

5. Land Use Ordinance Article 4 (District Regulations)

A. Section A (Village Residential District) Clarify density for Duplex and Multifamily lot density

B. Section A (Village Residential District), Section C (Rural District) & Section D (Rural Residential District) Add Timber Harvesting as allowed use

ARTICLE #: Shall Article 4A, C, and D of the Raymond Land Use 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:

Three Changes:

- *Adding Timber Harvesting as an allowed use under Article 4A Village Residential District 2. Permitted Uses and adding as (n.)*
- *Adding Timber Harvesting as an allowed use under Article 4C Rural District 2. Permitted Uses and adding as (k.)*
- *Adding Timber Harvesting as an allowed use under Article 4D Rural Residential District 2. Permitted Uses and adding as (k.)*

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

ARTICLE #: Shall Article 4 A of the Raymond Land Use Ordinance (Village Residential District (VR)), 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:

- *Striking the previous language in paragraph under Article A 4 (Space and Bulk requirements)-b 2 and 3 and replaced with new 2., that redefines minimum lot area per dwelling unit for single family, duplex, and multi-family units.*

[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 4 - DISTRICT REGULATIONS

ARTICLE 4 - DISTRICT REGULATIONS

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]
- n. Timber harvesting (Permits must be acquired through Maine – Dept of Conservation)

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

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

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.~~
 - 2) For a structure with more than one dwelling unit, (-duplex and multi-family) the first two(2) units will each require 20,000SF per unit on the lot, and then for each additional unit will require 15,000Sf per 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 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.

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

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 sprawl by designating uses and standards that are appropriate to a rural character.
2. Permitted Uses
 - a. One-family dwelling to include modular homes (Type 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

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

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]*
- k. *Timber harvesting (Permits must be acquired through Maine Dept of Conservation)*
- j.

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 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

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

- 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 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 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.
- 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

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

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]*

k. *Timber harvesting (Permits must be acquired through Maine Dept of Conservation)*

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 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.