

Raymond Land Use Changes

Voted at the July 14, 2021 Town Meeting

ARTICLE 4 – DISTRICT REGULATIONS

A. Village Residential District (VR)

2. Permitted Uses

m. Elderly Housing

n. Timber harvesting (Permits must be acquired through the Maine Department of Conservation)

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.

b. Minimum Lot Area per Dwelling Unit

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 unity on the lot.~~

2) For a structure with more than one dwelling unit, (duplex and multi -family) the first two (2) units will each require twenty thousand (20,000) square feet per unit on the lot, and then for each *additional* unit will require fifteen thousand (15,000) square feet per unit on the lot.

C. Rural District (R)

2. Permitted Uses

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.

n. Timber harvesting (Permits must be acquired through the Maine Department of Conservation)

j.

D. Rural Residential District (RR)

2. Permitted Uses

k. Timber harvesting (Permits must be acquired through the Maine Department of Conservation)

ARTICLE 5 – ADMINISTRATION

K. Fines

~~Any person, including but not limited to a landowner, a landowner's agent, or a contractor, who violates provisions or requirements of this Ordinance shall be penalized in accordance with 30-A, M.R.S.A., section 4452. Any person who continues to violate any provisions of this Ordinance, after receiving notice of such violation, shall be guilty of a misdemeanor subject to a fine of up to \$100.00 for each violation. Each day such a violation is continued is a separate offense.~~

ARTICLE 6 – BOARD OF APPEALS

C. Appeals Procedure

1. The Board of Appeals shall meet as needed ~~and as routinely scheduled following the Schedules and Deadlines on the last Monday of the month~~ and as established by the Board of Appeals annually prior to the effective calendar year.

ARTICLE 9 – MINIMUM STANDARDS

L. Signs

2. Sign Permits

b. Application Information

Applications shall include a signage plan which contains information on the location and design of the proposed sign or alteration. The plans shall show the design, size, location, color, materials, ~~contents~~ types of message (fixed or electronic) and type of lighting for each proposed sign.

Unless, waived by the Reviewing Authority, applications proposing installation or alteration of a fixed sign in the Commercial District shall be prepared by a design professional experienced in commercial signage.

3. Exceptions

Permits are not required for:

~~a.~~ a. Political signs

~~b.a.~~ b.a. Trespass signs allowed under subsection 9.e

~~c.b.~~ c.b. Temporary real estate signs allowed under subsection 8.c

~~d.c.~~ d.c. Temporary development or construction site signs allowed under subsection 8.d

~~e.d.~~ e.d. Temporary signs giving notice allowed under subsection 8.a

~~f.e.~~ f.e. Identification signs

- ~~g.f.~~ Name signs not exceeding one (1) square foot in area identifying occupants of the premises where such sign is located
- ~~h.g.~~ Signs erected and maintained for public safety and welfare or pursuant to and in discharge of any governmental function, or required by law, ordinance or governmental regulations
- ~~i.~~ ~~Bulletin boards, reader boards or similar signs in connection with any church, museum, library, school or similar public structure~~
- ~~j.h.~~ Sandwich boards allowed under subsection 8.f
- ~~k.i.~~ Flags and banners allowed under subsection 8.e
- ~~l.j.~~ Changes to the content of established reader boards
- ~~m.k.~~ Signs that are located and displayed inside a building, whether visible outside of the building through a window or door.

8. Temporary Signs & Temporary Advertising Features

The following temporary signs are allowed and shall conform to these standards and other municipal, state or federal ordinances, statutes or regulations:

a. Temporary Signs Giving Notice

Signs of a temporary nature such as advertisements of charitable functions, notices of meetings and other non-commercial signs of a similar nature, are permitted for a period not to exceed twenty-one (21) days and shall be removed by the person(s) who posted the signs within forty-eight (48) hours after fulfilling its function. Temporary signs specified in this section shall not be attached or painted to fences, trees, or other natural features, utility poles, or the like and shall not be placed in a position that will obstruct or impair vision or traffic or in any manner create a hazard or disturbance to the health and welfare of the general public.

~~b.~~ ~~Temporary Political Signs~~

~~Temporary political signs may be placed in any district, except in a floodplain, are not subject to lot line setbacks, and may be placed in a public right of way or on public property but not within 150 feet of an intersection or in such locations as will create a safety hazard. Political signs may not be placed within a right of way or elsewhere prior to six (6) weeks before the election, primary or referendum to which they relate and must be removed by the candidate or political committee not later than one week after Election Day. The maximum size of temporary political signs shall be 4 feet by 4 feet.~~

~~c.b.~~ Temporary Real Estate Signs

One temporary real estate sign attached to a building or free standing may be erected advertising the sale, lease or rental of the premises upon which the sign is located. This sign shall be located on the property that is advertised for sale. Temporary real estate signs shall be removed from the premises within thirty (30) days after the property is sold or leased.

~~d.c.~~ Temporary Development or Construction Site Sign

One temporary development or construction sign, attached to a building or free standing, may be erected provided such sign shall be limited to a general identification of the project and shall be removed within thirty (30) days after completion of the project.

e.d. Banners & Flags

A banner or flag, the dimensions of which do not exceed twenty-four square feet and on which there is only the word "open" and no other lettering or numbering, may be displayed by any retail business or service establishment (except home occupations) during the hours such business is open for customers and shall not be counted toward calculating the maximum number of signs or the maximum gross display area of signs on the property. This subparagraph does not prohibit or restrict displays of the United States Flag or the State of Maine Flag.

f.e. Sandwich Boards

One temporary sandwich board is allowed for each business provided it meets the requirements of this section. Sandwich boards shall not exceed three (3) feet in height or a total of nine (9) square feet per side in size. Sandwich boards shall not be counted toward calculating the maximum number of signs or the maximum gross display area of signs on the property. Sandwich boards may not include any source of illumination. Sandwich boards are allowed to be displayed outside only during the hours of operation of the business. Sandwich boards are not subject to lot line setbacks, and may be placed in the portion of a public right of way abutting the property containing the business as long as they are not placed in a travel way or on a public sidewalk and do not create a hazard.

g.f. Temporary Commercial Signs

One temporary sign for commercial purposes (including but not limited to advertising or announcing a new or relocated business) up to thirty-two (32) square feet of total façade area but no more than sixteen (16) square feet per side, shall be permitted in any district in connection with a legally permissible business conducted on the premises.

Temporary signs are allowed in addition to any sign permitted by this section. The area of the temporary sign shall not count toward the maximum sign area allowed for an individual property.

A temporary commercial sign is not subject to lot line setbacks but shall be located within the boundaries of the property on which the business is located. A temporary commercial sign shall not be placed in a travel way or on a public sidewalk and shall not create a hazard for pedestrians or vehicles.

Temporary commercial signs shall not be installed or displayed on the same property or on adjoining properties under the control of a single person or entity for more than four (4) thirty (30) day periods per calendar year, and such periods must be non-consecutive. In order to be considered non-consecutive, there shall be at least a fifteen (15) day interval between display periods. When more than one business is located on the same property or on adjoining properties under the control of a single person or entity, the limitations of this paragraph shall apply separately to each business.

The Code Enforcement Office shall issue permits for temporary commercial signs (“temporary sign permit”) for each non-consecutive thirty (30) day period which set out the expiration date of the permit. Temporary signs shall be removed on or before the expiration date set out in the temporary sign permit.

In addition to being subject to penalties and other sanctions for violations of this Ordinance, any business that allows a temporary sign to remain in place more than the thirty (30) consecutive days allowed by this section will forfeit the permit deposit to the town.

~~h.g.~~ h.g. Temporary Advertising Features

One temporary advertising feature shall be permitted in any district in connection with a legally permissible business conducted on the premises.

Temporary advertising features are allowed in addition to any sign permitted by this section. The area of the temporary advertising feature shall not count toward the maximum sign area allowed for an individual property.

A temporary advertising feature shall be located so that it does not create a hazard for pedestrians or vehicles. A temporary advertising feature shall not be placed in a travel way or on a public sidewalk.

Temporary advertising features shall not be installed or displayed, on the same property or properties under the control of a single person or entity, more than four (4) non-consecutive ten (10) day periods per calendar year. In order to be considered non-consecutive, there shall be at least a fifteen (15) day interval between display periods.

The Code Enforcement Office shall issue permits for temporary advertising features (“temporary advertising feature permit”) for each non-consecutive 10 day period, which set out the expiration date of the permit. Temporary advertising features shall be removed on or before the expiration date set out in the temporary advertising feature permit.

Any business that allows a temporary advertising feature to remain in place more than the ten (10) consecutive days allowed by this section will forfeit the permit deposit to the town.

11. Non-Conforming Signs

~~c. Any temporary or portable sign existing as of June 2, 2009, that does not conform to the regulations and requirements of this Section shall be removed no later than December 2, 2011.~~

ARTICLE 12 – APPLICABILITY AND DEFINITION OF TERMS USED IN THIS ORDINANCE

Accessory Apartments – A separate dwelling unit of no more than 700 square feet, excluding stairways, either attached or detached, and located on the same parcel with a single family dwelling. The apartment shall contain a kitchen and bathroom which are separate from and not used in common with

the principal dwelling unit. For the purposes of lot size, net density shall not apply to a single family home adding one accessory apartment.

ARTICLE 13 – OPEN SPACE SUBDIVISIONS

A. Introduction

1. Policy

It is the policy of the Town of Raymond to encourage the use of open space subdivisions in order to preserve a sense of space, provide for sustainable agriculture and forestry as well as recreational land, preserve other resources identified in the Town of Raymond Comprehensive Plan, and harmonize new development with the traditional open, wooded, agricultural, rural and village landscapes of the Town, while promoting neighborhood connectivity through cross linkages of vehicular and pedestrian access and providing opportunities for future access connections to adjoining undeveloped parcels.

This performance standard is intended to implement that policy by providing incentives that afford flexibility to landowners in road and lot layout ~~and~~ design, support roads constructed for public acceptance, and revise road frontage requirements ~~and~~ by allowing the Planning Board to expedite procedure and to waive or reduce certain otherwise applicable standards and provisions of this Land Use Ordinance and the Subdivision Regulations if such landowners commit to the permanent preservation of important open space resources. These incentives are designed to encourage greater flexibility and more innovative approaches to housing and environmental design for the development of single and multi-family residential areas, will utilize creative road design to promote efficient lot development while supporting neighborhood connectivity for other adjoining or nearby future developable lands, and that will equally promote the most appropriate use of land and will preserve, as permanent open space, agricultural or forestry land, important natural features, wildlife habitat, water resources, ecological systems, and historic and scenic areas for the benefit of present and future residents.

2. Purposes

To qualify as an open space subdivision, that Planning Board must find that the subdivision will achieve all of the following purposes that are applicable to its specific circumstances:

j. Attainment of planned variety and coordination in the location of structures, architectural styles, and building forms and relationships.

~~j.~~ k. Provide considerate design for public roads acceptance, and striving for connectivity to adjoining developable land parcels for the purposes of vehicular and pedestrian access loops, or interconnective road systems in efforts to improve traffic and emergency access safety, reduce environmental impacts, and promote interconnection of neighborhoods.

C. General Requirements

4. Space Standards

- d. Minimum road frontage requirements of the Land Use Ordinance and Subdivision Regulations may be waived or modified by the Planning Board provided that:
- 1) Any applicable provisions regarding Roads in the Street Ordinance are satisfied.
 - 2) Adequate road curvature design access and turnaround termini, to and from all parcels ~~by~~ for fire trucks, ambulances, police cars and other emergency vehicles meets minimal safe turning radii requirements over all ~~can be ensured by private roads and /or common driveways internal access streets, ways, or driveways.~~ Roads shall consider extension of Rights of Way to adjoining lands where development is possible in the future, and Planning Board will promote the offering of such open space subdivision streets and Rights of Way for public acceptance.
 - 3) No common driveway shall provide access to more than three (3) lots, except as provided in Article 13, Section C.6.