



Notice of Public Hearing

Windham Planning Board

December 10, 2025 - 7:00 PM

Community Development Department

3 North Lowell Road Windham, NH 03087

Notice is hereby given that the Windham Planning Board will hold a public hearing at the Community Development Department on the following proposed amendments to the Windham Zoning Ordinance. Please note that the following are brief descriptions of each proposed amendment. The full text of such can be found on the official Community Development Department and Planning Board webpage. The full text will also be available at the Windham Community Development Department, 3 North Lowell Road, Windham, NH 03087 during regular business hours.

Planning Board Amendment #1: Multifamily Residential in Commercially Zoned Districts

This amendment will add a new subsection, 605.1.20, to the Windham Zoning Ordinance to provide options for multi-family housing as required in RSA 674:80. This amendment will amend the list of permitted uses in the following zoning districts: Neighborhood Business, Commercial District A, Commercial District B, Professional Business and Technology, and Gateway Commercial to allow multi-family housing. The proposed subsection, 605.1.20, includes requirements for setting the maximum number of dwelling units in a structure to eight and the minimum number of dwelling units in a structure to five. It further provides requirements for number of stories, building height, setbacks, number of bedrooms, and a minimum percentage of workforce housing.

Planning Board Amendment #2: Transient Occupancy

This amendment will amend several definitions in Section 200 and Section 602.1.9.2 of the Windham Zoning Ordinance. A new definition is proposed for "Business Commercial Accommodations for Transient Occupancy/Transient Lodging Accommodations" including a durational period of less than 30 days. The definitions for "Dwelling: Duplex", "Dwelling: Multi-Family", and "Accessory Dwelling Unit" are proposed to be amended by stating that those uses do not include Business Commercial Accommodations for Transient Occupancy. Lastly, the definitions for "Bed and Breakfast" and "Motel" are proposed to be amended by adding the word lodging. It is declared that the purpose of this amendment is to clarify and re-affirm previously existing restrictions on Business Commercial Accommodations for Transient occupancy of residential living units within the Town of Windham.

Planning Board Amendment #3: Short-Term Rentals

This amendment will add a new section, 621, to the Windham Zoning Ordinance that regulates short-term rentals (STRs) by providing a definition and classifying them as owner-occupies or non-owner occupied. Owner-occupied STRs are proposed to be allowed with a Conditional Use Permit from the Planning Board in Rural and Residence A Districts. Non-owner occupied STRs are proposed to be allowed with a Conditional Use Permit from the Planning Board in the Village Center District. The new section includes requirements that address safety requirements, septic and water capacity, parking, trash, and neighborhood compatibility. Condition Use Permits issued under this Section will be valid for only one-year and can be renewed. The subsection includes provisions for an Application procedure, required records that an STR owner must maintain, annual reporting requirements, and revocation provisions.

Planning Board Amendment #4: Accessory Dwelling Units (ADUs)

This amendment will amend section 602.1.9 of the Windham Zoning Ordinance as required by RSA 674:71. A new definition is proposed that identifies an "attached unit" and "detached unit" and the definition of "property owner" is proposed to be revised. The rules and regulations for ADUs are

proposed to be revised to: allow only one attached ADU or detached ADU; indicating that ADUs are permitted without additional requirements for lot size, setbacks, etc.; allowing an attached ADU to have independent or shared ingress/egress with the principal dwelling; septic requirements; and an allowance for existing structures to be converted into ADUs.

Planning Board Amendment #5: Setback Requirements for Open Space Residential Development

This amendment will amend subsections 611.6.4.3.1 and 611.6.4.3.2 of the Windham Zoning Ordinance to adjust front yard setback and frontage requirements in the Open Space Residential Overlay District.

Please note that previously noticed public hearings and/or other items that do not require a public hearing may be heard at the meeting. Please check the official agenda for the meeting at www.windhamnh.gov/AgendaCenter.

All members of the public are welcome to attend the public hearing in person or watch live streaming on Windham Community Television, wctv21.com, or Comcast Channel 6.