

§ 120-422 **Child-Care Overlay Zone.**

- A. Intent. The purpose of this overlay district is to allow child-care facilities within the portions of the Farm and Farm-Residential Zoning Districts that are located in proximity to Gray Road between Roosevelt Trail and Swett Road. Child-care facilities seeking to locate in this overlay district must meet the standards for the underlying zoning district.
- B. Area of zone. The area to be included in the Child-Care Overlay Zone is depicted on the Windham Land Use Map.
- C. Permitted uses. The following uses, as they are defined in Article 3, shall be permitted in the Roosevelt Trail Business and Professional Office Overlay Zone as a matter of right. Refer to Article 5, Performance Standards, or Subsection G, District standards, for additional use information.
 - (1) None.
- D. Conditional uses. The following uses, as defined in Article 3, shall be allowed as a conditional use in accordance with § 120-516. Notwithstanding the provisions of § 120-516, the Planning Board shall be responsible for review and approving all conditional use applications in the overlay zone. Refer to Article 5, Performance Standards, or Subsection G, District standards, for additional use information.
 - (1) Child-care facility
- E. Prohibited uses. Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.
- F. Dimensional standards. In addition to the standards of the underlying zoning district, the following dimensional standards shall apply in the Child-Care Overlay District:
 - (1) Maximum building size: 7,000 square feet.
- G. District standards. In addition to Article 5, Performance Standards, these standards shall apply to the uses in the Child-Care Overlay District:
 - (1) Signs. The regulations in § 120-708, Signs permitted in all residential districts, shall apply to all uses in the Child-Care Overlay Zone.
 - (2) Windham design guidelines.
 - (a) The design guidelines of § 120-813 shall apply to the following activities:
 - [1] New structures over 500 square feet in cumulative area.
 - [2] Exterior improvements to existing structures. Exterior improvements to existing structures shall be reviewed and approved by the Staff Review Committee as established in § 120-803 of this chapter.
 - (b) In addition to the Windham design guidelines, the following design features shall be required standards for uses allowed by the overlay district:
 - [1] Building materials. Traditional, high-quality building materials, including brick, clapboard, shingles or other similar projects, shall be used as the primary siding material. Contemporary materials that have the same visual characteristics as traditional materials such as cement plank clapboards or vinyl clapboard siding are also acceptable.
 - [2] Rooflines. Pitched roofs that are compatible with the surrounding residential uses shall be required. The

minimum pitch of all rooflines shall be at least 5/12.

- (4) Screening/buffering. Buildings and parking areas shall be screened from adjoining residential properties located at the side and rear of the property. Screening shall consist of either vegetation or fencing that is opaque and at least six feet in height at the time of installation.
- (5) Lighting. All exterior lighting shall use a ninety-degree cutoff fixture.