



# Town of Raymond Land Use Ordinance – Setback Requirements

**Applies to all structures (including pools)**

*Does not apply to fences or driveways*

**Effective:** June 11, 2014

This document provides a **general overview** of zoning requirements for residential development under the Town of Raymond Land Use Ordinance. Prior to construction, please review your **building permit application** with the **Code Enforcement Officer** to ensure full compliance with all ordinance requirements.

	Rural	Rural Residential	Village Residential	LRR1	LRR2	Commercial	Industrial
<b>LOT DIMENSIONS</b>							
Lot size (acres)	3	2	40,000 sf.	2	3	20,000 sf	N/A
Street frontage (ft)	225	225	100	225	225	N/A	N/A
<b>SETBACKS (ft)</b>							
Front	40	30	25	30	30	Restrictions apply	
Side	20	20	10	20	20	Restrictions apply	
Rear	20	20	20	30	30	Restrictions apply	
High water*				100	100		
Septic Systems	50 feet from property lines and 100 feet from high water mark and wells						
Building Height	2 ½ stories (35 feet) in all zoning districts except in zone C which allows 3 stories on eastern side of route 302						

**Permit Required:** A building permit is required for all new construction or additions, including decks, sheds, antennas, and any structural alterations. Work completed without a permit may result in double permit fees or fines.

**High Water Setback:** By state law, setbacks are measured in a straight line from the normal high-water mark to the closest point of the structure, including decks or roof eaves.

**Questions?** Contact the Code Office at **207-655-4742 x 161**

**Permit applications available at: [Raymondmaine.gov](http://Raymondmaine.gov)**