

# Windham, Maine Proposed Shoreland Zoning

Raymond

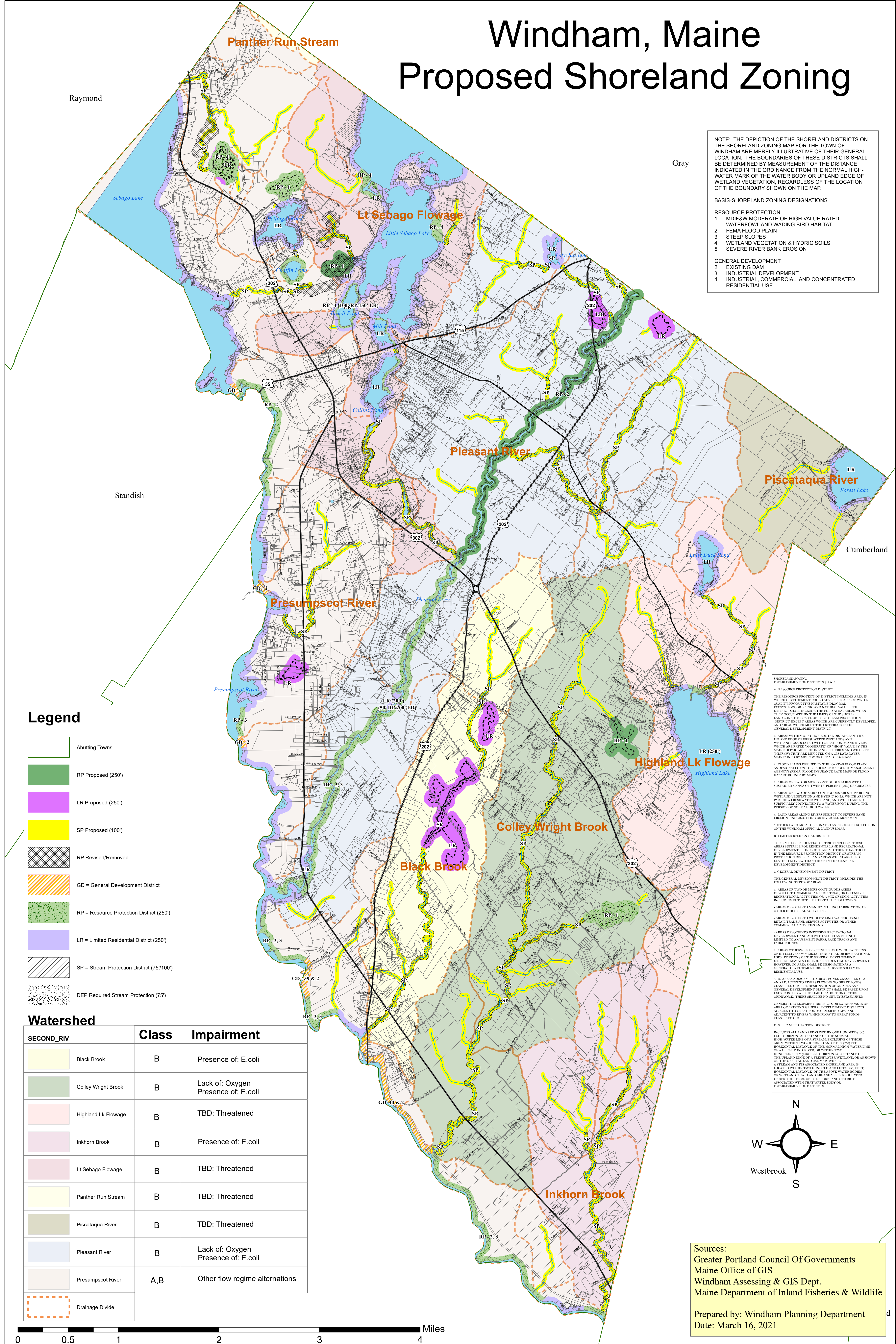
Gray

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 BOUNDARY SHOWN ON THE MAP.

BASIS-SHORELAND ZONING DESIGNATIONS

- RESOURCE PROTECTION
- 1 MUDFLOW MODERATE OF HIGH VALUE RATED WATERFOWL AND WADING BIRD HABITAT
  - 2 FEMA FLOOD PLAIN
  - 3 STEEP SLOPES
  - 4 WETLAND VEGETATION & HYDRIC SOILS
  - 5 SEVERE RIVER BANK EROSION

- GENERAL DEVELOPMENT
- 2 EXISTING DAM
  - 3 INDUSTRIAL DEVELOPMENT
  - 4 INDUSTRIAL, COMMERCIAL, AND CONCENTRATED RESIDENTIAL USE



## Legend

- Abutting Towns
- RP Proposed (250')
- LR Proposed (250')
- SP Proposed (100')
- RP Revised/Removed
- GD = General Development District
- RP = Resource Protection District (250')
- LR = Limited Residential District (250')
- SP = Stream Protection District (75'/100')
- DEP Required Stream Protection (75')

## Watershed

SECOND_RIV	Class	Impairment
<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Black Brook	B	Presence of: E.coli
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Colley Wright Brook	B	Lack of: Oxygen Presence of: E.coli
<span style="background-color: #FFC0CB; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Highland Lk Flowage	B	TBD: Threatened
<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Inkhorn Brook	B	Presence of: E.coli
<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Lt Sebago Flowage	B	TBD: Threatened
<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Panther Run Stream	B	TBD: Threatened
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Piscataqua River	B	TBD: Threatened
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Pleasant River	B	Lack of: Oxygen Presence of: E.coli
<span style="background-color: #D3D3D3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Presumpscot River	A,B	Other flow regime alternations
<span style="border: 1px dashed orange; display: inline-block; width: 15px; height: 10px;"></span> Drainage Divide		

SHORELAND ZONING: ESTABLISHMENT OF DISTRICTS 109-113

A. RESOURCE PROTECTION DISTRICT

THE RESOURCE PROTECTION DISTRICT INCLUDES AREA IN WHICH DEVELOPMENT WOULD ADVERSELY AFFECT WATER QUALITY, PRODUCTIVE HABITAT, BIOLOGICAL ECOSYSTEMS, OR SCENIC AND NATURAL VALUES. THIS DISTRICT SHALL INCLUDE THE FOLLOWING AREAS WHEN THEY ARE WITHIN THE LIMITS OF THE SHORELAND ZONING: EXCLUSIVE OF THE STREAM PROTECTION DISTRICT, EXCEPT AREAS WHICH ARE CURRENTLY DEVELOPED AND AREAS WHICH MEET THE CRITERIA FOR THE GENERAL DEVELOPMENT DISTRICT.

1. AREAS WITHIN 200 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 (MDF&W) THAT ARE DEPICTED ON A GIS DATA LAYER MAINTAINED BY MDPFW OR DERIVED AS OF 2006.
2. FLOOD PLAINS DEFINED BY THE 100-YEAR FLOOD PLAIN AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FEMA FLOOD INSURANCE RATE MAPS OR FLOOD HAZARD BOUNDARY MAPS.
3. AREAS OF TWO OR MORE CONTIGUOUS ACRES WITH SLOPES OF TWENTY PERCENT (20%) OR GREATER.
4. AREAS OF TWO OR MORE CONTIGUOUS ACRES SUPPORTING WETLAND VEGETATION AND HYDRIC SOILS, WHICH ARE NOT PART OF A FRESHWATER WETLAND, AND WHICH ARE NOT SURFACEALLY CONNECTED TO A WATER BODY DURING THE PERIOD OF NORMAL HIGH WATER.
5. LAND AREAS ALONG RIVERS SUBJECT TO SEVERE BANK EROSION, UNDERCUTTING, OR RIVER BED MOVEMENT.
6. OTHER LAND AREAS DESIGNATED AS RESOURCE PROTECTION ON THE WINDHAM OFFICIAL LAND USE MAP.

B. LIMITED RESIDENTIAL DISTRICT

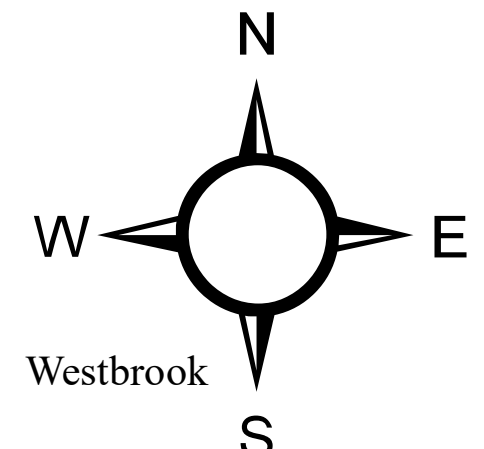
THE LIMITED RESIDENTIAL DISTRICT INCLUDES THOSE AREAS NOT ELSEWHERE DESIGNATED FOR RESIDENTIAL DEVELOPMENT. IT INCLUDES AREAS OTHER THAN THOSE IN THE RESOURCE PROTECTION DISTRICT OR STREAM PROTECTION DISTRICT AND AREAS WHICH ARE USED IN SUCH A MANNER AS TO BE MORE APPROPRIATE TO THE GENERAL DEVELOPMENT 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 RESIDENTIAL ACTIVITIES, OR A MIX OF SUCH 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, GOLF COURSES, RACE TRACKS AND FAIRGROUNDS.
2. AREAS OTHERWISE DESCRIBABLE AS HAVING PATTERNS OF INTENSIVE COMMERCIAL, INDUSTRIAL OR RECREATIONAL USES. PORTIONS OF THE GENERAL DEVELOPMENT DISTRICT SHALL BE DESIGNATED AS A GENERAL DEVELOPMENT DISTRICT BASED SOLELY ON RESIDENTIAL USE.
3. IN AREAS ADJACENT TO GREAT PONDS CLASSIFIED GVA AND ADJACENT TO RIVERS FLOWING TO GREAT PONDS CLASSIFIED GVA, THE DESIGNATION OF AN AREA AS A GENERAL DEVELOPMENT DISTRICT SHALL BE BASED ON 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 GVA, AND ADJACENT TO RIVERS WHICH FLOW TO GREAT PONDS CLASSIFIED GVA.
4. STREAM PROTECTION DISTRICT

INCLUDES ALL LAND AREAS WITHIN ONE HUNDRED (100) FEET HORIZONTAL DISTANCE OF THE NORMAL HIGH-WATER LINE OF A STREAM. PORTIONS OF THESE 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 OR AS SHOWN ON THE OFFICIAL LAND USE MAP, 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 ESTABLISHMENT OF DISTRICTS.



Sources:  
 Greater Portland Council Of Governments  
 Maine Office of GIS  
 Windham Assessing & GIS Dept.  
 Maine Department of Inland Fisheries & Wildlife

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