

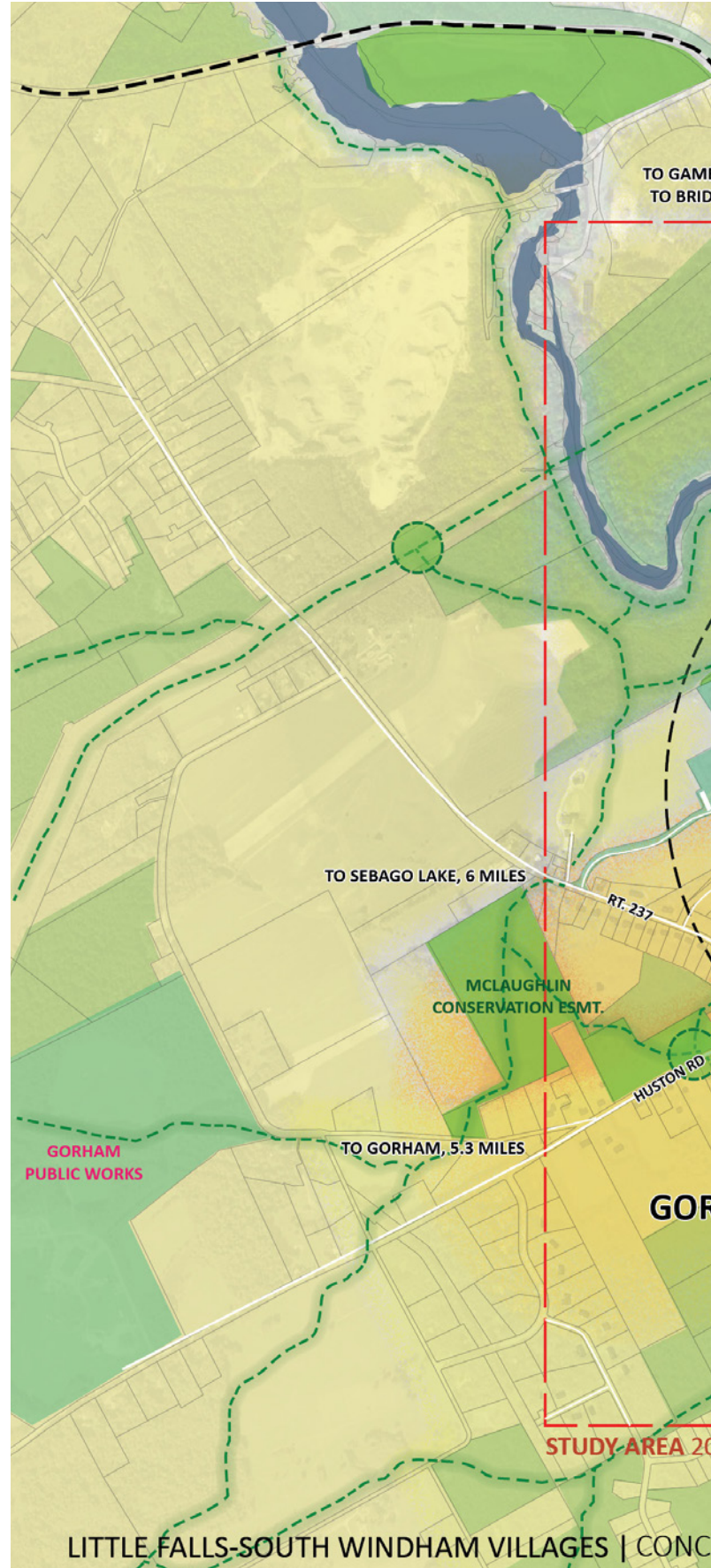
ZONING

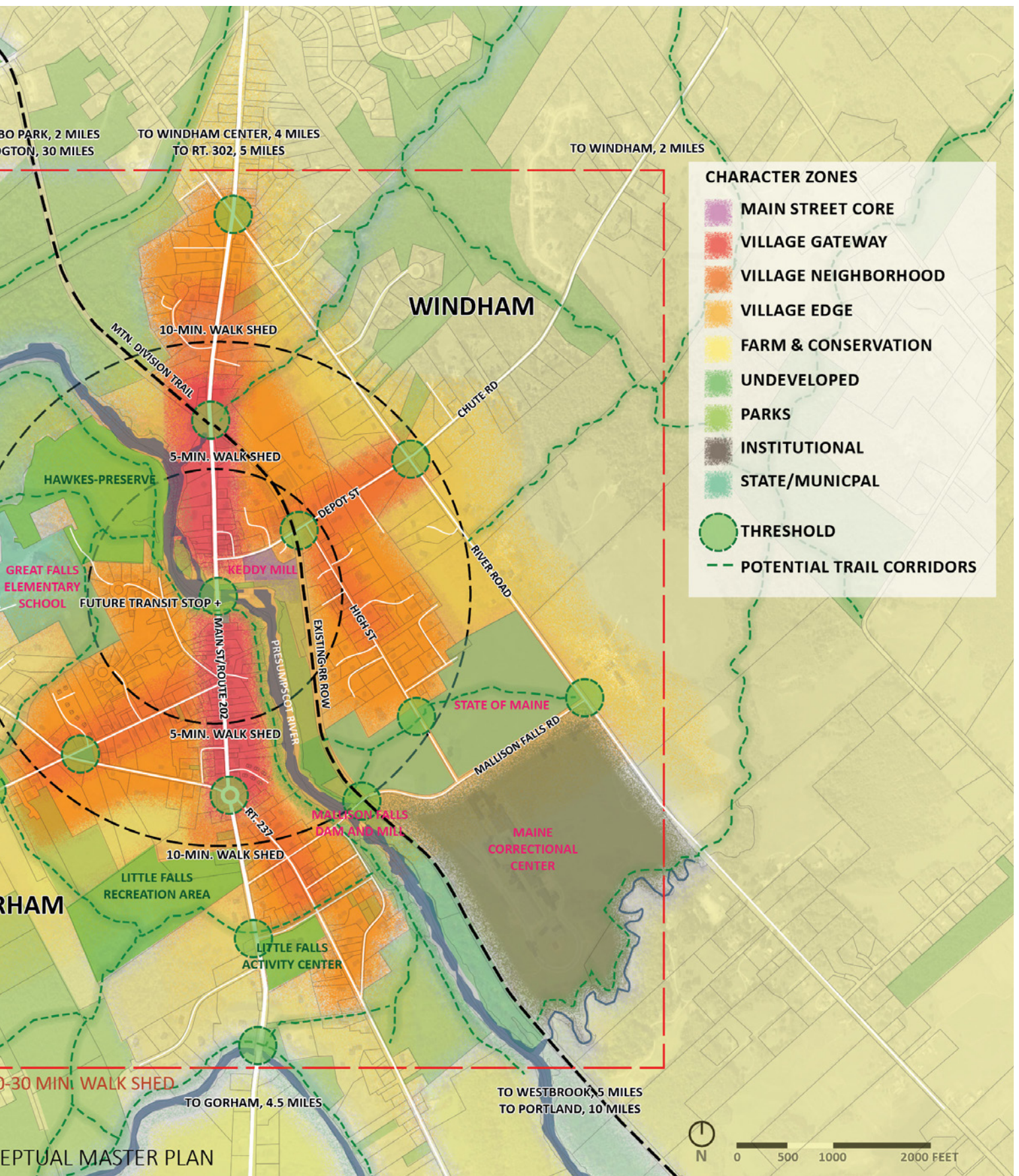
Master Plan Recommendations

This master plan is intended primarily to reconfirm community goals and help illustrate prospective opportunities and a cohesive vision and set of implementable recommendations specifically for the villages area. This plan and its recommendations should serve as a basis to help guide specific zoning and land use policies for the villages area. Although specific changes to the towns zoning and dimensional standards are beyond the scope of this master plan, the following section provides initial recommendations and notes based on findings discovered throughout the planning effort.

Our primary recommendations, based on review of current zoning and dimensional standards associated with the villages area include:

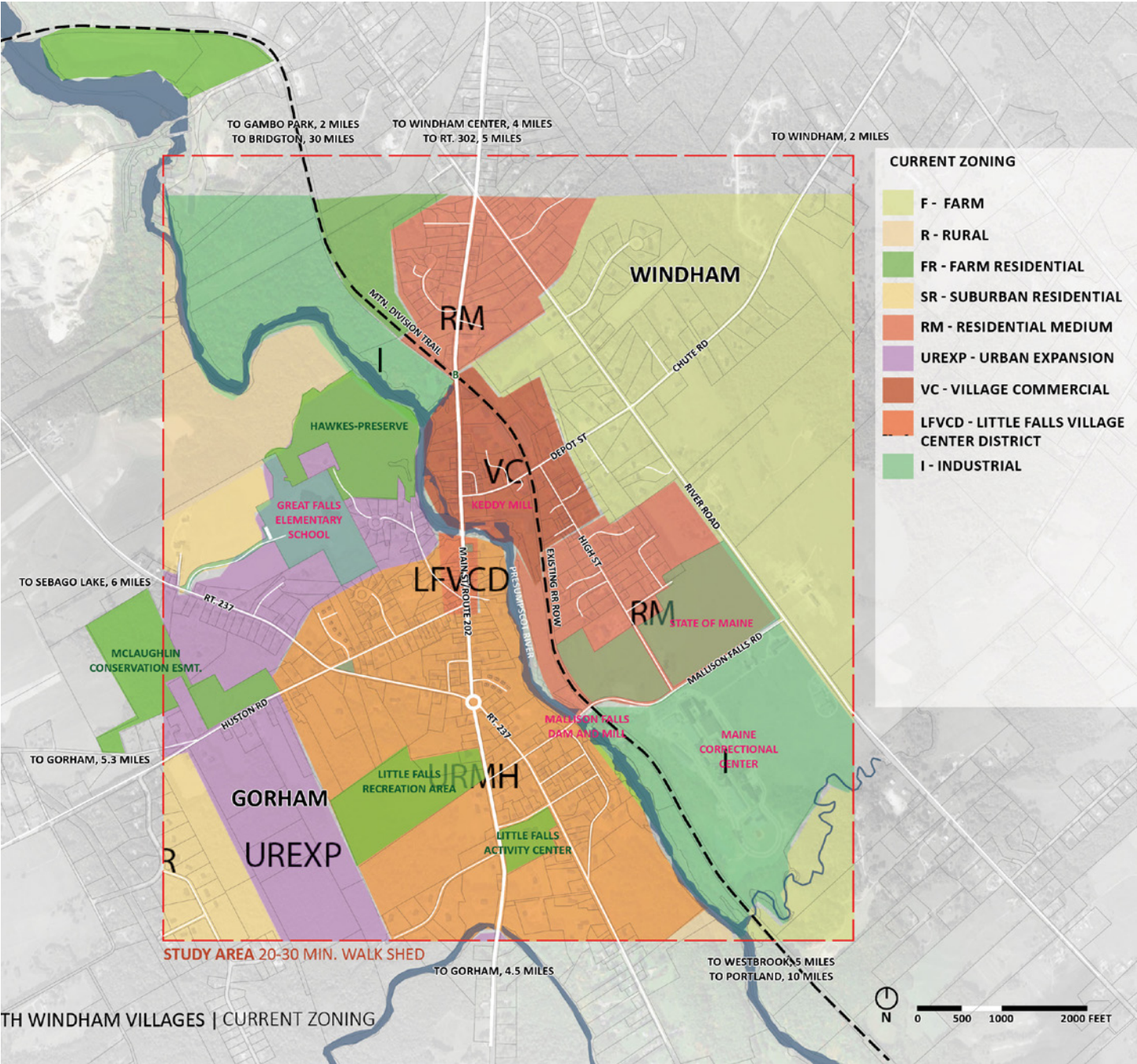
- COORDINATE LIKE-ZONING DISTRICTS AND ASSOCIATED DIMENSIONAL STANDARDS BETWEEN WINDHAM AND GORHAM
- CONSIDER DENSITY AND HEIGHT BONUSES TO INCENTIVIZE MIXED USE DEVELOPMENT ALONG ROUTE 202 CORRIDOR
- PERMIT INCREASED RESIDENTIAL DENSITY WITHIN VILLAGE COMMERCIAL DISTRICT (WINDHAM), CONSIDER DISTRICT EXPANSION
- CREATE NEW, HIGHER DENSITY RESIDENTIAL DISTRICT IN GORHAM TO MORE ACCURATELY MATCH VILLAGE COMMERCIAL DISTRICT (WINDHAM) AND ALLOW FOR DEVELOPMENT OF SUPPORTING, DIVERSE HOUSING STOCK
- CONSERVE RURAL CHARACTER AND VALUABLE NATURAL RESOURCES AND FARMLANDS, INCENTIVIZE CLUSTER DEVELOPMENT AND PRESERVATION OR CREATION OF RECREATION AND HABITAT CORRIDORS





Gorham Zoning

Gorham’s Comprehensive Plan includes a list of proposed zoning districts in the village with dimensional and design standards. The table at right indicates the current standards. The red text indicates this plan’s recommendations.



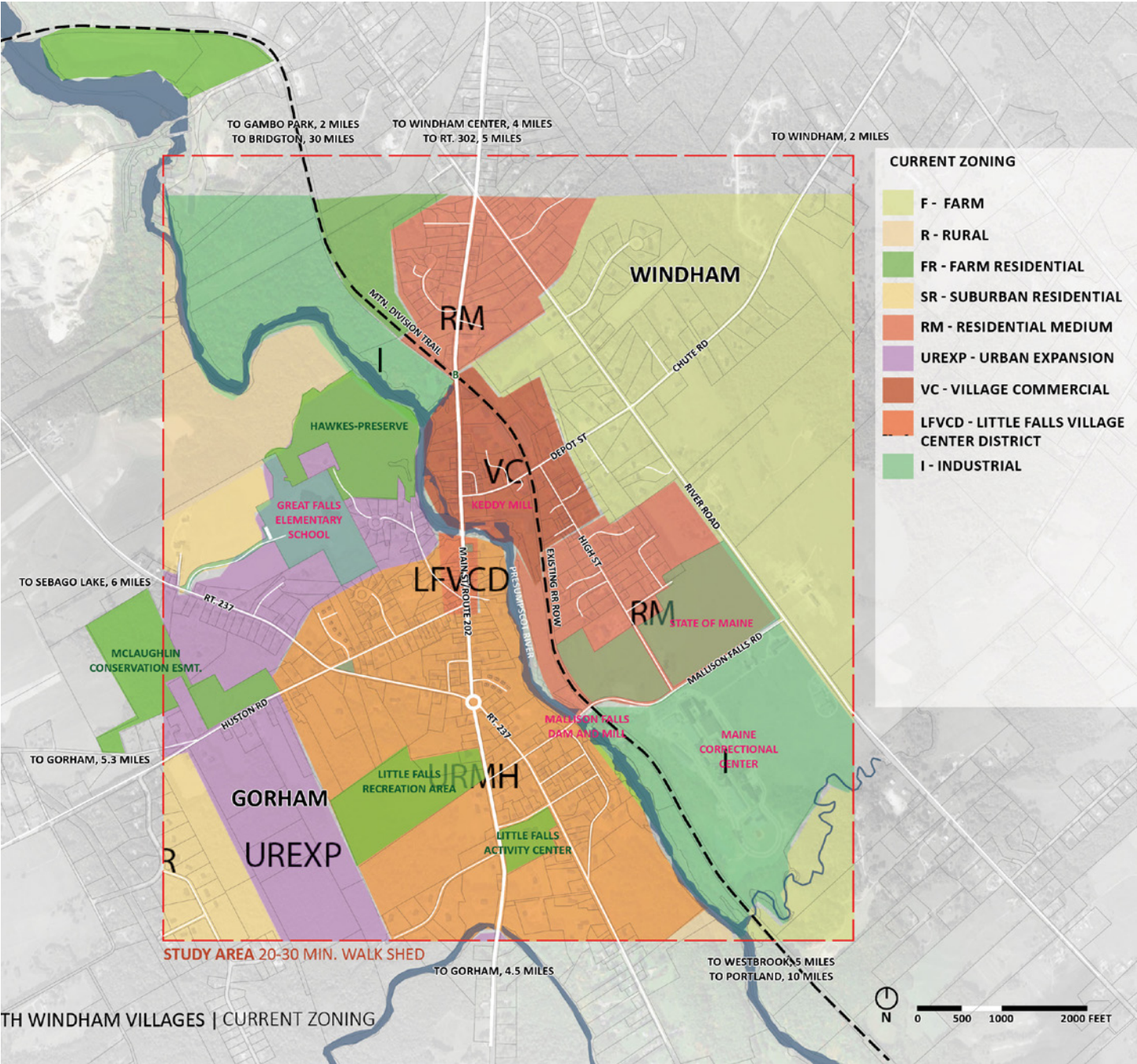
Gorham Dimensional Standards

| Zone | Building Coverage | Net Residential Density | Minimum Lot Size (w/sewer) | Frontage |
|---|--|---|---|---|
| UREXP - Urban Residential Expansion | 25% max None for cluster subdivision with sewer and water | 2 du/ac 8du/ac for cluster subdivision ¹ | 20,000 sf (sewer) 5,000sf (sewer, water, cluster sub.) 40,000 sf (septic) 6,000 sf w/ tdr | 100 ft min. (sewer) 150 ft min (septic) 60 ft. w/tdr 50ft. see footnotes |
| New Village Residential District | None | 1,000sf/du | 2,500 sf | 25ft min max. 130' L bldg |
| LFVCD - Little Falls Village Center | None | 1du/10,000sf for mixed use conversion 750 sf/du for mixed use | 0 | 0 |
| URMH - Urban Residential Manufactured Housing | 25% max None for cluster subdivision | 4 du/ac (septic) 8 du/ac (sewer) 1,500sf/du 1,000sf/du 1br 500sf/du add'l w/in study area | 10,000 sf (sewer) 20,000 sf (septic) 5,000 sf w/tdr 3,500 sf | 80 ft min 60 ft w/tdr 35' max bldg ht: 40' max building L: 100' |
| R - Rural | Farming, forestry, residential uses. Conservation subdivisions are permitted | 1 unit/1.5 acres | 60,000 sf, can be reduced to 20,000sf conservation subdivision | 200 ft min.(state highway) 150 ft (other streets) 100 ft Conservation Subdivisions |
| SR - Suburban Residential | Same as Suburban Residential zone | 1 du/ac 1.5 du/ac (public water) 2 du/ac (sewer) 15% density bonus cons sub | 40,000 sf (septic) 30,000 sf (public water) 20,000 sf (sewer) 5,000sf cluster subdivision ² | 200 ft (state highway) 150 ft (other streets) 120 ft. (public water) 100 ft (sewer) 80ft water and sewer, cluster subdivision |

¹ For subdivisions with dedicated parks/open space, and sidewalks

Windham Zoning

Windham’s land use code includes a list of proposed zoning districts in the village with dimensional and design standards. The table at right indicates the current standards. The red text indicates this plans recommendations.



Windham Dimensional Standards

| Zone | Building Coverage | Net Residential Density | Minimum Lot Size | Frontage |
|--|---|--|--|--|
| FR - Farm Residential | 25% max None for cluster subdivision | 40,000sf/du | 50,000 sf (sewer) 20,000 sf (subdivision) 5,000sf ^{1,2} Density bonus same as RM for area within 100' of public road | 150 ft min. (sewer) 50-75 ft min (subdivision) 50' (sewer) 40' for rear/alley loaded lots |
| SWVCD - South Windham Village Center | None | 750 sf/du for Mixed Use 1,000 sf/du standard | 0 | 0 |
| RM - Residential Medium | None | 15,000sf/du std. 8,000sf/du 1br 6,000sf/du add'l 1,500sf/du 1,000sf/du 1br 500sf/du add'l | 20,000sf 30,000sf (well) 3,500 sf | 100' 50' (subdivision) 35' max bldg ht: 40' max building L: 100' |
| Village Commercial (Village Residential) | None | 2,500sf/du 1,000sf/du | 5,000 sf (water & sewer) 2,500 sf* max bldg ht 50' | 50 ft min 25ft min max. 130' L bldg |
| F - Farm | 25% max | 60,000sf/du | 80,000 sf (sewer) 30,000 sf (subdivision) *same as FR within study area | 200 ft min. (sewer) 100 ft min (subdivision) |

1. Include Min/Max Setbacks

2. Subdivision with dedicated recreation space/park, wetland and steep slopes (greater than 15%) excluded

Character District Narrative

Proposed land use or zoning and associated dimensional standards generally fall within the 5 categories below. The following is a brief narrative of the proposed recommendations and intent for each character district.

Village Core (LFVCD & SWVCD Districts):

The purpose of the two village core districts is to promote a highly walkable, mixed use, compact land use pattern with buildings that face the street. Density should be adequate to support potential bus service.

- Centered primarily along Main Street, Route 202
- Promote walking, biking, mixed use retail and local businesses, and future bus or rail service
- Maximum front setbacks to encourage relationship of buildings to the street to encourage a traditional main street feel

New Village Residential District (Gorham):

The new village district fills a need for slightly high residential density within walking distance to Main Street.

- Provide moderate-high neighborhood-scale density adequate to support commercial Main Street
- Predominantly residential, incentives for placemaking and alt. transportation elements
- ~5-minute walk to Main Street

Supporting Village Residential (URMH + RM):

This district is a transitional zone between more the more urban village area and surrounding rural lands

- Integrated with the village, interconnected streets
- Predominantly residential, more suburban, but highly walkable
- 5-10 minute walk from the village core with integrated sidewalks, pocket parks, incentives for placemaking, open space connectivity and alternative transportation integration

Village Edge (UREXP + FR):

The village edge seeks to incentivize creation of new open space tracts while allowing cluster development

- Interconnected streets encouraged
- Larger lots, more rural character
- Incentives for cluster subdivision and preservation of open space, trail connectivity, and placemaking integration

Farm & Conservation (SR + R + F):

This district should remain mostly unchanged with some incentive near the study area for cluster developments

- Mainly remains unchanged with incentives for cluster development and open space and farm land preservation
- Interconnected streets encouraged
- Larger lots, more rural character