



Town of Windham, Maine

Code Enforcement Department
8 School Road
Town Hall- Second Floor
Zoning- Building Inspections- Code Enforcement

Tel: (207) 894-5960 ext 1
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www.windhammaine.us

Memorandum

DATE: October 17, 2024
TO: Town Council
FROM: Jonathan Rioux, Code Enforcement Director
CC: Barry Tibbetts, MBA, Town Manager
RE: Growth Permit Summary Report Per Calander Year

By the Numbers for 2024 (as of 9/30/2024)

- 22 of 118 growth permits were issued to new single-family detached dwellings.
 - 15 of 45 (max Farm District total) growth permits were issued in the Farm District
- 11 of 14 (max two-family total) growth permits were issued to new two-family dwelling structures
- 38 of 135 growth permits were issued as of 9/30/2024
 - 135 is the maximum number of growth permit issued from Jan 1st to Dec 31st (pro-rated to 12 permits per month), the balance transferred to the reserve pool.
- 318 growth permits were transferred to the reserve pool since adoption of the ordinance (7-28-2020)

Note: The growth permits issued do not represent the actual number of dwelling units or structures built (certificate of occupancies issued) per Calander year.

Growth Permit Calander Year Totals

Calander Year	Total Individual Dwelling Units Permitted				
	Total	Single Family	Two-Family	Multi-Family	Accessory Apartment
2024 ¹	77	22	22	24	9
2023	79	26	14	31	8

Calander Year	Growth Permits Issued (Per Dwelling Structure)				
	Total	Single Family	Two-Family	Multi-Family	Accessory Apartment
2024 ¹	38	22	11	5	N/A
2023	36	26	7	3	N/A



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Growth Permit Calander Year Totals (Town Council Approved)

Calander Year	Growth Permits Issued by Council (Reserve Pool)- Per Dwelling Structure				
	Total	Single Family	Two-Family	Multi-Family	Accessory Apartment
2024 ¹	3	0	0	3	N/A
2023	0	0	0	0	N/A

Calander Year	Growth Permits Issued by Council (Reserve Pool)- Individual Dwelling Units Permitted				
	Total	Single Family	Two-Family	Multi-Family	Accessory Apartment
2024 ¹	14	0	0	14	N/A
2023	0	0	0	0	N/A

¹ Growth Permit Calander Year Totals, as of 9/30/2024:

Note: Accessory apartments are not counted towards the growth management cap.

2024 Growth Permit Summary, as of 9/30/2024

Zone	Issued
F	15
FR	2
RL	2
RM	2
VR	3
C-1	8
C-3	6

	Allocated	Issued	Available	Available in (Farm Zone)
SFD	118	22	96	30
Duplex	14	11	3	
Multi	3	5*	0	
Total	135	38	97	