**Key Points about Windham’s Zoning Regulations**

**Zoning Regulations** implement the Town Plan, provide for orderly community growth & protect Windham’s natural resources, aesthetic beauty and public health.

There are **four main zoning districts** (Recreational/Commercial, Hamlet, Forest, and Rural Residential) and **three overlay districts** (Resource Protection, Historic District, and High Elevation Resource Protection) that protect special historical and natural resources, and land above 2000 feet in Forest Districts.

In each district there are **permitted uses** and **conditional uses. Conditional uses must be approved by the Zoning Board of Adjustment.** There are some **prohibited uses** (such as the dumping of refuse and storage of explosives) and separate **standards for special uses** (such as timber harvesting and the extraction of earth resources). We urge you to **familiarize yourself with the permitted and conditional uses in the district(s) where you own property.**

(See Article II)

**Most uses,** with some exceptions, **require a site plan**, approved by the Planning Commission. **All land development**, with a few exceptions, **requires a zoning permit** before work begins and **a certificate of conformance** when work is completed. **Both are issued by the Zoning Administrator.** (See Article III)

**Wind and solar energy systems** for onsite electricity consumption **are** **allowed as a conditional use** in most zoning districts. (See Article V, Sections 205 & 206)

Parts of Windham have been identified as flood hazard areas by state and federal agencies. In order for Windham to qualify for federal flood insurance and disaster

recovery funds, development in flood hazard areas must be strictly regulated. **Applications for development in a Regulated Flood Hazard Area must be made to the Floodplain Administrator on forms available in the Town Office.** (See Article VII and <https://floodready.vermont.gov/assessment/vt_floodready_atlas>).

A complete copy of the zoning regulations is available at the Town Office or on line at ([www.townofwindhamvt.com](http://www.townofwondhamvt.com)).