

Town of Windham

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**Long Range Planning Committee
Online Via Zoom
Wednesday November 4, 2020
7:30 – 9:00 AM**

Join Zoom Meeting

<https://us02web.zoom.us/j/89561420067?pwd=VXN1ZjNuc0JWUWIDY1EvS0htV0ZDdz09>

Phone in Option: 1 646 558 8656

Meeting ID: 895 6142 0067

Find another local numbers: <https://zoom.us/u/aedqHZjvix>

The seal of the Town of Windham, Maine, is a circular emblem. It features a central tree on the left and a plow on the right. The text "TOWN OF WINDHAM" is arched across the top, and "INCORPORATED 1762" is at the bottom. The seal is faintly visible in the background of the agenda.

AGENDA

1. Public Comment
2. News/updates
 - a. Open Space Plan Draft (www.windhamopenspace.com)
 - b. F/FR streetscape landscaping and Farm Enterprise effective 11/13
 - c. Growth Management Ordinance revisions
 - d. South Windham/Little Falls Plan
3. Windham Center Zoning
 - a. Draft Village Residential District 1 & 2 Standards (attached)
 - i. Continue review VR2. VR1 revised based on 10/21 discussion.
 - ii. [Map \(revised 8/18/20\)](#)
 - b. For Reference:
 - i. [Land Use Ordinance Section 300 Definitions](#)
 - ii. [Windham Center Growth Area Existing Zoning](#)
 - iii. [Windham Center Existing Land Use Map](#)
 - iv. [Windham Center Lot Size Map](#)
 - v. [Comp Plan Future Land Use Windham Center Growth](#) Area (Pgs 29-30)
4. Public Comment
5. Next Meeting
 - a. Regular Meeting - Wednesday November 18, 2020

K. Village Residential District I (VR1)

1. Intent

The intent of the Village Residential District 1 is to serve as a primarily residential area with a walkable mixture of various uses that will support and promote business and community within the area. Uses are intended to complement one another and allow for different offerings such as art and cultural spaces, public community space, educational/institutional use, residential, and other small business enterprise uses that meet local neighborhood needs for limited business services.

2. Permitted Uses

- Agriculture
- Artist Studio
- Assisted Living Facility
- Bed & Breakfast Inn
- Boarding Home for Sheltered Care
- Building, Accessory
- Business & Professional Office
- Cemetery
- Child Care Facility
- Child Care, Family Home
- Dwelling, Mixed Use
- Dwelling, Single-Family Detached
- Dwelling, Two-Family
- Dwelling, Multifamily
- Fitness Center
- Forestry
- Home Occupation 1
- Home Occupation 2
- Housing for Older Persons
- Medical Marijuana Caregiver
- Medical Marijuana Caregiver (Home Occupation)
- Medical Office
- Nursing Home
- Park, Public
- Place of Worship
- Public Building
- Restaurant
- Retail Sales
- Retail Sales, Convenience
- Sawmill, Temporary
- Service Business, Commercial
- Service Business, Personal
- Theater
- Use, Accessory
- Wireless Telecommunications Facility

3. Conditional Uses

- Public Utility Facility
- Recreation Facility, Indoor
- Recreation Facility, Outdoor
- Riding Stable
- Rooming House
- Small Engine Repair

4. Prohibited Uses

Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.

5. Dimensional Standards

- (a) Minimum Lot Size:
 - (1) Standard 30,000 s.f.
 - (2) Lots connected to public water 20,000 s.f.
- (b) Net Residential Density 15,000 s.f.
 - ~~Density bonus with public sidewalk on frontage?~~
 - Density bonus affordable housing?
- (c) Minimum Frontage 100 ft.
- (d) Minimum Front Setback 20 ft.
 - (1) The minimum front Setback of a lot may be reduced to the average setback distance of the existing buildings located on the lots to either side of said lot.
 - (2) Non-Residential Use:
 - Minimum Landscaped Buffer Strip 15 ft.
- (e) Minimum Side Setback 10 ft.
- (f) Minimum Rear Setback 10 ft.
- (g) Maximum Building Height 45 ft.
 - (1) Public Buildings, Church Steeples No Limit
- (h) Maximum Building Coverage: 50%

Commented [ALL1]: See Brunswick Zoning 4.2.5.E – Affordable to Moderate Income .50, Affordable to Low Income .75 Affordable to Very Low Income

6. District Standards

In addition to Section 500, Performance Standards, these standards shall apply to the following uses in the Village Residential District:

- (a) Buffer Requirement. New buildings or structures containing, or accessory to, commercial or multifamily dwelling uses constructed on properties in the Village Residential District I that abut a residential zoning district shall provide a fifty (50) foot natural buffer from the zoning district boundary line.
- (b) ~~Design Guidelines – Building Architecture. All building rooflines must be pitched. The minimal pitch shall be at least 4/12.~~

Commented [ALL2]: Add VR1 & VR2 to Section 813

(c) Medical Office: See “Medical Office” in Section 500 Performance Standards for size limitations. *Footprint shall be limited to 2,000 s.f.*

(d) Retail Sales, Minimart: The building footprint shall be limited to 3,000 s.f.

(e) Restaurant:

- (1) Maximum seating ~~for any bar area~~ shall be 20-40 seats.
- (2) Restaurants shall not be permitted to include a drive-through facility.

(f) Retail Sales: The maximum area of a building dedicated to retail sales shall be 5,000 s.f.

(g) Sawmill, Temporary: Sawmill operation shall be for personal use only. The commercial sale of processed wood shall be prohibited.

(h) Sidewalks. New, enlarged or rebuilt uses shall provide sidewalks along any public way that border the property.

L. Village Residential District II (VR2)

1. Intent

The intent of the Village Residential District 2 is to serve as a residential area with a walkable mixture of limited small business enterprise uses that meet local neighborhood needs for limited business services.

2. Permitted Uses

- Agriculture
- Artist Studio
- Building, Accessory
- Cemetery
- Child Care Facility
- Child Care, Family Home
- Dwelling, Single-Family Detached
- Dwelling, Two-Family
- Dwelling, Multifamily
- Forestry
- Home Occupation 1
- Home Occupation 2
- Kennel, Minor
- Housing for Older Persons
- Medical Marijuana Caregiver
- Medical Marijuana Caregiver (Home Occupation)
- Park, Public
- Place of Worship
- Public Building
- Sawmill, Temporary
- Service Business, Personal
- Use, Accessory
- Wireless Telecommunications Facility

3. Conditional Uses

- Assisted Living Facility
- Bed and Breakfast Inn
- Boarding Home for Sheltered Care
- Kennel, Major
- Medical Office
- Nursing Home
- Public Utility Facility
- Recreation Facility, Indoor
- Recreation Facility, Outdoor
- Riding Stable
- Retail Sales, Convenience
- Retail Sales, Nursery
- Rooming House
- ~~Small Engine Repair~~

Commented [ALL3]: Permitted as Home Occupation 1

4. Prohibited Uses

Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.

5. Dimensional Standards

- (a) Minimum Lot Size:
 - (1) Standard 40,000 s.f
- (b) Net Residential Density 20,000 s.f.
- (c) Minimum Frontage 100 ft.
- (d) Minimum Front Setback 30 ft.
 - (1) The minimum front Setback of a lot may be reduced to the average setback distance of the existing buildings located on the lots to either side of said lot.
 - (2) Non-Residential Use:
 - Minimum Landscaped Buffer Strip 15 ft.
- (e) Minimum Side Setback 10 ft.
- (f) Minimum Rear Setback 10 ft.
- (g) Maximum Building Height 35 ft.
 - (1) Public Buildings, Church Steeples No Limit
- (h) Maximum Building Coverage: 20%

6. District Standards

In addition to Section 500, Performance Standards, these standards shall apply to the following uses in the Village Residential District:

- (a) Multi-family Dwellings: **No more than 4 dwelling units per building.**
- ~~(b)~~ ~~(b)~~ Building Architecture. All building rooflines must be pitched. The minimal pitch shall be at least 4/12.
- ~~(b)~~(c) Medical Office: See “Medical Office” in Section 500 Performance Standards for size limitations.
- ~~(c)~~(d) Sawmill, Temporary: Sawmill operation shall be for personal use only. The commercial sale of processed wood shall be prohibited.

Commented [ALL4]: In F, FR, RL, RM: A medical office located on a lot in a residential district shall have a combined footprint of 2,000 gross square feet or less.

~~(d)~~(e) Buffer Requirements for Specific Non-residential Uses. The following uses shall provide a buffer strip, as defined, from all abutting properties that are solely occupied by a residential dwelling(s):

- (1) Boarding Home for Sheltered Care
- (2) Medical Office
- (3) Nursing Home
- (4) Retail Sales, Convenience

(f) Sidewalks. New, enlarged or rebuilt uses shall provide sidewalks along any public way that border the property.

(g) Childcare Facility.

- (1) Outdoor play areas must be located to the rear of the building.
- (2) Maximum capacity of 50 children.

Zoning District Table, Town of Windham, Maine - Windham Center draft zoning 11-02-2020

Use	Zoning Districts											
	F	FR	RL	RM	VR-1	VR-2	C-1	C-2	C-3	I	ED	VC
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	P	C	P		C			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
Bed & Breakfast Inn	C	C	C	C	P	C		C	C			P
Boarding Home for Sheltered Care	C	C	C	C	P	C						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
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	P	C	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	P	C	P	P	C			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	P	C		P
Public Utility Facility	C	C	C	C	C	C	C	C	C	C	P	P
Recreation Facility, Indoor	C	C	C	C	C	C	P	P	P			P
Recreation Facility, Outdoor	C	C	C	C	C	C	C	C				P
Research Laboratory	P						P	P		P		P
Restaurant					P		P	C	C			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	P	C	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	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		C	P	P	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

LAND USE DISTRICT DIMENSIONAL STANDARDS

Revised 7/14/2020

		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)								
VR1	VILLAGE RESIDENTIAL 1 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'	n/a	100'	n/a	
	Standard Lot with public water	20,000 sq ft	"	20'	10'	10'	n/a	100'	n/a	
VR2	VILLAGE RESIDENTIAL 2 DISTRICT	Maximum Building Coverage 20% - Building Height 35' - Landscaped Buffer 15' (non-res)								
	Standard Lot	40,000 sq ft	20,000 sq ft	30'	10'	10'	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	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							