



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

MEMO

DATE: April 3, 2024

TO: Windham Town Council
THROUGH: Barry Tibbetts, Town Manager
FROM: Amanda Lessard, Planning Director
Cc: Bob Burns, Assistant Town Manager
Steve Puleo, Town Planner
Long Range Planning Committee (LRPC)

RE: Land Use Ordinance Amendments: Village Residential (VR) District Amendments

Overview

Staff have drafted the attached proposed changes to the allowed uses in the Village Residential (VR) District in order to address the public concerns at the March 26, 2024 Town Council public hearing on the Comprehensive Plan and Land Use Ordinance amendments to comply with LD 2003 ([24-032](#) and [24-018](#)). The amendment proposes adding back in some of the Farm District's more intensive rural uses as Conditional Uses, which requires a Board of Appeals review and approval under [Section 120-516](#). All of these additional uses also have their own specific performance standards in [Article 5](#).

Also attached is a table of all the land uses in each zoning district and with proposed changes to VR highlighted green.

Summary of Proposed Changes

- Article 4 Zoning Districts, Section 120-415.2 Village Residential District (VR)
 - Add to Permitted uses:
 - Campground, Person
 - Farm Enterprise
 - Sawmill, Temporary
 - Add to Conditional uses:
 - Agriculture, Piggery
 - Agriculture, Poultry Facility
 - Campground, Commercial
 - Contractor Services, Landscaping
 - Contractor Storage

Zoning Amendment Process

As required by [§ 120-107](#) of the Land Use Ordinance, the proposed amendment could be referred to the Planning Board for review and recommendation.