

## SECTION 100 – GENERAL

101	Title .....	1-1
102	Purpose.....	1-1
103	Severability Clause .....	1-1
104	Conflicts .....	1-2
105	Conformance Required .....	1-2
106	Rules of Construction .....	1-2
107	Amendment Procedure.....	1-3
108	Conditional or Contract Zoning .....	1-3

## SECTION 200 – NONCONFORMING PROVISIONS ..... 2-1

201	General Provisions .....	2-1
202	Nonconforming Structures.....	2-1
203	Nonconforming Uses .....	2-2
204	Nonconforming Lots of Record .....	2-4
205	Nonconforming Mobile Home Parks.....	2-5
206	Non-Conforming Shipping Containers.....	2-5

## SECTION 300 – DEFINITIONS..... 3-1

## SECTION 400 – ZONING DISTRICTS ..... 4-1

401	Districts Enumerated.....	4-2
402	Location of districts; Zoning Map .....	4-2
403	Uncertain Boundary Locations .....	4-3
404	Division of Lots by Districts.....	4-3
405	Shoreland Zoning Districts .....	4-4
406	Zoning Districts .....	4-5
A.	Farm District (F) .....	4-5
B.	Farm-Residential District (FR) .....	4-9
C.	Light-Density Residential District (RL) .....	4-12
D.	Medium-Density Residential District (RM) .....	4-15
E.	Commercial District I (C1) .....	4-18
F.	Commercial District II (C2).....	4-22
G.	Commercial District III (C3).....	4-25
H.	Industrial District (I) .....	4-28
I.	Enterprise Development District (ED).....	4-31
J.	Village Commercial District (VC).....	4-39
407	Overlay Districts .....	4-42
A.	Aquifer Protection Overlay District Zone A (APA) .....	4-42
B.	Aquifer Protection Overlay District Zone B (APB).....	4-44
C.	Manufactured Housing Park Overlay District (MHPO) .....	4-46
D.	Roosevelt Trail Business and Professional Office Overlay Zone.....	4-49
E.	Retirement Community and Care Facility Overlay District (RCCFO) .....	4-51

408	Contract Zones .....	4-54
A.	Village at Little Falls Contract Zone (VLF) .....	4-54
B.	Windham Center Contract Zone (WCC) .....	4-71
C.	Windham Center Contract Zone (WCC) Amended .....	4-80
D.	Mallison Falls Contract Zone (MF) .....	4-88
SECTION 500 – PERFORMANCE STANDARDS .....		5-1
501	Accessory Apartment.....	5-3
502	Agriculture .....	5-4
503	Agriculture, Piggery.....	5-5
504	Agriculture, Poultry Facility .....	5-5
505	Adult Business Establishment.....	5-6
506	Automobile Auction Facility .....	5-6
507	Automobile Repair Services .....	5-7
508	Automobile Storage Lot.....	5-7
509	Bed and Breakfast Inn.....	5-8
510	Boarding Home for Sheltered Care.....	5-8
511	Buffer Strip, Landscaped .....	5-8
512	Campground, Personal .....	5-9
513	Central Sewage System.....	5-9
514	Child Care, Facility .....	5-9
515	Child Care, Family Home .....	5-10
516	Conditional Use .....	5-10
517	Controlled Access Street.....	5-14
518	Curb Cuts and Driveway Openings .....	5-14
519	Developable Lane .....	5-18
520	Drive-through Facility .....	5-18
521	Driveway.....	5-18
522	Dwelling, Mixed Use.....	5-19
523	Home Occupation 1 .....	5-19
524	Home Occupation 2 .....	5-19
525	Hotel.....	5-21
526	Industry, Light.....	5-21
527	Kennel, Major .....	5-21
528	Kennel, Minor .....	5-21
529	Lot, Backlot.....	5-21
530	Lot, Corner .....	5-25
531	Manufactured Housing.....	5-25
532	Medical Marijuana .....	5-25
533	Medical Office .....	5-28
534	Mobile Home Park .....	5-28
535	Motel .....	5-28
536	Net Residential Area or Acreage .....	5-28
537	Parking and Loading.....	5-29
538	Public Utility Facility.....	5-30
539	Pump Station.....	5-30

540	Restaurants .....	5-30
541	Retail Sales, Automobile Sales .....	5-31
542	Retail Sales, Convenience.....	5-31
543	Retail Sales, Outdoor .....	5-31
544	Retirement Community.....	5-32
545	Rooming House .....	5-32
546	Sawmill, Permanent .....	5-33
547	Sawmill, Temporary .....	5-34
548	Shipping Container .....	5-34
549	Solid Waste Dumpsters.....	5-36
550	Streets.....	5-37
SECTION 600 - MINERAL EXTRACTION.....		6-1
601	Purpose.....	6-1
602	Application.....	6-1
603	Exemptions .....	6-2
604	Permit Application Requirements.....	6-2
605	Plan Review .....	6-3
606	Excavation Regulations .....	6-5
607	Rehabilitation Requirements.....	6-5
608	Permit Dates.....	6-6
609	Performance Guarantee Requirements .....	6-7
610	Loam Stripping Conditions.....	6-7
SECTION 700 – SIGNS .....		7-1
701	Purpose.....	7-1
702	General.....	7-1
703	Permits, Fees and Enforcement.....	7-2
705	Signs Permitted in all Districts .....	7-3
706	Signs Permitted in Commercial Districts.....	7-5
707	Signs Permitted in Industrial Districts .....	7-9
708	Signs Permitted in Business Park Districts .....	7-9
709	Signs Permitted in All Residential Districts .....	7-9
710	Off-Premises Signs Permitted in All Districts.....	7-9
711	Temporary Signs.....	7-10
712	Signs Prohibited in All Districts .....	7-11
SECTION 800 – SITE PLAN REVIEW .....		8-1
801	Purpose.....	8-2
802	Applicability .....	8-2
803	Review and Approval Authority.....	8-3
804	Joint Application and Hearing .....	8-5
805	Classification of Projects .....	8-5
806	Review Procedures for Minor Developments.....	8-6
807	Review Procedures for Major Developments .....	8-9
808	Waivers .....	8-13

809	Final Approval and Filing.....	8-15
810	Fees .....	8-15
811	Submission Requirements.....	8-18
812	Performance Standards and Approval Criteria .....	8-25
A.	Utilization of the Site .....	8-25
B.	Vehicular Traffic.....	8-26
C.	Parking and Loading Requirements.....	8-28
D.	Pedestrian Traffic.....	8-33
E.	Stormwater Management .....	8-34
F.	Erosion Control.....	8-35
G.	Water Supply Provisions.....	8-35
H.	Sewage Disposal Provisions .....	8-36
I.	Utilities.....	8-37
J.	Groundwater Protection .....	8-37
K.	Water Quality Protection .....	8-37
L.	Hazardous, Special, and Radioactive Materials.....	8-38
M.	Shoreland Relationship .....	8-38
N.	Technical and Financial Capacity .....	8-38
O.	Solid Waste Management .....	8-38
P.	Historic and Archaeological Resources .....	8-39
Q.	Floodplain Management .....	8-39
R.	Exterior Lighting.....	8-39
S.	Noise .....	8-39
T.	Storage of Materials.....	8-40
813	Commercial District Design Standards.....	8-41
814	Post Approval Activities.....	8-51
815	Appeals .....	8-54
SECTION 900 – SUBDIVISION REVIEW.....		9-2
901	Purpose.....	9-2
902	Statutory Review Criteria .....	9-2
903	Authority and Administration .....	9-5
904	Joint Application and Hearing .....	9-6
905	Classification of Subdivision .....	9-7
906	Review Procedures for Minor Subdivisions .....	9-8
907	Review Procedures for Major Subdivisions .....	9-12
908	Waivers .....	9-20
909	Fees .....	9-22
910	Submission Requirements.....	9-25
911	Performance and Design Standards .....	9-41
A.	Basic Subdivision Layout .....	9-41
B.	Sufficient Water .....	9-42
C.	Erosion and Sedimentation and Impact on Water Bodies.....	9-44
D.	Sewage Disposal .....	9-45
E.	Impact on Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline.....	9-45

F.	Conformance with Land Use Ordinances .....	9-47
G.	Financial and Technical Capacity .....	9-47
H.	Impact on Ground Water Quality or Quantity .....	9-48
I.	Floodplain Management .....	9-49
J.	Stormwater Management .....	9-49
K.	Cluster Developments .....	9-51
L.	Compliance with Timber Harvesting Rules.....	9-54
M.	Traffic Conditions and Streets .....	9-54
N.	Subdivision Impact Analysis and Fees .....	9-72
912	Final Approval and Filing.....	9-71
913	Revisions to Approved Plans .....	9-73
914	Post Approval Activities .....	9-74
915	Building Permit Limits for Subdivisions .....	9-77
916	Violations and Penalties.....	9-77
917	Appeals .....	9-78
SECTION 1000 - ADMINISTRATION.....		10-1
1001	Duty of the Code Enforcement Officer.....	10-1
1002	Building Permit.....	10-1
1003	Certificate of Occupancy .....	10-2
1004	Violations and Penalties.....	10-3
SECTION 1100 – BOARD OF APPEALS .....		11-1
1101	Establishment.....	11-1
1102	Organization.....	11-1
1103	Procedure .....	11-2
1104	Jurisdiction.....	11-6
1105	Administrative Appeal .....	11-6
1106	Variance .....	11-7
SECTION 1200 – IMPACT FEES .....		12-1
1201	General.....	12-1
1202	North Windham Sidewalk Impact Fee.....	12-3
1203	Recreation Impact Fee .....	12-5
1204	North Route 302 Road Improvements Impact Fee .....	12-6
APPENDIX A – FEE SCHEDULE		
APPENDIX B – STREET DESIGN AND CONSTRUCTION STANDARDS		
APPENDIX C – STATE OF MAINE ROAD CLASSIFICATION LIST		
APPENDIX D – LAND USE ORDINANCE FLOW CHART		
APPENDIX E – NORTH WINDHAM SIDEWALK IMPACT FEE		

APPENDIX F – RECREATION CAPITAL INVESTMENT PLAN