

2012

Town of Windham, Maine Zoning Map

Greater Portland Council of Governments

Elisa A. Trepanier

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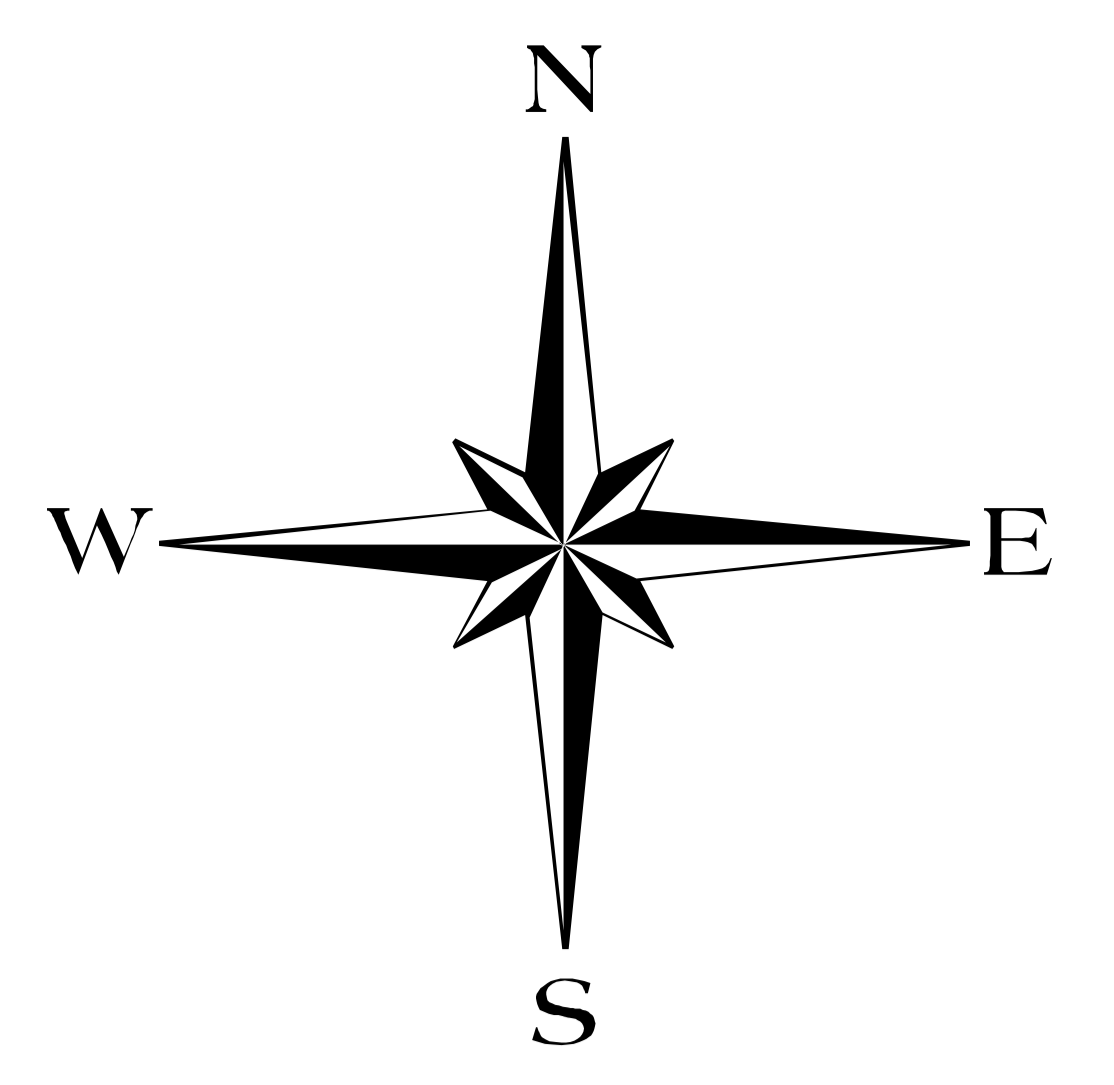
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Town of Windham, Maine Zoning



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 BOUNDARIES ON THE MAP.

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- RESOURCE PROTECTION**
- 1 UNBATED WETLAND
 - 2 MODERATE VALLE WETLANDS AND SMALL AREA WITH STEEP SLOPES
 - 3 STEEP SLOPES
 - 4 RECENT FLOODING SOILS AND STEEP SLOPES
 - 5 RECENT FLOODING SOILS AND STEEP SLOPES
 - 6 RECENT FLOODING SOILS AND STEEP SLOPES
 - 7 RECENT FLOODING SOILS AND STEEP SLOPES
 - 8 MUCKY PEAT (UNUSABLE FOR BUILDING)
 - 9 MUCKY PEAT
 - 10 MODERATE VALLE WETLANDS MUCKY PEAT
 - 11 MODERATE VALLE WETLANDS SOME MUCKY PEAT
 - 12 MODERATE VALLE WETLANDS MUCKY PEAT
 - 13 MUCKY PEAT
 - 14 STEEP SLOPES
 - 15 RECENT FLOODING SOILS
 - 16 RECENT FLOODING SOILS SMALL AREA WITH STEEP SLOPES
 - 17 RECENT FLOODING SOILS MUCKY PEAT
- GENERAL DEVELOPMENT**
- 1 EXISTING DAM
 - 2 INDUSTRIAL DEVELOPMENT
 - 3 INDUSTRIAL COMMERCIAL AND CONCENTRATED RESIDENTIAL USE

SHORELAND ZONING
TOWN OF WINDHAM
CUMBERLAND COUNTY, MAINE

THIS MAP IS BASED ON THE ORIGINAL MAP PROVIDED BY THE GREATER PORTLAND COUNCIL OF PLANNING AND ZONING COMMISSIONS CARTOGRAPHIC DIVISION DATED SEPTEMBER AND OCTOBER 1996 AND REVISED 10/1/95.

- SHORELAND ZONING ESTABLISHMENT OF DISTRICTS**
- A. RESOURCE PROTECTION DISTRICT**
- THE RESOURCE PROTECTION DISTRICT INCLUDES AREA 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. AREAS WHICH ARE CURRENTLY DEVELOPED AND AREAS WHICH HAVE ALREADY BEEN DESIGNATED NON-RESIDENTIAL SHALL NOT BE INCLUDED WITHIN THE RESOURCE PROTECTION DISTRICT.
1. AREAS WITHIN 40 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 AS OF 1/1/1975.
 2. AREAS OF TWO OR MORE CONTIGUOUS ACRES WITH SUSTAINED SLOPES OF 20% OR GREATER.
 3. LAND AREAS ALONG RIVERS SUBJECT TO SEVERE BANK EROSION, UNDERCUTTING OR RIVER BED MOVEMENT.
- B. LIMITED RESIDENTIAL DISTRICT**
- THE LIMITED RESIDENTIAL DISTRICT INCLUDES THOSE AREAS SUITABLE FOR RESIDENTIAL AND RECREATIONAL DEVELOPMENT. IT INCLUDES AREAS OTHER THAN THOSE IN THE RESOURCE PROTECTION DISTRICT OR 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 DEVELOPMENT AND 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 FAIR-GROUNDS
 2. AREAS OTHERWISE DISCRETE AS HAVING PATTERNS OF INTENSIVE COMMERCIAL INDUSTRIAL OR RECREATIONAL USES. PORTIONS OF THE GENERAL DEVELOPMENT DISTRICT MAY ALSO INCLUDE RESIDENTIAL DEVELOPMENT. HOWEVER, NO AREA SHALL BE DESIGNATED AS A GENERAL DEVELOPMENT DISTRICT BASED SOLELY ON RESIDENTIAL USE.
- IN AREAS ADJACENT TO GREAT POND CLASSIFIED GPA AND ADJACENT TO RIVERS FLOWING TO GREAT PONDS CLASSIFIED GPA, 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 GPA, AND ADJACENT TO RIVERS WHICH FLOW TO GREAT PONDS CLASSIFIED GPA.

- 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-FIFTY (250) FEET HORIZONTAL DISTANCE OF THE UPLAND EDGE OF A FRESHWATER WETLAND 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 WETLANDS THAT LAND AREA SHALL BE REGULATED UNDER THE TERMS OF THE SHORELAND DISTRICT ASSOCIATED WITH THAT WATER BODY OR WETLAND.

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Sources:
Maine Office of GIS
Windham Water District
Windham Assessor's Database
Windham Code Enforcement
Roger Timmons, Director
Windham Planning Office
Maine Department of Inland Fisheries & Wildlife

Prepared by: Elissa A. Trepanier, GIS Technician
Revised: November 15, 2012

- Zoning Revised:**
- October 1, 1991
 - October 1, 1992
 - October 1, 1994
 - October 1, 1995
 - October 1, 1996
 - October 1, 1997
 - October 1, 1998
 - October 1, 1999
 - October 1, 2000 (Streets Only)
 - October 1, 2001 (Streets Only)
 - August 24, 2010
 - September 14, 2010
 - September 28, 2010
 - October 12, 2010
 - February 22, 2011
 - July 12, 2011
 - April 24, 2012
 - October 23, 2012

Map Properties

- 2012 Parcels
- Stream
- Wetland Boundary
- Lake/Pond
- SP = Stream Protection District - (100' either side)
- GD = General Development District
- RP = Resource Protection District
- LR = Limited Residential District - 250'

Overlay Zone

- A - Aquifer Protection District
- B - Aquifer Protection District
- BPO - Business Professional
- RCCF - Retirement Community & Care Facility
- MHP - Mobile Home Park

Contract Zone

- South Windham
- Windham Center

Zone

- 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

APPROVED BY THE WINDHAM TOWN COUNCIL
DATE:

Scott Hayman	Matthew Noel
Kevin J. Call	Thomas W. Gleason
David Nadeau	Dennis Welch

Peter V. Anania