**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)

There are **three overlay districts** that protect special historical & natural resources

* (Resource Protection, Historic District, and High Elevation Protection)

In each district there are:

* **permitted uses**
* **conditional uses (must be approved by Zoning Board of Adjustment)**
* **prohibited uses**
* **Most uses require a site plan**, approved by the Planning Commission

(See Article II for more information about **the permitted, conditional and prohibited uses in the district(s) where you own property.**)

**All land development** **requires from the Zoning Administrator:**

* **a zoning permit** before work begins
* **a certificate of conformance** when work is completed.

(See Article III for details)

**Wind and solar energy systems** for onsite electricity consumption **are** **allowed as**

 **a conditional use** in most zoning districts. (See ArticleV, Sections 205 & 206)

Parts of Windham have been identified as **Flood Hazard Areas**

* **Development in Flood Hazard Areas is strictly regulated** in order to qualify for federal flood insurance and disaster recovery funds.
* **Applications for development in a Flood Hazard Area must be made to the Floodplain Administrator** on forms available in the Town Office.

(See Article VII for details)

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