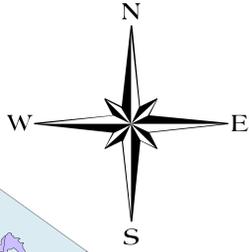


Town of Windham, Maine Zoning

Raymond



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, REGARDLESS OF THE LOCATION OF THE BOUNDARY SHOWN ON THE MAP.

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BASED SHORELAND ZONING DESIGNATIONS

RESOURCE PROTECTION

- 3 UNRAVATED WETLAND
- 4 MODERATE VALUE WETLANDS AND SMALL AREA WITH STEEP SLOPES
- 5 RECENT FLOODING SOILS AND STEEP SLOPES
- 6 RECENT FLOODING SOILS AND STEEP SLOPES
- 7 STEEP SLOPES
- 8 RECENT FLOODING SOILS AND STEEP SLOPES
- 9 RECENT FLOODING SOILS AND STEEP SLOPES
- 10 RECENT FLOODING SOILS AND STEEP SLOPES
- 11 RECENT FLOODING SOILS AND STEEP SLOPES
- 12 RECENT FLOODING SOILS AND STEEP SLOPES
- 13 RECENT FLOODING SOILS AND STEEP SLOPES
- 14 MUCKY PEAT UNSUITABLE FOR BUILDING
- 15 MODERATE VALUE WETLANDS, MUCKY PEAT
- 16 MUCKY PEAT
- 17 MODERATE VALUE WETLANDS, SOME MUCKY PEAT
- 18 MUCKY PEAT
- 19 MODERATE VALUE WETLANDS, SOME MUCKY PEAT
- 20 MUCKY PEAT
- 21 STEEP SLOPES
- 22 RECENT FLOODING SOILS, SMALL AREA WITH STEEP SLOPES
- 23 RECENT FLOODING SOILS, MUCKY PEAT

GENERAL DEVELOPMENT

- 2 EXISTING DAM
- 30 INDUSTRIAL DEVELOPMENT
- 90 INDUSTRIAL, COMMERCIAL, AND CONCENTRATED RESIDENTIAL USE

SHORELAND ZONING
TOWN OF WINDHAM
CUMBERLAND COUNTY, MAINE

THIS MAP IS BASED ON THE ORIGINAL MAP PRODUCED BY THE GREATER PORTLAND COUNCIL OF GOVERNMENTS CARTOGRAPHIC DIVISION IN 1975, REVISIONS MADE IN 1988 AND OCTOBER 1999 AND REVISED 07/27/05 AND 07/28/15

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 ZONING DISTRICT: AREAS WHICH ARE LOCATED WITHIN 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.

1. AREAS WITHIN 650 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 AREA 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 ACTIVITIES, OR A MIX OF SUCH ACTIVITIES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - AREAS DEVOTED TO MANUFACTURING, FABRICATING, 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 PARKS/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 PONDS CLASSIFIED GP1 AND ADJACENT TO RIVERS FLOWING TO GREAT PONDS CLASSIFIED GR, 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 GP1 AND ADJACENT TO RIVERS WHICH FLOW TO GREAT PONDS CLASSIFIED GR.

D. STREAM PROTECTION DISTRICT

INCLUDES ALL LAND AREA 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 AND 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 WETLAND. THIS LAND AREA SHALL BE REGULATED UNDER THE TERMS OF THE SHORELAND DISTRICT ASSOCIATED WITH THE WATER BODY OR ESTABLISHMENT OF DISTRICTS

- 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
 - April 14, 2014
 - July 28, 2015

Shoreland Zoning

Overlay Zone

- A - Aquifer Protection District
- B - Aquifer Protection District
- BPO - Business Professional
- RCCF - Retirement Community & Care Facility
- MHP - Mobile Home Park
- Wetland Boundary
- SP = Stream Protection District - (100' either side)
- GD = General Development District
- RP = Resource Protection District
- LR = Limited Residential District - 250'

Contract Zone

- Mallison Falls
- South Windham
- Windham Center

Zoning Districts

- C-1 = Commercial 1
- C-2 = Commercial 2
- C-3 = Commercial 3
- VC = Village Commercial
- ED = Enterprise Development
- F = Farm Residential
- I = Industrial
- RL = Residential Limited
- RM = Residential Medium

APPROVED BY THE WINDHAM TOWN COUNCIL
DATE:

| | |
|--------------|-------------------|
| Robert Muir | Donna Chapman |
| Roy Moore | Thomas W. Gleason |
| David Nadeau | Dennis Welch |
| Vacant | |