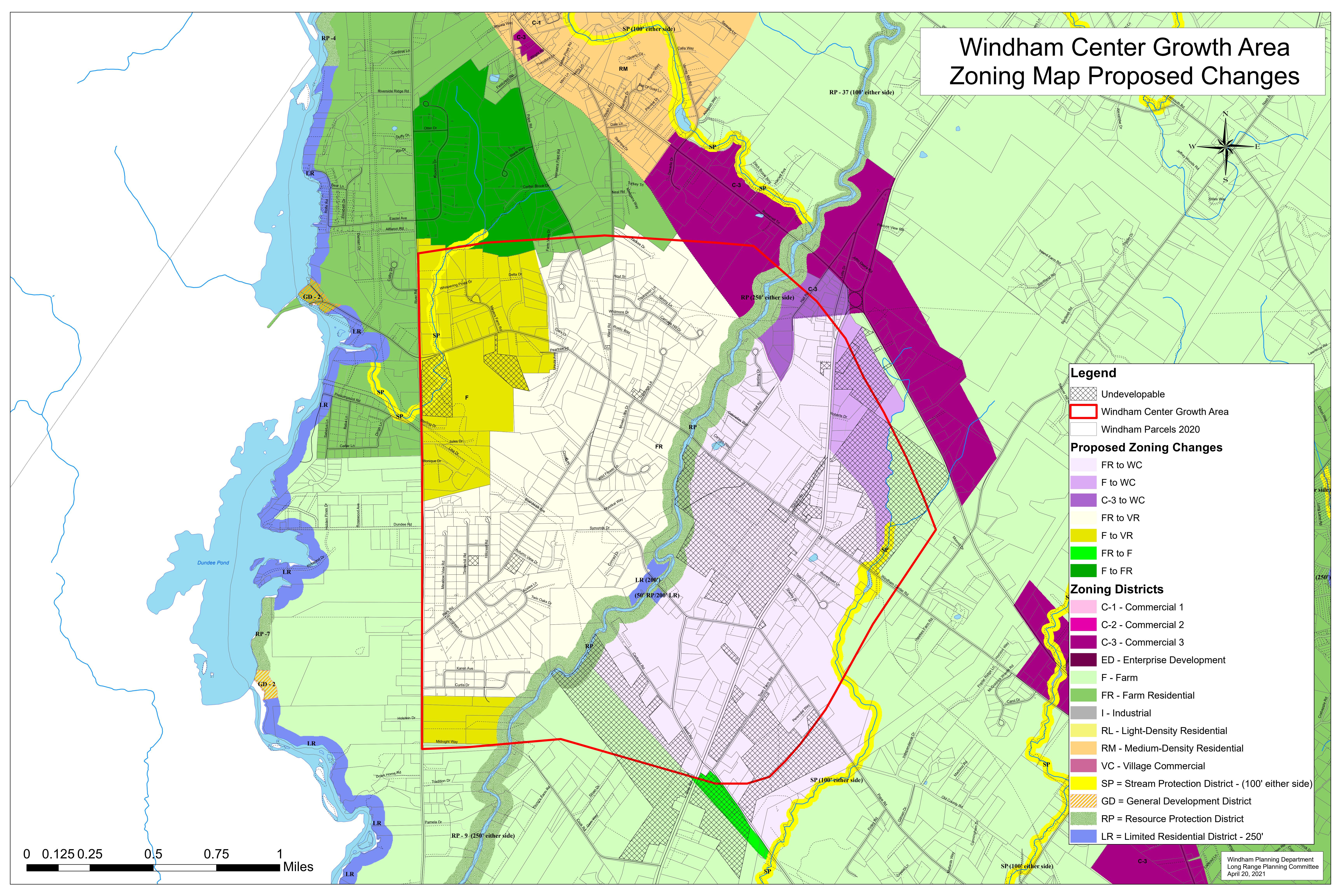


Windham Center Growth Area Zoning Map Proposed Changes



		MINIMUM LOT SIZE	NET DENSITY	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	WATER SETBACK	MINIMUM STREET FRONTAGE	MINIMUM SHORE FRONTAGE	
F	FARM DISTRICT	Maximum Building Coverage 25% - Building Height 35'								
	Standard Lot	80,000 sq ft	60,000 sq ft	40'	10'	10'	n/a	200'	n/a	
	Conservation Lot	30,000 sq ft	"	25'	10'	10'	n/a	100'	n/a	
	Country Lot	6 acres	250,000 sq ft	25'	10'	10'	n/a	100'	n/a	
	AQUIFER B ZONE OVERLAY DISTRICT	Greater of the underlying district or 80,000 sq ft								
FR	FARM RESIDENTIAL DISTRICT	Maximum Building Coverage 25% - Building Height 35'								
	Standard Lot	50,000 sq ft	40,000 sq ft	30'	10'	10'	n/a	150'	n/a	
	Conservation Lot	20,000 sq ft	"	25'	10'	10'	n/a	75'	n/a	
	Country Lot	6 acres	250,000 sq ft	25'	10'	10'	n/a	75'	n/a	
RL	LIGHT DENSITY RESIDENTIAL DISTRICT	Maximum Building Coverage 20% - Building Height 35'								
	Standard Lot	40,000 sq ft	30,000 sq ft	30'	10'	10'	n/a	150'	n/a	
	Cluster Lot	20,000 sq ft	"	25'	10'	10'	n/a	75'	n/a	
	AQUIFER B ZONE OVERLAY DISTRICT	Greater of the underlying district or 80,000 sq ft								
RM	MEDIUM DENSITY RESIDENTIAL DISTRICT	Maximum Building Coverage 20% - Building Height 35'								
	Standard Lot without public water	30,000 sq ft	15,000 sq ft	30'	10'	10'	n/a	100'	n/a	
	Standard Lot with public water	20,000 sq ft	"	30'	10'	10'	n/a	100'	n/a	
	Cluster Lot	20,000 sq ft	"	30'	10'	10'	n/a	50'	n/a	
	Elderly Housing Projects	8,000 sq ft/one bed unit---6,000 sq ft each additional bedroom proposed in a unit (per MRSA 4807 to 4807-G)								
VR	VILLAGE RESIDENTIAL DISTRICT	Maximum Building Coverage 20% - Building Height 35' - Landscaped Buffer 15' (multi-fam & non-res)								
	Standard Lot	40,000 sq ft	20,000 sq ft	30'	15'	15'	n/a	100'	n/a	
LR	SHORELAND ZONING DISTRICT	Within 250 feet of Great Ponds, Rivers, Freshwater Wetlands. Maximum Lot Coverage LR 20% GD 70% - Building Height 35'								
	Residential	40,000 sq ft	40,000 sq ft	35'	35'	15'	100'	200'	200'	
	Commercial/Industrial	60,000 sq ft	60,000 sq ft	35'	35'	15'	300'	300'	300'	
	AQUIFER B ZONE OVERLAY DISTRICT	Greater of the underlying district or 80,000 sq ft								
RP	RESOURCE PROTECTION	All land areas shown on the official Zoning Map								
SP	STREAM PROTECTION DISTRICT (11/25/93)	The Stream Protection District includes all land areas within 75-100' horizontal distance of the normal high water mark								
		MINIMUM LOT SIZE	NET DENSITY	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	MINIMUM STREET FRONTAGE	ABUTTING A RESIDENTIAL ZONE		
C-1	COMMERCIAL 1 DISTRICT	No Maximum Building Height - Landscaped Buffer 20'								
	Non-residential	Based on Septic	n/a	10'-20' (302) 0-20' (others)	6'	6'	100'	50'		
	Dwelling (Existing, 2-family, multifamily, mixed use)	Based on Septic	Based on Septic		6'	6'	100'	50'		
	AQUIFER B ZONE OVERLAY DISTRICT	Greater of the underlying district or 80,000 sq ft. Non-Residential Uses Maximum 50% Impervious Area								
C-2	COMMERCIAL 2 DISTRICT	No Maximum Building Height - Landscaped Buffer 20'								
	Non-residential	Based on Septic	n/a	10'-20'	10'	10'	150'	50'		
	Dwelling	40,000 sq ft	5,000 sq ft		10'	10'	150'	n/a		
	AQUIFER B ZONE OVERLAY DISTRICT	Greater of the underlying district or 80,000 sq ft. Non-Residential Uses Maximum 50% Impervious Area								
C-3	COMMERCIAL 3 DISTRICT	No Maximum Building Height - Landscaped Buffer 20'								
	Non-residential	20,000 sq ft	n/a	60' arterial/40' non-arterial	10'	10'	100'	50'		
	Dwelling	80,000 sq ft	60,000 sq ft	60' arterial/40' non-arterial	10'	10'	200'	n/a		
	Dwelling, Mixed Use	80,000 sq ft	60,000 sq ft	60 arterial/40' non-arterial	10'	10'	200'	50'		
I	INDUSTRIAL DISTRICT	No Maximum Building Height - All non-residential uses must provide 2 sq ft of open space for every 1 sq ft of floor area								
	Non-residential	20,000 sq ft	n/a	100'	25' or 25% building height	100'	50'			
	Dwelling, Existing	20,000 sq ft	n/a	40'	10'	15'	100'	n/a		
ED	ENTERPRISE DEVELOPMENT DISTRICT	No Maximum Building Height, Landscaped Buffer 40', Max Building Coverage 50%, Max Impervious Area 50%								
	Non-residential	None	n/a	40'	30' or 50% building height	100'	100'			
VC	VILLAGE COMMERCIAL DISTRICT	No Maximum Building Coverage - Building Height 35'								
	Lot with public water & sewer	5,000 sq ft	2,500 sq ft	No minimum. Setback not further than average in block	20'	none	50'	50'		
	Lot with well & private septic	20,000 sq ft	5,000 sq ft							
WC	WINDHAM CENTER DISTRICT	Maximum Building Coverage 50% - Building Height 45' - Lanscaped Buffer 15' (non-res)								
	Standard Lot without public water	30,000 sq ft	15,000 sq ft	20'	10'	10'	100'	50'		
	Standard Lot with public water	20,000 sq ft	"	20'	10'	10'	100'	50'		

What's Allowed?

	Existing		Proposed		
	Farm	Farm Residential	Village Residential	Windham Center	
Agriculture	P	P	P	P	
Agriculture, Piggery	P	C	X	X	
Agriculture, Poultry Facility	P	C	X	X	
Artist Studio	X	X	P	P	
Assisted Living Facility	C	C	C	P	
Bank	X	X	X	P	
Bed and Breakfast Inn	C	C	C	P	
Boarding Home for Sheltered Care	C	C	C	P	
Building, Accessory	P	P	P	P	
Campground, Commercial	P	P	X	X	
Campground, Personal	P	P	X	X	
Cemetery	P	P	P	P	
Child Care, Facility	X	X	P ¹	P	¹ max 50 children
Child Care, Family Home	P	P	P	P	
Contractor Services, Landscaping	P	X	X	X	
Contractor Storage Yard	P	X	X	X	
Drive-through Facility	X	X	X	P ²	² no restaurants
Dwelling, Multifamily*	P	P	P ³	P	³ max 4 unit
Dwelling, Single-Family Detached	P	P	P	P	
Dwelling, Two-Family*	P	P	P	P	
Farm Enterprise	P	P	X	X	
Forestry	P	P	P	P	
Golf Course	P	P	X	X	
Home Occupation 1	P	P	P	P	
Home Occupation 2	P	P	P	P	
Kennel, Major	C	C	C	X	
Kennel, Minor	P	P	P	X	
Medical Marijuana Caregiver	P	P	P	P	
Med Marijuana Caregiver (Home Occ)	P	P	P	P	
Medical Office	C	C	C	P	
Mineral Extraction	P	P	X	X	
Nursing Home	C	C	C	P	
Park, Public	X	X	P	P	
Place of Worship	P	P	P	P	
Public Building	P	P	P	P	
Public Utility Facility	C	C	C	C	
Recreation Facility, Indoor	C	C	C	C	
Recreation Facility, Outdoor	C	C	C	C	
Research Laboratory	P	X	X	X	
Restaurant	X	X	X	P ⁴	⁴ max 40 seats
Retail Sales	X	X	X	P ⁵	⁵ max 5,000sf
Retail Sales, Convenience	C	C	C	P	
Retail Sales, Nursery	P	C	C	X	
Riding Stable	P	C	C	C	
Rooming House	C	X	C	C	
Sawmill, Permanent	P	C	X	X	
Sawmill, Temporary	P	P	X	X	
Service Business, Commercial	X	X	X	P	
Service Business, Personal	X	X	P	P	
Shipping Container	P	P	X	X	
Theater	X	X	X	P	
Use, Accessory	P	P	P	P	
Wireless Telecomm Facility	P	P	P	P	

* Multi & 2-Family only with conversion of an existing dwelling that was in existence prior to May 13, 1986

For more detail on each use refer to Land Use Ordinance Section 300 Definitions

P - Permitted

C- Conditional

X - Not Allowed

Zoning District Table, Town of Windham, Maine - Windham Center draft zoning 1-5-2021

Use	Zoning Districts											
	F	FR	RL	RM	VR	C-1	C-2	C-3	I	ED	VC	WC
Adult Business Establishment						P	P	P				
Adult Use Marijuana Store						P						
Agriculture	P	P	P	P	P	P	P	P		P	P	
Agriculture, Piggery	P	C						P				
Agriculture, Poultry	P	C						P				
Artist Studio					P					P	P	
Assisted Living Facility	C	C	C	C	C	P		C		P	P	
Auction House									P			
Automobile Auction Facility									P			
Automobile Gas Station						C						
Automobile Storage Lot								C	C			
Automobile Repair Services						C		C	P	P	C	
Bank						P	P			P	P	
Bed & Breakfast Inn	C	C	C	C	C		C	C		P	P	
Boarding Home for Sheltered Care	C	C	C	C	C					P	P	
Building, Accessory	P	P	P	P	P	P	P	P	P	P	P	
Business & Professional Office						P	P	P		P	P	
Campground, Commercial	P	P						C				
Campground, Personal	P	P						C				
Cemetery	P	P	P	P	P						P	
Child Care Facility					P	P	P	P		P	P	
Child Care, Family Home	P	P	P	P	P	P	P	P		P	P	
Club						P	C	C				
Contractor Services						P		P		P	P	
Contractor Services, Landscaping	P					P		P				
Contractor Storage Yard	P					P		P		P	P	
Construction Services, Heavy Major						P				P	P	
Construction Services, Heavy Minor						P		P		P	P	
Convention Center						P	P			P	P	
Correctional Facility, Public								C				
Distribution Center						C			P	P		
Drive-through Facility						C	C			C	C	
Dwelling, Existing Multifamily						P			P			
Dwelling, Existing Single-Family						P			P			
Dwelling, Existing Two-Family						P			P			
Dwelling, Mixed Use						P	P	P		P	P	
Dwelling, Multifamily	P*	P*	P*	P	P		P	P*		P	P	
Dwelling, Single-Family Detached	P	P	P	P	P		P	P		P	P	
Dwelling, Two-Family	P*	P*	P*	P	P		P	P*		P	P	
Farm Enterprise	P	P										
Fitness Center						P	P			P	P	
Forestry	P	P	P	P	P	P	P	P		P	P	
Funeral Home						P	P			P		
Golf Course	P	P										
Home Occupation 1	P	P	P	P	P	P	P	P	P	P	P	
Home Occupation 2	P	P	P	P	P	P	P	P	P	P	P	
Hospital						P						
Hotel			C			C	C	C		P	P	
Housing for Older Persons					P	P	P			P	P	
Industry, Heavy						C			P	P		
Industry, Light						C		C	P	P	P	
Kennel, Major	C	C			C							
Kennel, Minor	P	P			P							
Marijuana Cultivation Facility									P	P		
Marijuana Manufacturing Facility						P			P	P		
Marijuana Testing Facility						P			P	P		
Medical Marijuana Caregiver	P	P	P	P	P	P	P	P	P	P	P	
Medical Marijuana Caregiver (Home Occ)	P	P	P	P	P	P	P	P	P	P	P	
Medical Marijuana Caregiver Retail Store						P						
Medical Office	C	C	C	C	C	P	P	P		P	P	
Mineral Extraction	P	P	C	C		P			P	P		
Motel			C			C	C	C		P		
Nursing Home	C	C	C	C	C	P		C		P	P	
Other						C	C					
Park, Public					P					P	P	
Place of Worship	P	P	P	P	P	P		P		P	P	
Public Building	P	P	P	P	P	P	P	P	C	P	P	
Public Utility Facility	C	C	C	C	C	C	C	C	C	P	P	C
Recreation Facility, Indoor	C	C	C	C	C	P	P	P		P	C	
Recreation Facility, Outdoor	C	C	C	C	C	C	C			P	C	
Research Laboratory	P					P	P		P		P	
Restaurant						P	C	C		P	P	
Retail Sales						P	P	P	P	P	P	
Retail Sales, Accessory										P		
Retail Sales, Automobile Sales						C						
Retail Sales, Convenience	C	C	C	C	C	P	P	P		P	P	
Retail Sales, Minimart						C						
Retail Sales, Nursery	P	C	C		C	P	P	P		P		
Retail Sales, Outdoor						P	P	P				
Riding Stable	P	C			C						C	
Rooming House	C				C						C	
Sawmill, Permanent	P	C										
Sawmill, Temporary	P	P	P	P		P						
Service Business, Commercial						P				P	P	
Service Business, Personal						P	P	P		P	P	
Shipping Container	P	P	P	P		C	C	C	C	C		
Small Engine Repair						C		C	P	P	C	C
Theater						P	P	P		P	P	
Truck Terminal									P			
Use, Accessory	P	P	P	P	P	P	P	P	P	P	P	
Warehousing, Private						P		P	P	P		
Warehousing, Public						C		P	P	P		
Wireless Telcom Facility	P	P	P		P	P	P	P	P	P	P	

P - Permitted Use

C - Conditional Use

Uses not listed as P or C in a District are Prohibited

* Only conversion of an existing dwelling or accessory building that was in existence prior to May 13, 1986