# Town of Raymond
## Town Meeting Warrant – June ___, 2013

**ARTICLE __: Shall Article 8B of the Town of Raymond Land Use Ordinance, as adopted May 21, 1994 and amended through June 5, 2012 be further amended by adding the underscored language and deleting the language in strikeover type as shown below?**

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

**Town of Raymond Land Use Ordinance**

### ARTICLE 8 – MODIFICATIONS

### B. Net Residential Density Calculation

The total number of lots or dwelling units allowed on a tract or parcel of land shall be determined by dividing the area remaining after Net Residential Area deductions are made by the minimum lot size for the zoning district where the parcel or tract of land is located. The number shall be rounded down to the nearest whole number. *[Amended 8/7/07]*

~~Notwithstanding the above, the total number of lots or dwelling units allowed on a tract or parcel of land or a portion of a tract or parcel of land that was rezoned from the Limited Residential/Recreation District LRR1 to the Rural District R on June 1, 2010 shall be determined by dividing the area remaining after Net Residential Area deductions are made by two. The number shall be rounded down to the nearest whole number. A determination that land was within the Limited Residential/Recreation District LRR1 prior to June 1, 2010 shall be made by the Planning Board based on a survey plan provided by the property owner or development applicant prepared by a licensed surveyor which demonstrates that the land in question was within the Limited Residential/Recreation District LRR1 prior to being rezoned on June 1, 2010. At a minimum, the survey plan shall show 1) all streams, as defined in the Raymond Shoreland Zoning Ordinance prior to June 1, 2010 ("A perennial free-flowing body of water, other than a river, as depicted on the most recent edition of a United States Geological Survey 7.5 minute series topographic map, or if not available, a 15 minute series topographic map") on the tract or parcel; and 2) all land areas within 100 feet, horizontal distance, of the normal high-water line of a stream. *[Adopted 6/1/10]*~~

Notwithstanding the above or other provisions of the zoning district regulations, if a lot was a lot of record on May 31, 2010 and such lot or a portion of it was rezoned from Limited Residential/Recreation District (LRR1) to Rural District (R) on June 1, 2010, the owner of record on May 31, 2010 may divide or develop the lot according to the lot area standards that were applicable in the Limited Residential/Recreation District (LRR1) on May 31, 2010, provided the division or development does not create a subdivision, as defined in 30-A M.R.S.A. section 4401. The determinations of whether a lot was a lot of record and located wholly or partly in the Limited Residential/Recreation District (LRR1) on May 31, 2010 shall be made by the Code Enforcement Officer. In making such determination, the Code Enforcement Officer may require the property owner to provide a plan prepared by a Maine licensed land surveyor that demonstrates that the land in question was located in the Limited Residential/Recreation District (LRR1) on May 31, 2010. Such plan must show the locations of all streams, as defined in the Raymond Shoreland Zoning Provisions and all land areas within 100 feet, horizontal distance, or the normal high water lines of such streams.

Only the owner of record as of May 31, 2010 may divide or develop a lot pursuant to this paragraph. Any other or subsequent division or development of the lot must comply with the standards of the Rural District.