

Windham, Maine

Proposed Shoreland Zoning

10 acre Wetlands (LR 250') & IWWH (RP 250')

Raymond

Gray

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 AND WADING BIRD HABITAT
- 2 FEMA FLOOD PLAIN
- 3 STEEP SLOPES
- 4 WETLAND VEGETATION & HYDRIC SOILS
- 5 SEVERE RIVER BANK EROSION

GENERAL DEVELOPMENT

- 2 EXISTING DAM
- 3 INDUSTRIAL DEVELOPMENT
- 4 INDUSTRIAL, COMMERCIAL, AND CONCENTRATED RESIDENTIAL USE

Standish

Cumberland

Legend

- LR Proposed (250')
- RP Proposed (250')
- RP Revised/Removed
- GD = General Development District
- SP = Stream Protection District (75'/100')
- LR = Limited Residential District (250')
- RP = Resource Protection District (100'/250')

- Zoning Districts**
- C-1 = Commercial 1
 - C-2 = Commercial 2
 - C-3 = Commercial 3
 - VC = Village Commercial
 - ED = Enterprise Development
 - F = Farm
 - FR = Farm Residential
 - I = Industrial
 - RL = Residential Limited
 - RM = Residential Medium

SHORELAND ZONING: ESTABLISHMENT OF DISTRICTS § 106-13.

A. RESOURCE PROTECTION DISTRICT

THE RESOURCE PROTECTION DISTRICT INCLUDES THOSE AREAS 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, EXCEPT AREAS WHICH ARE CURRENTLY DEVELOPED, AND AREAS WHICH MEET THE CRITERIA FOR THE GENERAL DEVELOPMENT DISTRICT.

1. AREAS WITHIN 660 FT 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 (MDIF&W) THAT ARE DEPICTED ON A GIS DATA LAYER MAINTAINED BY MDIF&W OR DERIVED AS OF 12/1/2006.
2. FLOOD PLAINS DEFINED BY THE 100 YEAR FLOOD PLAIN AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEMA FLOOD INSURANCE RATE MAPS OR FLOOD HAZARD BOUNDARY MAPS.
3. AREAS OF TWO OR MORE CONTIGUOUS ACRES WITH SUSTAINED SLOPES OF TWENTY PERCENT (20%) OR GREATER.
4. AREAS OF TWO OR MORE CONTIGUOUS ACRES SUPPORTING WETLAND VEGETATION AND HYDRIC SOILS, WHICH ARE NOT PART OF A FRESHWATER WETLAND, AND WHICH ARE NOT SURFACEALLY CONNECTED TO A WATER BODY DURING THE PERIOD OF NORMAL HIGH WATER.
5. LAND AREAS ALONG RIVERS SUBJECT TO SEVERE BANK EROSION, UNDERCUTTING, OR RIVER BED MOVEMENT.
6. OTHER LAND AREAS DESIGNATED AS RESOURCE PROTECTION ON THE WINDHAM OFFICIAL LAND USE MAP.

B. LIMITED RESIDENTIAL DISTRICT

THE LIMITED RESIDENTIAL DISTRICT INCLUDES THOSE AREAS SUITABLE FOR RESIDENTIAL AND OCCASIONAL DEVELOPMENT. IT INCLUDES AREAS OTHER THAN THOSE IN THE RESOURCE PROTECTION DISTRICT AND STREAM PROTECTION DISTRICT AND AREAS WHICH ARE USED LESS INTENSIVELY THAN THOSE IN THE GENERAL DEVELOPMENT DISTRICT.

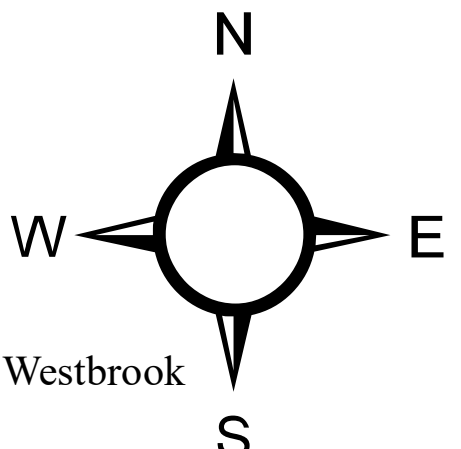
C. GENERAL DEVELOPMENT DISTRICT

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 WHOLESALE, 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, RACE TRACKS AND FAIRGROUNDS.
2. AREAS OTHERWISE DESCRIBIBLE AS HAVING PATTERNS OF INTENSE COMMERCIAL, INDUSTRIAL OR RECREATIONAL USES. PORTIONS OF THE GENERAL DEVELOPMENT DISTRICT SHALL INCLUDE RESIDENTIAL DEVELOPMENT, HOWEVER, NO AREA SHALL BE DESIGNATED AS A GENERAL DEVELOPMENT DISTRICT BASED SOLELY ON RESIDENTIAL USE.
3. IN AREAS ADJACENT TO GREAT PONDS CLASSIFIED GVA AND ADJACENT TO RIVERS FLOWING TO GREAT PONDS CLASSIFIED GVA, 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 GVA, AND ADJACENT TO RIVERS WHICH FLOW TO GREAT PONDS CLASSIFIED GVA.
4. STREAM PROTECTION DISTRICT

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 AND FIFTY (250) FEET HORIZONTAL DISTANCE OF THE UPLAND EDGE OF A FRESHWATER WETLAND OR AS SHOWN ON THE OFFICIAL LAND USE MAP, 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.



Sources:
Greater Portland Council Of Governments
Maine Office of GIS
Windham Assessing & GIS Dept.
Maine Department of Inland Fisheries & Wildlife

Prepared by: Windham Planning Department
Date: May 19, 2021

