



**Town of Windham**  
**Planning Department**  
8 School Road  
Windham, Maine 04062  
Tel: (207) 894-5960 ext 2  
Fax: (207) 892-1916  
[www.windhammaine.us](http://www.windhammaine.us)

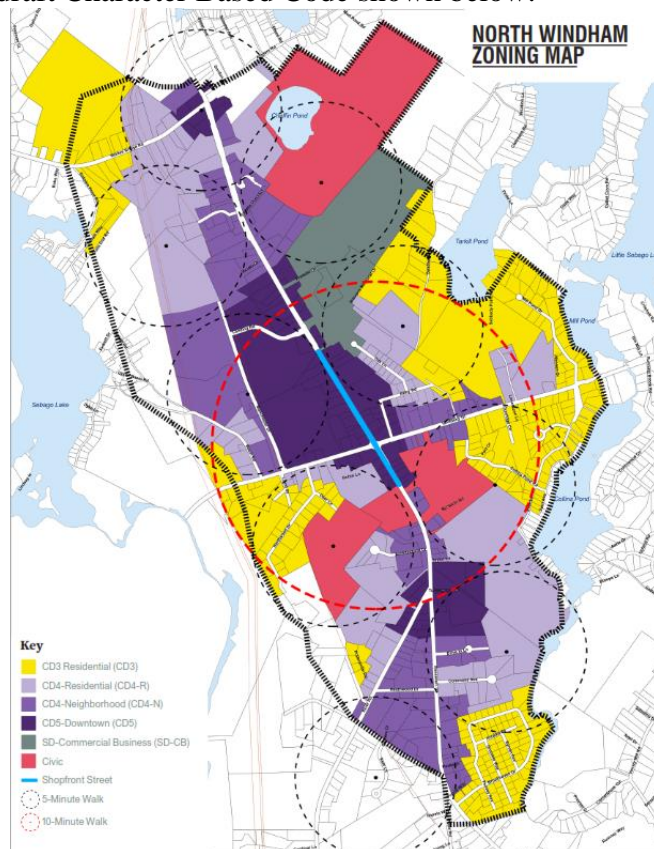
## MEMO

DATE: May 17, 2023

TO: Windham Town Council  
THROUGH: Barry Tibbetts, Town Manager  
FROM: Amanda Lessard, Planning Director  
Cc: Bob Burns, Assistant Town Manager  
Steve Puleo, Town Planner

RE: Land Use Map & Ordinance Amendments: Commercial II District (C-2) North Windham

On June 12, 2018, the Town Council adopted ordinance revisions for development in North Windham in support of the vision established in the [21<sup>st</sup> Century Downtown Plan for North Windham](#) and the Comprehensive Plan. The ordinance revisions took elements of a [draft Character Based Code for North Windham](#), that included standards for development related to street network and design and location of buildings and parking, and applied them to the existing Commercial 1 and Commercial 2 Districts. These commercial zoning districts extend beyond the study area boundaries of the 21<sup>st</sup> Century Downtown Plan and the recommended revised zoning map included with the draft Character Based Code shown below:



*The 2017 draft CBC North Windham Zoning Map*

In July 2022 the Town Council approved an amendment to the Land Use Map and Ordinance to create the Commercial District I North (C1-N) that rezoned an area of North Windham north of White's Bridge Road from Commercial I District (C-1) because it had a different character of development and was never intended to share the same vision as the Downtown area.

For similar reasons, staff are now recommending rezoning a portion of the Commercial II District (C-2) north of White's Bridge Road and on Tandberg Trail (Route 115). The attached draft zoning map proposes rezoning 22 parcels from Commercial II (C-2) to Commercial IV (C-4) and the draft ordinance language establishes the new Commercial IV(C-4) District. The C-4 District has the same permitted uses and net density as the current C-2 District but proposes the Dimensional Standards and District Standards of the pre-2018 C-2 District, with one change: a proposed 40-foot maximum height.

### **Summary of the Proposed Chapter 120 Land Use Ordinance Changes**

#### Article 4 Zoning Districts

- Creates a new Commercial IV District (C-4)

#### Article 5 Performance Standards

- Adds Curb Cut standards for Commercial IV District (C-4)

#### Article 8 Site Plan Review

- Adds Commercial District IV (C-4) to each section where design standards are applicable within the Commercial II District (C-2).