

LAND USE DISTRICT DIMENSIONAL STANDARDS

Revised 4/2021

		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	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'-20'	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' - Landscaped 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'		