

Suggested Windham Ordinance Changes to bring to the Town Council before the end of the moratorium (March 6 as currently scheduled)

1. Subdivision phosphorus exported within the Highland Lake watershed that was not fully permitted by 9/6/17, must meet the current Maine DEP phosphorus budget target of .020 lbs/acre/yr.
2. Cluster Housing subdivisions may not apply for nor be granted waivers from the Windham ordinance within the Highland Lake Watershed. Further, the bonus for allowing public use of the open space within a cluster housing subdivision will not result in any subdivision bonus houses within the Highland Lake watershed.
3. Land Use Ordinance, Section 800 & 900
 - All subdivisions and site plans in the Highland Lake watershed must be designed to meet the DEP phosphorous allocation. A proposal that pays a fee in lieu of meeting that standard is not acceptable.
 - Projects in the Highland Lake watershed must be designed to provide stormwater treatment for 95% of all impervious areas and 90% of the total developed area as opposed to the general standard of 90% and 80%, respectively.
 - Above from Land Use Ordinance, Section 900 and is retroactive to any subdivision that was not fully permitted by 9/6/17.
4. Land Use Ordinance Chapter 140 Section 407-C. Manufactured Housing Park Overlay District (MHPO) (Retroactive to any subdivision not fully permitted by 9/6/17)
 1. Permitted Uses

The following uses, as defined in Section 300, shall be permitted in the MHPO District as a matter of right. Refer to Section 500 Performance Standards or Subsection 5. District Standards for additional use information.

 - All permitted uses allowed in the underlying zoning district [provided that in those circumstances, the use must meet the requirements of the underlying zone](#)
 - Mobile Home
 - Mobile Home, Double Wide