



Windham Planning Board - 2023 Draft Zoning Amendments

Planning Board Amendment #1: Minimum Lot Size and Density.

Amend Appendix A-1 Table of Requirements of the Windham Zoning Ordinance, by deleting the existing language of footnote 5 and replacing the same with the following:

- “5. Minimum lot area and residential density requirements for two-family and multi-family dwellings shall be determined in accordance with Minimum Lot Area by Soil Type requirements specified in this Appendix A-1. Specifically:
- a. Minimum lot area for any parcel of land upon which a single (one) two-family (duplex) dwelling is located shall be established by proportional adjustment of Appendix A-1 Minimum Lot Area by Soil type values based upon bedroom count. Specifically, for any two-family (duplex) dwelling having a combined total of more than four bedrooms, minimum required lot area shall be determined by increasing the prevailing Appendix A-1 Minimum Lot Area by Soil type value by a factor equal to the number of bedrooms proposed divided by four. As an example, Minimum Lot Area required for a duplex dwelling having a total of six bedrooms would be 1.5 (6/4) times that specified at Appendix A-1.
 - b. Maximum Multi-family residential density available for any parcel of land shall be established by determining the number of individual lots attainable on that parcel in accordance with Appendix A-1 – Minimum Lot Area by Soil Type requirements and multiplying that outcome by four to yield maximum number of bedrooms permissible. The resulting number of bedrooms may then be assigned to individual two, three, and four-bedroom dwelling unit in any preferred manner that otherwise conforms with applicable provisions of this zoning ordinance.”

Planning Board Amendment #2: Wetland Watershed Protection District.

Amend Section 601 of the Windham Zoning Ordinance relating to the Wetland and Watershed Protection District By:

- A. Amending Section 601.3.9 by deleting the word “sewer”. The Section will now read:

Utility systems, including water, gas, electricity, telephone, cable and communication lines.
- B. Amending Section 601.4.3 by deleting the same and replacing it with the following:

Wetlands of less than one (1) acre in size, but larger than one-half acre shall be considered to have a WWPD of land within fifty (50) feet, Wetlands of less than one-



half (.5) acre shall have a WWPD of land within twenty-five (25), and wetlands which are contiguous to a stream, brook or pond, the provisions of Section 601.4.1 shall apply.

Planning Board Amendment #3: Housing for Older Persons.

Amend Section 610 of the Windham Zoning Ordinance relating to Housing for Older Persons By:

- A. Amending Section 610.5.1 by deleting the same and replacing it with the following:

Parcel(s) shall have a contiguous Net Tract Area of no less than five (5) acres.

- B. Amending Section 610.6.1 by deleting the same and replacing it with the following:

Density shall be determined in accordance with the requirements of Appendix A-1 of the Windham Zoning Ordinance using only the Net Tract Area of the property.

- C. Amending Section 610.7.1.4 by deleting the same and replacing it with the following:

Where there will be more than one (1) building on a lot, buildings shall have a minimum horizontal separation of thirty five feet (35'), subject to applicable NFPA requirements. The Planning Board may require a greater separation where topography, or other unique characteristics of the site or the development will affect the use of emergency equipment between buildings;

- D. Amending Section 610.7.1.5.1 by deleting the same and replacing it with the following:

The building setback shall include a minimum 30-foot wide vegetated buffer. For structures containing more than four (4) residential units, the building setback shall be 100 feet and include a vegetative buffer with a minimum width of 50 feet.

- E. Remove Section 610.7.2.4 by deleting it in its entirety, which currently reads:

Provision of Salvage of Historic Resource: The Planning Board may award a density bonus not to exceed ten percent (10%) of the equivalent Base Density to an Applicant proposing to incorporate a structure from the Historic Resource List or cultural Resource List into the plan. The total square footage of the additional bonus units may not exceed five (5) times the square footage of the historic structure being incorporated. The Resource must be restored, preserved, or otherwise incorporated into the new development for the applicant to receive this bonus. When determining



the amount of density bonus, the board should consider the importance of the historic resource, the expense required to salvage it, and the size of the proposed development.

F. Remove Section 610.7.2.6 by deleting it in its entirety, which currently reads:

The Planning Board may award a density bonus not to exceed twenty percent (20%) of the equivalent Base Density to an applicant proposing to construct units with an average square footage of seven hundred fifty (750) sq. ft. per bedroom.

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