Town of Windham, Maine
Land Use Map

Raymond

Gray

Standish

Cumberland

Falmouth

Gorham

Westbrook

1400' From Rt. 302 to back line.

1000' From Rt. 302 to the back line.

322 Roosevelt Trail

Windham Center

Village at Little Falls

Mallison Falls

MHP - Mobile Home Park

BPO - Roosevelt Trail Business + Professional Office

RCCF - Retirement Community + Care Facility

Zoning Revised:
July 1, 1974
July 8, 1976
July 25, 1978
October 25, 1983
November 24, 1987
October 11, 1988
February 14, 1989
January 9, 1990
March 13, 1990
October 26, 1993
August 22, 1995
September 26, 1995
December 12, 1995
May 27, 1997
July 22, 1997
February 23, 1999
June 22, 1999
July 11, 2000
August 13, 2002
January 14, 2003
March 25, 2003
November 23, 2004
April 26, 2005
May 5, 2005
November 22, 2005
September 22, 2009
February 23, 2010
August 24, 2010
September 14, 2010
September 28, 2010
October 12, 2010
February 22, 2011
July 12, 2011
April 24, 2012
October 23, 2012
May 13, 2014
July 28, 2015
February 11, 2020
July 28, 2020
October 12, 2021
July 12, 2022
January 10, 2023
February 28, 2023
May 23, 2023
July 11, 2023
August 15, 2023

Overlay Zones
- A - Aquifer Protection District
- B - Aquifer Protection District
- BPO - Roosevelt Trail Business + Professional Office
- MHP - Mobile Home Park
- RCCF - Retirement Community + Care Facility

Shoreland Zoning Districts
- General Development District
- Limited Residential District
- Resource Protection District
- Stream Protection District

Contract Zones
- 322 Roosevelt Trail
- Mallison Falls
- Village at Little Falls
- Windham Center

Zoning Districts
- C-1 = Commercial 1
- C-1N = Commercial 1 North
- C-2 = Commercial 2
- C-3 = Commercial 3
- C-4 = Commercial 4
- VC = Village Commercial
- WC = Windham Center
- ED = Enterprise Development
- F = Farm
- FR = Farm Residential
- I = Industrial
- VR = Village Residential
- RL = Residentail Limited
- RM = Residential Medium
- Wetland Boundary

This is the Official Land Use Map referred to in Section 185-9 of the Shoreland Zoning Ordinance and Section 120-402 of the Land Use Ordinance of the Town of Windham, Maine. True Copy.

Attested
Linda S. Morrell
Town Clerk, CCM

0 0.25 0.5 1 1.5 2 Miles

1 inch = 2,000 feet

Shoreland Zoning
Establishment of Districts

A. Resource Protection District

The Resource Protection District includes area in which development could adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas when they occur within the limits of the Shoreland Zone. Areas which are currently developed, and areas which have already been designated Non-Residential need not be included within the Resource Protection District.

1. Areas within 250ft horizontal distance of the upland edge of freshwater wetlands and wetlands associated with great ponds and rivers, which are rated "moderate" or "high" value by the Maine Department of Inland Fisheries and Wildlife as of 1/1/1973.

2. Areas of two or more contiguous acres with sustained slopes of twenty percent (20%) or greater.

3. Land areas along rivers subject to severe bank erosion, undercutting or river bed movement.

B. Limited Residential District

The Limited Residential District includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District, or Stream Protection District and areas which are used less intensively than those in the General Development District.

C. General Development District

The General Development District includes the following types of areas:

1. Areas of two or more contiguous acres devoted to commercial, industrial, or intensive recreational activities, or a mix of such activities including but not limited to the following:

- Areas devoted to manufacturing, fabrication, or other industrial activities;

- Areas devoted to wholesaling, warehousing, retail trade and service activities or other commercial activities and

- Areas devoted to intensive recreational development and activities such as, but not limited to amusement parks, racetracks and fairgrounds.

2. Areas otherwise discernible as having patterns of intensive commercial industrial or recreational uses. Portions of the General Development District may also include residential development. However, no area shall be designated as a General Development District based solely on residential use.

In areas adjacent to great ponds classified GPA and adjacent to rivers flowing to great ponds classified GPA, the designation of an area as a General Development District shall be based upon uses existing at the time of adoption of this ordinance. There shall be no newly established General Development Districts or expansions in an area of existing General Development Districts adjacent to great ponds classified GPA, and adjacent to rivers which flow to great ponds classified GPA.

D. Stream Protection District

Includes all land areas within one hundred (100) feet horizontal distance of the normal high-water line of a stream, exclusive of those areas within two-hundred and fifty (250) feet horizontal distance of the normal high-water line of a great pond, river, or within two hundred-fifty (250) feet, horizontal distance of the upland edge of a freshwater wetland. Where a stream and its associated shoreland area is located within two hundred and fifty (250) feet, horizontal distance of the above water bodies or wetland, that land area shall be regulated under the terms of the Shoreland District associated with that water body or establishment of districts.

Note: The depiction of the shoreland districts on the shoreland zoning map for the town of Windham are merely illustrative of their general location. The boundaries of these districts shall be determined by measurement of the distance indicated in the ordinance from the normal high-water mark of the water body or upland edge of wetland vegetation, regardless of the location of the boundary shown on the map.

Basis-Shoreland Zoning Designations

Resource Protection
1 MDIF&W Moderate of High-Value Rated Waterfowl & Wading Bird Habitat
2 FEMA Flood Plain
3 Steep Slopes
4 Wetland Vegetation & Hydric Soils
5 Severe River Bank Erosion
6 Low-Value Rated Wetland

General Development
2 Existing Dam
3 Industrial Development
4 Industrial, Commercial & Concentrated Residential Use

Sources:
Greater Portland Council of Governments, Maine Office of GIS, Windham Planning Office, Code Enforcement and Assessor's Database & Maine Department of Inland Fisheries & Wildlife
Prepared By: Elisa A. Marr, Assessor
Revised By: Amanda Lessard, Planning Director
Map Update By: Steve Harmon, IS Dept
Revised: 8/15/2023 | Updated: 3/19/2024