

**§ 120-415.2 Village Residential District (VR).**  
**[Added 5-23-2023 by Order No. 23-091]**

A. Intent.

(1) The intent of the Village Residential District is to serve as a residential area with a walkable mixture of limited small business enterprise uses that meet local neighborhood needs for limited business services.

B. Permitted uses.

~~Agriculture;~~

**Commented [AL1]:** Uses permitted in Farm that continue to not be allowed (P or C) in VR:  
Assisted Living Facility  
Golf Course  
Mineral Extraction  
Nursing Home  
Research Laboratory  
Sawmill, Permanent  
Shipping Container

**Deleted: (1)**

~~Artist studio;~~

**Deleted: (2)**

~~Building, accessory;~~

**Deleted: (3)**

~~Campground, Personal~~

~~Cemetery;~~

**Deleted: (4)**

~~Child-care facility;~~

**Deleted: (5)**

~~Child-care, family home;~~

**Deleted: (6)**

~~Dwelling, single-family; detached;~~

**Deleted: (7)**

~~Dwelling, two-family;~~

**Deleted: (8)**

~~Dwelling, multifamily;~~

**Deleted: (9)**

~~Farm Enterprise~~

~~Forestry;~~

**Deleted: (10)**

~~Home occupation 1;~~

**Deleted: (11)**

~~Home occupation 2;~~

**Deleted: (12)**

~~Kennel, minor;~~

**Deleted: (13)**

~~Housing for older persons;~~

**Deleted: (14)**

~~Medical marijuana caregiver;~~

**Deleted: (15)**

~~Medical marijuana caregiver (home occupation);~~

**Deleted: (16)**

~~Park, public;~~

**Deleted: (17)**

~~Place of worship;~~

**Deleted: (18)**

~~Public building;~~

**Deleted: (19)**

~~Sawmill, temporary;~~

~~Service business, personal;~~

**Deleted: (20)**

Solar energy system – roof-mounted, small, medium, and large scale. [Added 8-15-2023 by Order No. 23-150]

Moved (insertion) [1]

Deleted: (23)

Solar energy system – ground-mounted, small scale. [Added 8-15-2023 by Order No. 23-150] Use, accessory;

Deleted: (24)

Deleted: ¶  
(21)

Wireless telecommunications facility.

Deleted: (22)

C. Conditional uses.

Agriculture, Piggery

Moved up [1]: (23) Solar energy system – roof-mounted, small, medium, and large scale. [Added 8-15-2023 by Order No. 23-150]¶  
(24) Solar energy system – ground-mounted, small scale. [Added 8-15-2023 by Order No. 23-150]¶

Agriculture, Poultry Facility

Bed and breakfast inn;

Deleted: (1)

Boarding home for sheltered care;

Deleted: (2)

Campground, Commercial

Contractor Services, Landscaping

Contractor Storage Yard

kennel, major;

Deleted: (3)

Medical office; Public utility facility;

Deleted: (4)

Recreation facility, indoor;

Deleted: ¶  
(5)

Recreation facility, outdoor;

Deleted: (6)

Riding stable;

Deleted: (7)

Retail sales, convenience;

Deleted: (8)

Retail sales, nursery;

Deleted: (9)

Rooming house.

Deleted: (10)

Solar energy system – ground-mounted, medium scale. [Added 8-15-2023 by Order No. 23-150]

Deleted: (11)

Solar energy system – ground-mounted, large scale. [Added 8-15-2023 by Order No. 23-150]

Deleted: (12)

Deleted: (13)

D. Prohibited uses.

(1) Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.

E. Dimensional standards.

(1) Minimum lot size: 40,000 square feet.

(a) Standard: 40,000 square feet.

(2) Net residential density: 30,000 square feet.

- (3) Minimum frontage: 100 feet.
- (4) Minimum front setback: 30 feet.
  - (a) The minimum front setback of a lot may be reduced to the average setback distance of the existing buildings located on the lots to either side of said lot.
  - (b) Multifamily dwelling and nonresidential uses. Minimum buffers along streets: see § **120-511**, Buffer yard. [**Amended 8-15-2023 by Order No. 23-149**]
- (5) Minimum side setback: 15 feet.
- (6) Minimum rear setback: 15 feet.
- (7) Maximum building height: 35 feet.
  - (a) Public buildings, church steeples: No limit.
- (8) Maximum building coverage: 20%.

F. District standards.

- (1) In addition to Article 5, Performance Standards, these standards shall apply to the following uses in the Village Residential District:
  - (a) Multifamily dwellings: No more than four dwelling units per building.
  - (b) Medical office: See "medical office" in Article 5, Performance Standards, for size limitations.
  - (c) Buffer requirements for specific nonresidential uses. See § **120-511**, Buffer yard, in Article 5, Performance Standards, Table 2 for requirements. [**Amended 8-15-2023 by Order No. 23-149**]
  - (d) Child-care facility.
    - [1] Outdoor play areas must be located to the rear of the building.
    - [2] Maximum capacity of 50 children.
  - (e) Design guidelines: Designs for new and rehabilitated structures and building sites are encouraged to use the standards in § **120-813** and in the objectives and guidelines contained in the Town of Windham's 2005 Design Guidelines.
  - (f) Streets. All new and reconstructed streets must be built to public street standards. No new private roads are allowed.
  - (g) Street trees shall be planted along the street frontage, at least one tree every 50 feet.
    - [1] These trees must be evenly spaced and placed within the right-of-way as close to the property as possible. In the event the lot owner does not have the right to plant within the right-of-way, the street trees will be placed on the lot as close to the right-of-way as possible.
    - [2] Street trees shall be of a size and a variety specified on a Town of Windham recommended tree list available from the Public Works Department.
  - (h) Signs. The regulations in § **120-708**, Signs permitted in all residential districts, shall apply to all uses in the Village Residential District.

