

Town of Raymond Land Use Ordinance  
 Excerpt of District Regulations for Residential Development  
 As of 06/11/2014

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 8:30 am – 7:00pm, and Wednesday through Friday 8:30 am to 4pm. 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.