

## Comparative Summary: Windham Growth Management Ordinance & Proposed Changes 5/21/25

	<b>Chapter 101 Growth Management Current Ordinance, Last Amended 10/8/2024</b>	<b>Proposed Change</b>
<b>Exemptions</b>	Reconstruction; single family on gift lots; senior housing; accessory apartments	Add: Single bedroom dwelling units in a multi-family dwelling structure, only when they are no more than 20% of the total units, will be exempt per structure.
<b>Permits per Dwelling Structure</b>	Single family 1 permit, Two-family 1 permit, Multifamily 1 permit for every 10 units + 1 for every 5 units with 3+ bedrooms	1 growth permit for every dwelling unit
<b>Total Annual Allocation</b> *Per State statute, recalculate every 3 years to be 105% or more of the average of last 10 years of residential dwelling building permits	135 permits*	140 permits*
<b>Unissued from Annual Allocation</b>	Transferred to the reserve pool	Remove
<b>Monthly Allocation</b>	12 per month based on points systems	Remove. Annual permits first come, first serve
<b>Allocation by Dwelling Structure (maximum)</b>	118 single family 14 two-family 3 multi-family	Remove cap on single and two-family 72 multi-family
<b>Farm Zone Permits (max)</b>	45 permits	45 permits
<b>Subdivision Permits (max)</b>	Max 20 permits per subdivision	Remove
<b>Permits per person (max)</b>	5 per quarter, up to 15 per year	Remove
<b>Permit Expiration</b>	Convert to building permit within 90 days, 1 90-day extension	Growth permit issued with building permit and runs with building permit (6 months to start construction, 1 6-month extension)
<b>Reserve Pool</b>	50 permits start, replenished annually with transfers from unissued annual allocation (expires after 3 years), automatically adds 20 for affordable housing if total falls below 20 at end of year, Council can add more following hearing.	Resets to 100 annually (no transfers from annual unissued). Town Council can add more permits to reserve pool following hearing (no change).
<b>Reserve Pool Allocation</b>	CEO: 10 single family not part of a subdivision. Town Council: by request.	CEO: 20 single family, no more than 5 per person. Remove subdivision limitation. Town Council: by request (no change).
<b>Affordable Housing Set-Aside</b>	20 permits/year from the reserve pool growth allocations	No change