

6. Land Use Ordinance Article 12 (Applicability and Definition of Terms)
A. Accessory Apartment Definition -clarify exemption for lot density

Changes are shown via strikeout and colored text additions

ARTICLE #: Shall Article 12, of the Raymond Land Use Ordinance, (Article 12-
Applicability and Definitions of Terms Used In This Ordinance) as adopted May 21,
1994, and amended through June 4, 2019, be further amended by the adding the
underscored language and removing the language in strikeout text as shown below?

DESCRIPTION:

One Change:

- *Adding to definition of "Accessory Apartments" to include single family lot density shall not apply to a single-family home adding one accessory apartment*

[Note: The use of the word "Article" within the ordinance does not indicate a separate warrant article.]

Town of Raymond Land Use Ordinance
As adopted May 21, 1994 amended through June 6, 2017
ARTICLE 12 – APPLICABILITY AND DEFINITION OF TERMS USED IN THIS
ORDINANCE

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Words used in the present tense include the future tense; words used in the singular include the plural, and words used in the plural include the singular. The word "shall" is always mandatory. The word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual. The word "lot" includes the word "plot" or "parcel". The words "used" or "occupied" as applied to any land or building, shall be construed to include the words, "intended, arranged, or designed to be used or occupied."

Except as specifically defined herein, all words in this Ordinance shall carry their customary dictionary meanings. For the purposes of this Ordinance, certain words or terms used herein are to be construed or defined as follows:

"Town" or "Municipality" means the Town of Raymond.

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 for a single family home adding one accessory apartment[Amended 06/03/15]

Accessory Use or Structure - A use or structure which is incidental and subordinate to the principal use or structure. Accessory uses, when aggregated, shall not subordinate the principal use of the lot. [Amended 06/03/15]

Affordable Housing - Housing which can be afforded by households at or below eighty (80) percent of the Town's median household income, as specified by the Maine Department of Economic and Community Development or the Maine State Planning Office. In making a determination of the affordability of the units, the Planning Board shall find that "shelter expenses" do not exceed thirty (30) percent of the eighty (80) percent median household income figure. Shelter expenses shall include mortgage and/or rental costs, taxes, homeowner/tenant insurance, heat and utilities.

Agriculture - The production, keeping or maintenance for sale or lease, of plants, trees, animals or honeybees, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruits and vegetables; and ornamental and green-house products. Agriculture does not include forest management and timber harvesting activities.

Alteration to Impervious Area - An alteration to an existing impervious area through addition of low-permeability materials, re-grading of the area or other