

Town of Raymond Land Use Ordinance  
 Excerpt of District Regulations for Residential Development  
 As of 06/21/2009

The following chart contains the general zoning requirements from the Land Use Ordinance for residential development. Please review your building permit application with the Code Enforcement Officer to assure compliance with all aspects of the Ordinance. Office hours are Tuesday 12:00 – 4, Wednesday through Friday 8:30 a.m. to 4, and Saturday 8:30 – 12. Applications are available at [www.raymondmaine.org](http://www.raymondmaine.org).

	Rural	Rural Residential	Village Residential		LRR1	LRR2	Commercial	Industrial
<b>LOT DIMENSIONS</b>								
Lot size (acres)	3	2	40,000 sq.feet.		2	3	20,000 Sq. Feet	na
Street frontage	225	225	100		225	225	na	na
<b>SETBACKS</b>								
Front	40	30	25		30	30	Restrictions apply	
Side	20	20	10		20	20	Restrictions apply	
Rear	20	20	20		30	30	Restrictions apply	
High water*					100	100		
<b>SEPTIC SYSTEMS</b>	----- 50 feet from property lines and 100 feet from high water mark and wells -----							
<b>BUILDING HEIGHT</b>	2 1/2 stories (35 feet) in all zoning districts, except in C zone which allows 3 stories on eastern side of route 302.							
<b>USES</b>								
Single-family	yes	yes	yes		yes	yes	see ordinance	no
Two-family	No                  no		yes		yes	yes	no	no
Multi-family			yes		no	no	no	no
Modular home	yes	yes	yes		yes	yes	no	no
Manufactured home (>14' & ≥ 1976)	yes	yes	no		no	no	no	no
Manufactured home Park	no	Overlay District only	Overlay District only		no	no	no	no
Paving & parking lots	-----restrictions apply-----							
	Rural	Rural Residential	Village Residential		LRR1	LRR2	Commercial	Industrial

NOTE: A building permit is required for ANY new construction or addition, including decks, sheds, dish antennas, and any alterations or renovations involving structural change. Any construction in conformance with the regulations that occurs without a permit will result in a double permit fee or a minimum of \$500.00 plus \$5.00 per square/cubic foot. Up to a maximum of \$2,500 may be charged.

By state law the setback from the high water mark is measured in a straight line from the closest point of normal high water to the closest extension on the building, which could be the front of a deck or the most outward point of the eaves.

For more information call the code office at 207.655.4742.