

Summary of Land Use Districts

The Town of Raymond is governed by a Land Use Ordinance that contains land use (zoning) districts, performance standards, and a site plan review procedure for larger projects. The Town is also governed by a separate shoreland zoning ordinance and a subdivision ordinance. The following pages provide an overview of land use district requirements exclusive of the shoreland zone.

Purpose of districts. The purposes of the Land Use District are:

Village Residential I (VRI): 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 (the) rural environment.

Village Residential II (VRII): To allow residential development in the area north of Raymond Village and southwest of Route 121.

Rural District (R): 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.

Rural Residential District (RR): 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.

Commercial District (C): To provide general retail, wholesale, service and business facilities in an area convenient to the residents of the Town. This district should fulfill the needs of the townspeople for many of their retail and service needs. In addition, it shall serve as the wholesale distribution center for the Town.

Industrial District (I): To provide for the creation of appropriate districts within the Town of Raymond for industrial facilities.

Lot Size Requirements. Table 1 contains a summary of lot size requirements by district.

<p align="center">Table 1 Town of Raymond – Summary of District Lot Size Requirements (exclusive of shoreland zone)</p>						
	VR-I Village Residential I	VR-II Village Residential II	R Rural	RR Rural Residential	C Commercial	I Industrial
Lot Size	60,000 square ft.	3 acres	3 acres	2 acres	20,000 square ft.	Not applicable
Road Frontage	225 ft.	150 ft.	225 ft.	225 ft.	0	Not applicable

Note: Most of Raymond Cape is in a shoreland district (LRRII); Lot size is 3 acres; shore and road frontage is 225 feet. The LRRRI District, which applies to other areas, requires a 2-acre lot size requirement and 225 feet of shore and road frontage.

Uses by District. Table 2 contains a summary of permitted uses by district.

Table 2 Town of Raymond – Summary of Uses by District (exclusive of shoreland zone)						
P: Permitted C: Conditional Use						
	VR-I Village Residential I	VR-II Village Residential II	R Rural	RR Rural Residential	C Commercial	I Industrial
Open Space Uses						
Accessory uses	P	P				
Agriculture	P ¹	P ¹	P	P ¹		
Mineral extraction			C	C		
Residential Uses						
Accessory uses and buildings	P	P	P	P		
Boarding home	P		P ³	P ³		
Conversion of existing dwelling or accessory building into 3 units			P ⁵	P ⁵		
Home occupation	C	C	P			
Manufactured home		P ²	P ^{2, 6}	P ^{2, 6}		
Mobile home park		C				
Multi-family	P					
Single family	P	P	P	P		
Two family		P				
Institutional Uses						
Accessory uses and buildings	P	P	P	P		P
Cemetery			C	C		
Church	P	P	P	P		
Communications facility	C					
Nursing home	P			C		
Public buildings and facilities	P	P	P	P		
Public utilities	C	C	P	P		C
Recreation buildings and facilities			C	C		
Schools	P	P		P		
Commercial Uses						
Accessory uses and buildings	P	P	P	P	P	
Antique shop	C					
Auto repair, no body repair					P	
Bed, breakfast, inn	P ³		P ³	P ³		
Business and professional office					P	
Contractors – storage of vehicles and equipment			C ⁷	C ⁷		

Funeral parlor				C		
	VR-I Village Residential I	VR-II Village Residential II	R Rural	RR Rural Residential	C Commercial	I Industrial
General store	C ⁴	C ⁴				
Hotel, motel, inn					P	
Medical arts building				C		
Mixed use, single family/commercial					P	
Neighborhood grocery	C ⁴	C ⁴	C ⁴	C ⁴		
Outdoor sales and service						
Professional building	P					
Recreation facility				P		
Restaurant, drive-in					P	
Retail business				P		
Service establishment				P		
Wireless communication facility	C	C	C			
Industrial						
Accessory uses and buildings				P		P
Any industrial use						P ⁸
Automobile graveyards						C
Distribution and transportation				P		P
Research laboratories						P
Retail facilities and services accessory to principal uses						P
Warehousing and outdoor storage				P		P

Notes to table

1. Except for commercial poultry and piggery operations
2. Must be 14 feet wide with a pitched roof, manufactured in 1976 or later, with frost wall, grade beam or concrete slab
3. Not to exceed five rentable rooms
4. Not to exceed 1,000 square feet of retail space including storage
5. The minimum lot area per family shall be met. No expansion of the structure shall be permitted to accommodate a conversion
6. Must be so sited that the longest structural dimension is not more than 30 degrees from parallel with the street or road; if on a corner lot, the requirement shall apply to the more heavily traveled road
7. The shall be not more than five 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.
8. Primary aspects of industrial use must be carried on within the structure; noise level of the industrial process shall not exceed 50 decibels at any property line; there shall be no land, water or air discharges or emissions other than sanitary facilities that meet the State's wastewater disposal rules.

Insert zoning map