

Windham Center Growth Area Zoning Map Proposed Changes



Legend

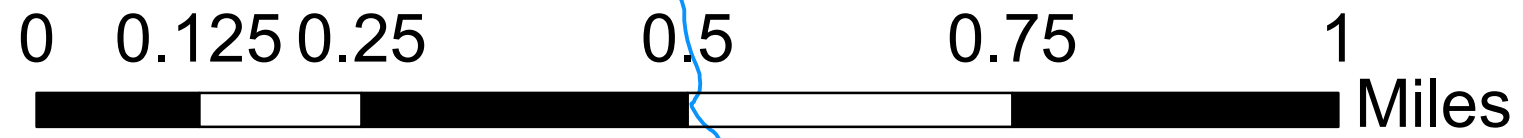
- Undevelopable
- Windham Center Growth Area
- Windham Parcels 2020

Proposed Zoning Changes

- FR to WC
- F to WC
- C-3 to WC
- FR to VR
- F to VR
- FR to F
- F to FR

Zoning Districts

- C-1 - Commercial 1
- C-2 - Commercial 2
- C-3 - Commercial 3
- ED - Enterprise Development
- F - Farm
- FR - Farm Residential
- I - Industrial
- RL - Light-Density Residential
- RM - Medium-Density Residential
- VC - Village Commercial
- SP = Stream Protection District - (100' either side)
- GD = General Development District
- RP = Resource Protection District
- LR = Limited Residential District - 250'



		MINIMUM LOT SIZE	NET DENSITY	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	WATER SETBACK	MINIMUM STREET FRONTAGE	MINIMUM SHORE FRONTAGE
F	FARM DISTRICT	Maximum Building Coverage 25% - Building Height 35'							
	Standard Lot	80,000 sq ft	60,000 sq ft	40'	10'	10'	n/a	200'	n/a
	Conservation Lot	30,000 sq ft	"	25'	10'	10'	n/a	100'	n/a
	Country Lot	6 acres	250,000 sq ft	25'	10'	10'	n/a	100'	n/a
	AQUIFER B ZONE OVERLAY DISTRICT	Greater of the underlying district or 80,000 sq ft							
FR	FARM RESIDENTIAL DISTRICT	Maximum Building Coverage 25% - Building Height 35'							
	Standard Lot	50,000 sq ft	40,000 sq ft	30'	10'	10'	n/a	150'	n/a
	Conservation Lot	20,000 sq ft	"	25'	10'	10'	n/a	75'	n/a
	Country Lot	6 acres	250,000 sq ft	25'	10'	10'	n/a	75'	n/a
RL	LIGHT DENSITY RESIDENTIAL DISTRICT	Maximum Building Coverage 20% - Building Height 35'							
	Standard Lot	40,000 sq ft	30,000 sq ft	30'	10'	10'	n/a	150'	n/a
	Cluster Lot	20,000 sq ft	"	25'	10'	10'	n/a	75'	n/a
	AQUIFER B ZONE OVERLAY DISTRICT	Greater of the underlying district or 80,000 sq ft							
RM	MEDIUM DENSITY RESIDENTIAL DISTRICT	Maximum Building Coverage 20% - Building Height 35'							
	Standard Lot without public water	30,000 sq ft	15,000 sq ft	30'	10'	10'	n/a	100'	n/a
	Standard Lot with public water	20,000 sq ft	"	30'	10'	10'	n/a	100'	n/a
	Cluster Lot	20,000 sq ft	"	30'	10'	10'	n/a	50'	n/a
	Elderly Housing Projects	8,000 sq ft/one bed unit----6,000 sq ft each additional bedroom proposed in a unit (per MRSA 4807 to 4807-G)							
VR	VILLAGE RESIDENTIAL DISTRICT	Maximum Building Coverage 20% - Building Height 35' - Landscaped Buffer 15' (multi-fam & non-res)							
	Standard Lot	40,000 sq ft	20,000 sq ft	30'	15'	15'	n/a	100'	n/a
LR GD	SHORELAND ZONING DISTRICT	Within 250 feet of Great Ponds, Rivers, Freshwater Wetlands. Maximum Lot Coverage LR 20% GD 70% - Building Height 35'							
	Residential	40,000 sq ft	40,000 sq ft	35'	35'	15'	100'	200'	200'
	Commercial/Industrial	60,000 sq ft	60,000 sq ft	35'	35'	15'	300'	300'	300'
	AQUIFER B ZONE OVERLAY DISTRICT	Greater of the underlying district or 80,000 sq ft							
RP	RESOURCE PROTECTION	All land areas shown on the official Zoning Map						250'	
SP	STREAM PROTECTION DISTRICT (11/25/93)	The Stream Protection District includes all land areas within 75-100' horizontal distance of the normal high water mark							
		MINIMUM LOT SIZE	NET DENSITY	FRONT SETBACK	REAR SETBACK	SIDE SETBACK	MINIMUM STREET FRONTAGE	ABUTTING A RESIDENTIAL ZONE	
C-1	COMMERCIAL 1 DISTRICT	No Maximum Building Height - Landscaped Buffer 20'							
	Non-residential	Based on Septic	n/a	10'-20' (302)	6'	6'	100'	50'	
	Dwelling (Existing, 2-family, multifamily, mixed use)	Based on Septic	Based on Septic	0-20' (others)	6'	6'	100'	50'	
	AQUIFER B ZONE OVERLAY DISTRICT	Greater of the underlying district or 80,000 sq ft. Non-Residential Uses Maximum 50% Impervious Area							
C-2	COMMERCIAL 2 DISTRICT	No Maximum Building Height - Landscaped Buffer 20'							
	Non-residential	Based on Septic	n/a	10'-20'	10'	10'	150'	50'	
	Dwelling	40,000 sq ft	5,000 sq ft		10'	10'	150'	n/a	
	AQUIFER B ZONE OVERLAY DISTRICT	Greater of the underlying district or 80,000 sq ft. Non-Residential Uses Maximum 50% Impervious Area							
C-3	COMMERCIAL 3 DISTRICT	No Maximum Building Height - Landscaped Buffer 20'							
	Non-residential	20,000 sq ft	n/a	60' arterial/40' non-arterial	10'	10'	100'	50'	
	Dwelling	80,000 sq ft	60,000 sq ft	60' arterial/40' non-arterial	10'	10'	200'	n/a	
	Dwelling, Mixed Use	80,000 sq ft	60,000 sq ft	60 arterial/40' non-arterial	10'	10'	200'	50'	
I	INDUSTRIAL DISTRICT	No Maximum Building Height - All non-residential uses must provide 2 sq ft of open space for every 1 sq ft of floor area							
	Non-residential	20,000 sq ft	n/a	100'	25' or 25% building height		100'	50'	
	Dwelling, Existing	20,000 sq ft	n/a	40'	10'	15'	100'	n/a	
ED	ENTERPRISE DEVELOPMENT DISTRICT	No Maximum Building Height,Landscaped Buffer 40', Max Building Coverage 50%, Max Impervious Area 50%							
	Non-residential	None	n/a	40'	30' or 50% building height		100'	100'	
VC	VILLAGE COMMERCIAL DISTRICT	No Maximum Building Coverage - Building Height 35'							
	Lot with public water & sewer	5,000 sq ft	2,500 sq ft	No minimum. Setback not further than average in block	20'	none	50'	50'	
	Lot with well & private septic	20,000 sq ft	5,000 sq ft						
WC	WINDHAM CENTER DISTRICT	Maximum Building Coverage 50% - Building Height 45' - Lanscaped Buffer 15' (non-res)							
	Standard Lot without public water	30,000 sq ft	15,000 sq ft	20'	10'	10'	100'	50'	
	Standard Lot with public water	20,000 sq ft	"	20'	10'	10'	100'	50'	

What's Allowed?

	Existing		Proposed		
	Farm	Farm Residential	Village Residential	Windham Center	
Agriculture	P	P	P	P	
Agriculture, Piggery	P	C	X	X	
Agriculture, Poultry Facility	P	C	X	X	
Artist Studio	X	X	P	P	
Assisted Living Facility	C	C	C	P	
Bank	X	X	X	P	
Bed and Breakfast Inn	C	C	C	P	
Boarding Home for Sheltered Care	C	C	C	P	
Building, Accessory	P	P	P	P	
Campground, Commercial	P	P	X	X	
Campground, Personal	P	P	X	X	
Cemetery	P	P	P	P	
Child Care, Facility	X	X	P ¹	P	¹ max 50 children
Child Care, Family Home	P	P	P	P	
Contractor Services, Landscaping	P	X	X	X	
Contractor Storage Yard	P	X	X	X	
Drive-through Facility	X	X	X	P ²	² no restaurants
Dwelling, Multifamily*	P	P	P ³	P	³ max 4 unit
Dwelling, Single-Family Detached	P	P	P	P	
Dwelling, Two-Family*	P	P	P	P	
Farm Enterprise	P	P	X	X	
Forestry	P	P	P	P	
Golf Course	P	P	X	X	
Home Occupation 1	P	P	P	P	
Home Occupation 2	P	P	P	P	
Kennel, Major	C	C	C	X	
Kennel, Minor	P	P	P	X	
Medical Marijuana Caregiver	P	P	P	P	
Med Marijuana Caregiver (Home Occ)	P	P	P	P	
Medical Office	C	C	C	P	
Mineral Extraction	P	P	X	X	
Nursing Home	C	C	C	P	
Park, Public	X	X	P	P	
Place of Worship	P	P	P	P	
Public Building	P	P	P	P	
Public Utility Facility	C	C	C	C	
Recreation Facility, Indoor	C	C	C	C	
Recreation Facility, Outdoor	C	C	C	C	
Research Laboratory	P	X	X	X	
Restaurant	X	X	X	P ⁴	⁴ max 40 seats
Retail Sales	X	X	X	P ⁵	⁵ max 5,000sf
Retail Sales, Convenience	C	C	C	P	
Retail Sales, Nursery	P	C	C	X	
Riding Stable	P	C	C	C	
Rooming House	C	X	C	C	
Sawmill, Permanent	P	C	X	X	
Sawmill, Temporary	P	P	X	X	
Service Business, Commercial	X	X	X	P	
Service Business, Personal	X	X	P	P	
Shipping Container	P	P	X	X	
Theater	X	X	X	P	
Use, Accessory	P	P	P	P	
Wireless Telecomm Facility	P	P	P	P	

* Multi & 2-Family only with conversion of an existing dwelling that was in existence prior to May 13, 1986

[For more detail on each use refer to Land Use Ordinance Section 300 Definitions](#)

P - Permitted

C- Conditional

X - Not Allowed

Zoning District Table, Town of Windham, Maine - Windham Center draft zoning 1-5-2021

	Zoning Districts											
Use	F	FR	RL	RM	VR	C-1	C-2	C-3	I	ED	VC	WC
Adult Business Establishment						P	P	P				
Adult Use Marijuana Store						P						
Agriculture	P	P	P	P	P	P	P	P	P		P	P
Agriculture, Piggery	P	C							P			
Agriculture, Poultry	P	C							P			
Artist Studio					P						P	P
Assisted Living Facility	C	C	C	C	C	P		C			P	P
Auction House										P		
Automobile Auction Facility										P		
Automobile Gas Station						C						
Automobile Storage Lot									C	C		
Automobile Repair Services						C		C	P	P	C	
Bank						P	P				P	P
Bed & Breakfast Inn	C	C	C	C	C		C	C			P	P
Boarding Home for Sheltered Care	C	C	C	C	C						P	P
Building, Accessory	P	P	P	P	P	P	P	P	P	P	P	P
Business & Professional Office						P	P	P		P	P	P
Campground, Commercial	P	P						C				
Campground, Personal	P	P						C				
Cemetery	P	P	P	P	P							P
Child Care Facility					P	P	P	P			P	P
Child Care, Family Home	P	P	P	P	P	P	P	P			P	P
Club						P	C	C				
Contractor Services						P		P		P	P	
Contractor Services, Landscaping	P					P		P				
Contractor Storage Yard	P					P		P		P	P	
Construction Services, Heavy Major						P				P	P	
Construction Services, Heavy Minor						P		P		P	P	
Convention Center						P	P			P	P	
Correctional Facility, Public									C			
Distribution Center						C			P	P		
Drive-through Facility						C	C				C	C
Dwelling, Existing Multifamily						P			P			
Dwelling, Existing Single-Family						P			P			
Dwelling, Existing Two-Family						P			P			
Dwelling, Mixed Use						P	P	P			P	P
Dwelling, Multifamily	P*	P*	P*	P	P		P	P*			P	P
Dwelling, Single-Family Detached	P	P	P	P	P		P	P			P	P
Dwelling, Two-Family	P*	P*	P*	P	P		P	P*			P	P
Farm Enterprise	P	P										
Fitness Center						P	P				P	P
Forestry	P	P	P	P	P	P	P	P		P		P
Funeral Home						P	P				P	
Golf Course	P	P										
Home Occupation 1	P	P	P	P	P	P	P	P	P		P	P
Home Occupation 2	P	P	P	P	P	P	P	P	P		P	P
Hospital						P						
Hotel			C			C	C	C		P	P	
Housing for Older Persons				P	P	P	P				P	P
Industry, Heavy						C			P	P		
Industry, Light						C		C	P	P	P	
Kennel, Major	C	C			C							
Kennel, Minor	P	P			P							
Marijuana Cultivation Facility									P	P		
Marijuana Manufacturing Facility						P			P	P		
Marijuana Testing Facility						P			P	P		
Medical Marijuana Caregiver	P	P	P	P	P	P	P	P	P	P	P	P
Medical Marijuana Caregiver (Home Occ)	P	P	P	P	P	P	P	P	P	P	P	P
Medical Marijuana Caregiver Retail Store						P						
Medical Office	C	C	C	C	C	P	P	P			P	P
Mineral Extraction	P	P	C	C		P			P	P		
Motel			C			C	C	C		P		
Nursing Home	C	C	C	C	C	P		C			P	P
Other						C	C					
Park, Public					P						P	P
Place of Worship	P	P	P	P	P	P		P			P	P
Public Building	P	P	P	P	P	P	P	P	C		P	P
Public Utility Facility	C	C	C	C	C	C	C	C	C	P	P	C
Recreation Facility, Indoor	C	C	C	C	C	P	P	P			P	C
Recreation Facility, Outdoor	C	C	C	C	C	C	C				P	C
Research Laboratory	P					P	P		P		P	
Restaurant						P	C	C			P	P
Retail Sales						P	P	P	P		P	P
Retail Sales, Accessory										P		
Retail Sales, Automobile Sales						C						
Retail Sales, Convenience	C	C	C	C	C	P	P	P			P	P
Retail Sales, Minimart						C						
Retail Sales, Nursery	P	C	C		C	P	P	P			P	
Retail Sales, Outdoor						P	P	P				
Riding Stable	P	C			C							C
Rooming House	C				C							C
Sawmill, Permanent	P	C										
Sawmill, Temporary	P	P	P	P		P						
Service Business, Commercial						P					P	P
Service Business, Personal					P	P	P	P			P	P
Shipping Container	P	P	P	P		C	C	C	C	C		
Small Engine Repair						C		C	P	P	C	C
Theater						P	P	P			P	P
Truck Terminal									P			
Use, Accessory	P	P	P	P	P	P	P	P	P	P	P	P
Warehousing, Private						P		P	P	P		
Warehousing, Public						C		P	P	P		
Wireless Telcom Facility	P	P	P		P	P	P	P	P	P	P	P

P - Permitted Use
C - Conditional Use
Uses not listed as P or C in a District are Prohibited
* Only conversion of an existing dwelling or accessory building that was in existence prior to May 13, 1986