

Town of Raymond Land Use Ordinance
As adopted May 21, 1994 amended through June 6, 2017
ARTICLE 4 - DISTRICT REGULATIONS

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A. Village Residential District (VR) [*Amended 5/21/05*]

1. Intent. To provide housing in a compact residential area. The areas encompassed in this district are to be of an urban nature with neighborhood shopping services and facilities to be provided within the district. The district is established to combine the convenience of urban life with the physical amenities of rural environment. Toward the achievement of these purposes, the following minimum standards are established:
2. Permitted Uses
 - a. One-family dwelling to include modular homes (Type 2 manufactured homes) [*Amended 5/21/05*]
 - b. Duplex [*Adopted 5/21/05*]
 - c. Multi-family dwelling
 - d. Schools
 - e. Churches
 - f. Public buildings and facilities
 - g. Agriculture excepting commercial poultry and piggery operations
 - h. Accessory uses and buildings
 - i. Professional building
 - j. Nursing homes
 - k. Boarding homes
 - l. Bed and breakfast inn not to exceed five (5) rentable rooms
 - m. Elderly Housing [*Adopted 5/21/05*]
3. Conditional Uses
 - a. General store and neighborhood grocery store not to exceed one thousand (1,000) square feet of retail space including storage
 - b. Public utilities and communications facilities
 - c. Antique shops
 - d. Home occupations that conform to the requirements of Article 9, Section B. A home occupation which conforms to Article 9, Section B, and which is

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specifically permitted by Article 12 of this Ordinance shall be considered a permitted use.

4. Space and Bulk Regulations - The following space and bulk regulations are minimum requirements:
 - a. The minimum lot area shall be forty thousand (40,000) square feet. *[Amended 5/21/05]*
 - b. Minimum Lot Area per Dwelling Unit *[Amended 5/21/05]*
 - 1) One-family dwelling or modular home – Forty thousand (40,000) square feet per unit
 - 2) Duplex – Twenty thousand (20,000) square feet per unit.
 - 3) Multi-Family Dwelling - Forty thousand (40,000) square feet for the first two units on the lot plus an additional fifteen thousand (15,000) square feet per each additional dwelling unit on the lot.
 - c. The minimum lot frontage shall be one hundred (100) feet. *[Amended 5/21/05]*
 - d. The minimum building setbacks shall be as follows:
 - 1) Front - 25 feet
 - 2) Side - 10 feet *[Amended 5/21/05]*
 - 3) Rear - 20 feet

The minimum front setback in those village areas where buildings have traditionally been sited closer to the road may be reduced to the average

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setback of existing principal buildings located within 500 feet and which front on the same road. *[Amended 8/7/07]*

- e. The maximum building height shall be two and one half (2.5) stories except for barns.
- 5. Off-street Parking - For each of the principal and conditional uses permitted, off-street parking shall be provided in accordance with Article 9, Section C.
- 6. Signs - Signs shall be permitted in accordance with the provisions of Article 9, Section L.
- 7. Wireless communication facilities subject to the standards contained herein.
- 8. Multi-Family Dwellings - Multi-family dwellings shall also meet the standards of Article 9, Section W. *[Adopted 5/21/05]*

B. Mobile Home Park Overlay District (MHOD) *[Adopted 5/21/05]*

- 1. Intent. To allow mobile home parks to be developed in a number of environmentally suitable locations within the town.
- 2. Applicability – Properties in the Mobile Home Park Overlay District shall continue to be governed by the regulations applicable in the underlying zoning district, except as specifically modified by this Section.
- 3. Permitted Uses
 - a. Type 1 manufactured housing units in Mobile Home Parks
 - b. Uses allowed in the underlying zoning district
- 4. Space and Bulk Requirements – Mobile home parks shall meet the standards in Article 9, Section K.2, Mobile Home Parks.

C. Rural District (R)

- 1. Intent: The Town of Raymond has historically been a rural Town. It is the intent of this Ordinance to protect and preserve appropriate areas of Town from urban

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sprawl by designating uses and standards that are appropriate to a rural character.

2. Permitted Uses

- a. One-family dwelling to include ~~modular~~ Manufactured ~~Homes~~ (Type 1 and 2 manufactured homes) *[Amended 5/21/05]*
- b. Church
- c. Public buildings and facilities
- d. Agriculture including commercial poultry and piggery operations that conform to Article 9 of this Ordinance.
- e. Accessory uses and buildings
- f. Home occupations that conform to the requirements of Article 9, Section B. A home occupation which conforms to Article 9, Section B and which is specifically permitted by Article 12 of this Ordinance shall be considered a permitted use.
- g. Bed and breakfast inn not to exceed five (5) rental rooms and not to serve alcohol.
- h. Boarding homes not to exceed five (5) rentable rooms excluding family living space.
- i. Public utility and communication facilities.
- ~~j. Mobile/Manufactured home fourteen (14) feet wide with a pitched roof, manufactured in 1976 or later, with frost wall, grade beam or concrete slab, which shall be designed, if a single unit, to accept T or L additions and shall be so sited so that the longest structural dimension is not more than thirty degrees (30) from parallel with the street or road upon which the lot fronts or, on a corner lot, the more heavily traveled street or road upon which the lot fronts. [Adopted 5/16/87]~~

3. Conditional Uses

- a. Cemeteries
- b. Mineral extraction that conforms to Article 9, Section E of this Ordinance.
- c. Public and quasi-public recreation buildings and facilities
- d. Neighborhood grocery store not to exceed one thousand (1,000) square feet of retail space including storage.
- e. Contractors, not having more than five (5) vehicles and pieces of equipment that are not screened from view from the surrounding property and street. When a piece of equipment is located on a trailer or truck, the combination

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shall be considered a vehicle and an additional piece of equipment. *[Adopted 5/21/88]*

4. Space and Bulk Regulations - The following space and bulk regulations are minimum requirements subject to modification under Article 8, Section B: *[Adopted 5/16/87]*
 - a. The minimum lot area shall be three (3) acres;
 - b. The minimum lot frontage shall be two hundred twenty five (225) feet;
 - c. The minimum building setbacks shall be as follows:
 - 1) Front - 40 feet
 - 2) Side - 20 feet
 - 3) Rear - 20 feet
 - d. The maximum building height shall be two and one-half (2.5) stories except for barns and poultry houses.
5. Off-Street Parking - For each of the principal and secondary uses permitted, off-street parking shall be provided in accordance with Article 9, Section C.
6. Signs - Signs shall be permitted in accordance with the provisions of Article 9, Section L.
7. Wireless Communication Facilities - subject to the standards contained herein.

D. Rural Residential District (RR)

1. Intent: The Town of Raymond recognizes that certain areas of Town will experience residential growth due to rapid population growth in the region. It is the intent of this Ordinance to allow these uses while maintaining the basic rural orientation of the community.
2. Permitted Uses
 - a. One-family dwelling to include Manufactured Homes (Type 1 and 2 manufactured homes) ~~modular homes (Type 2 manufactured homes)~~ *[Amended 5/21/05]*
 - b. Church.
 - c. Schools.
 - d. Public buildings and facilities.
 - e. Agriculture excluding commercial poultry and piggery operations.
 - f. Accessory uses and buildings.
 - g. Home occupations that conform to the requirements of Article 9, Section B. A home occupation which conforms to Article 9, Section B and which is

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specifically permitted by Article 12 of this Ordinance shall be considered a permitted use.

- h. Bed and breakfast inn not to exceed five (5) rentable rooms and not to serve alcohol.
- i. Boarding home not to exceed five (5) rentable rooms excluding family living space.
- j. Public utility and communication facilities.
- ~~k. Mobile/Manufactured home fourteen (14) feet wide with a pitched roof, manufactured in 1976 or later, with frost wall, grade beam or concrete slab, which shall be designed, if a single unit, to accept T or L additions and shall be so sited so that the longest structure dimension is not more than thirty (30) degrees from parallel with the street or road upon which the lot fronts or, on a corner lot, the more heavily traveled street or road upon which the lot fronts. [Adopted 5/16/87]~~

3. Conditional Uses

- a. Nursing home.
- b. Neighborhood Grocery Store not to exceed one thousand (1,000) square feet of retail space including storage.
- c. Cemeteries.
- d. Funeral parlors.
- e. Medical arts buildings.
- f. Mineral extraction that conforms to Article 9, Section E of this Ordinance.
- g. Public and quasi-public recreation buildings and facilities.
- h. Contractors, not having more than five (5) vehicles and pieces of equipment that are not screened from view from the surrounding property and street. When a piece of equipment is located on a trailer or truck, the combination

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shall be considered a vehicle and an additional piece of equipment. *[Adopted 5/21/88]*

4. Space and Bulk Regulations - The following space and bulk regulations are minimum requirements subject to modification under Article 13, Section B:
 - a. The minimum lot area shall be two (2) acres.
 - b. The minimum lot frontage shall be two hundred twenty five (225) feet;
 - c. The minimum building setbacks shall be as follows:
 - 1) Front - 30 feet
 - 2) Side - 20 feet
 - 3) Rear - 20 feet
5. The maximum building height shall be two and one-half (2.5) stories except for barns.
6. Off-Street Parking - For each of the principal and secondary uses permitted, off-street parking shall be provided in accordance with Article 9, Section C.
7. Signs - Signs shall be permitted in accordance with the provisions of Article 9, Section L.

E. Shoreland District

A description of the Shoreland districts and Shoreland zoning provisions related to these districts are located in a separate, freestanding portion of this Ordinance.

F. Commercial District (C)

1. Intent: The Commercial District is intended to serve as the downtown of Raymond and to provide general retail, wholesale, service, and business facilities in an area convenient to the residents of the Town. This district should efficiently utilize space and resources and provide for connectivity among and between businesses in a manner that looks and functions as a linear village with lively year-round business and inviting and safe pedestrian spaces and walkways. Route 302, the roadway through this commercial village, is intended to function as a transportation corridor that moves traffic safely and efficiently through the region while also serving as a safe and easy-to-navigate local link between the various sections of the commercial village. Site design, landscaping, screening, building placement, and building design in this district should result in a visually pleasing

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and cohesive village-like atmosphere. Toward the achievement of these purposes, the following minimum standards are established: *[Amended 06/02/09]*

2. Permitted Uses:

- a. Retail businesses and service establishments, including warehousing and wholesale distribution related thereto;
- b. Recreational facilities such as racquetball or tennis centers but excluding amusement parks as defined herein;
- c. Auto repair facilities excluding auto body repair;
- d. Business and professional offices;
- e. Restaurants and drive in stands;
- f. Hotels, motels, and inns;
- g. Mixed-use buildings provided the upper floor contains only commercial uses. The upper floors may contain dwelling units or commercial uses. As used in this subparagraph (h), the term "commercial uses" means any of the uses listed in subparagraphs (a) through (f) above. *[Amended 06/02/09]*

3. Conditional Uses: Outdoor sales and service.

4. Space and Bulk Regulations *[Amended 06/02/09]* - The following space and bulk regulations are established as minimum standards for mixed use and commercial buildings:

- a. There shall be no minimum lot area except that the lot shall meet the provisions of Maine Revised Statute Title 12, Chapter 423-A: MINIMUM LOT SIZE; *[Amended 06/02/09]*
- b. There shall be no minimum street frontage;
- c. There shall be no minimum front yard setback. If the lot is a corner lot, the street most heavily traveled shall be considered the street upon which the lot fronts. There shall be no side street setback. *[Amended 06/03/14]*
- d. Where a lot in this district abuts a residential district, the commercial use shall provide and maintain a twenty-five (25) foot landscaped buffer strip and visual screening from the abutting residential district boundary. Existing commercial uses shall meet this requirement by June 1, 1990. New commercial uses shall

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meet this requirement within nine (9) months for the first commercial use of the lot; *[Adopted 5/21/88]*

- e. There shall be no minimum side yard setback;
- f. There shall be no minimum rear yard setback;
- g. The maximum building height shall be two and one-half (2.5) stories except that the maximum building height shall be three (3) stories for buildings which are located on the eastern side of Route 302.

- 5. Off-Street Parking - For each of the principal and secondary uses permitted, off-street parking shall be provided in accordance with Article 9, Section C.
- 6. Signs - Signs shall be permitted in accordance with the provisions of Article 9, Section L.

G. Industrial District (I)

- 1. Purpose: To provide for the creation of appropriate districts within the Town of Raymond for industrial facilities, in accordance with the following requirements:
- 2. Permitted Uses:
 - a. Any industrial structure or use, as defined in this Ordinance, which meets all of the following criteria:
 - 1) Primary aspects of the industrial process are carried on within the structure;
 - 2) The noise level of the industrial process does not exceed 50 decibels at any property line; and
 - 3) There are no land, water or air waste discharges or emissions other than sanitary facilities, which met the requirements of the State's wastewater disposal rules.
 - b. Warehousing and outdoor storage;
 - c. Distribution and transportation;
 - d. Research laboratories;
 - e. Retail facilities and services accessory to principal uses.
- 3. Conditional Uses:
 - a. Automobile graveyards, automobile recycling businesses and junkyards conforming with Title 30-A, Sections 3751 – 3760 and all state or local regulations;
 - b. Public utility facilities.
- 4. Location - An industrial district may be created for any land within the Town, except within the Shoreland District, upon application to the Planning Board by an applicant for a specific industrial use thereof upon a showing by the applicant

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to the satisfaction of the Planning Board under the procedures set forth in this Article 4, Section G., that the proposed industrial use and its location satisfy the requirement set forth below. Following a review of the application, the Planning Board shall recommend to the Town Meeting whether or not the proposed industrial district and use should be approved.

- a. The proposed use will not result in undue water, noise, or air pollution.
 - b. The proposed location consists of soil types, which are suitable to the construction, and industrial use proposed and will not be subjected to unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.
 - c. The proposed location and use will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed.
 - d. The proposed use will be compatible with the existing uses of any improved land abutting the proposed location and with any identifiable predominant character of surrounding improved lands;
 - e. The proposed location and use meets all of the requirements and procedures for site plan review set forth in Article 10 of this Ordinance.
5. Procedure for Creation - The creation of any industrial district shall be in accordance with the following procedure:
- a. Application for creation of an industrial district shall be made to the Planning Board. The Planning Board shall hold a public hearing thereon and post a notice of the proposed creation of the industrial district in the municipal office at least 13 days before the public hearing. The notice must be published at least 2 times in a newspaper that complies with M.R.S.A. Title 1, section 601 and that has a general circulation in the Town. The date of the first publication must be at least 12 days before the hearing and the date of the 2nd publication must be at least 7 days before the hearing. That notice must be written in plain English, understandable by the average citizen.
 - b. For each parcel within the municipality that is in or abutting the portion of the Town affected by the proposed amendment, a notice shall be mailed by first class mail at least 13 days before the public hearing to the last known address of the person to whom property tax on each parcel is assessed. Notice also must be sent to a public drinking water supplier if the area to be rezoned is within its source water protection area. The notice must contain a copy of a map indicating the portion of the Town affected by the proposed amendment. The Board of Selectmen shall prepare and file with the Town Clerk a written certificate indicating those persons to whom the notice was mailed and at what

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addresses, when it was mailed, by whom it was mailed and from what location it was mailed. This certificate constitutes prima facie evidence that notice was sent to those persons named in the certificate. *[Amended 8/7/07]*

- c. Within thirty (30) days following such public hearing, the Planning Board shall submit to the Board of Selectmen and to the applicant its findings and recommendations with respect to the creation of the proposed industrial district, including its recommendations with respect to space and bulk regulations and any conditions which it deems necessary in order to assure that the proposed industrial use will satisfy the requirements set forth in Section 3, above;
 - d. A Town Meeting shall be held not less than fifteen (15) days following the date of such recommendations to see if the Town will vote to create the industrial district proposed upon such conditions as the Planning Board may recommend. If the Planning Board recommends that such industrial district not be created, the Town Meeting may create the same only by a favorable two-thirds (2/3) vote;
 - e. In the event that the Town Meeting does create the proposed industrial district, the Land Use Regulation Map shall be amended in accordance with the provisions of Article 2, Section B.1, to show such district.
6. Minimum Standards - There shall be no minimum lot area or minimum street frontage required in any industrial district. Setbacks, provision for visual screening and maximum building heights shall be as provided in the Commercial District, and the minimum standards established under Article 9 of the Ordinance shall be applicable, unless the Planning Board recommends more restrictive or additional requirements in order to assure compliance with the conditions set forth in Section 3, above.
7. Change in Use - Following the creation of any industrial district, the use of such district shall not be changed until the applicant, for any change in use, shall apply therefore to the Planning Board and the Planning Board shall find that the proposed change is consistent with the provisions and requirements of this Article 9, Section G., with such reasonable conditions as the Planning Board may impose in order to assure compliance with the requirements set forth in Section 3, above. Consistent with this requirement, the Planning Board may permit a change in use to any Principal Use permitted in the Commercial District, excepting one-family dwellings.
8. Where a lot in this district abuts a residential district, the industrial/commercial use shall provide and maintain a fifty (50) foot landscaped buffer strip and visual screening from the abutting residential district boundary. Existing industrial/commercial uses shall meet this requirement by June 1, 1990. New

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industrial/commercial uses shall meet this requirement within nine (9) months of the first industrial/commercial use of the lot. *[Adopted 5/21/88]*