

§ 300-4.3. Rural District (R).

- A. Intent. The Town of Raymond has historically been a rural Town. It is the intent of this section to protect and preserve appropriate areas of Town from urban sprawl by designating uses and standards that are appropriate to a rural character.
- B. Permitted uses.
- (1) One-family dwellings, to include modular manufactured homes (Type 1 and Type 2 manufactured homes).
 - (2) Churches.
 - (3) Public buildings and facilities.
 - (4) Agriculture, including commercial poultry and piggery operations that conform to Article 9 of this chapter.
 - (5) Accessory uses and buildings.
 - (6) Home occupations that conform to the requirements of Article 9, § 300-9.2. A home occupation which conforms to § 300-9.2 and which is specifically permitted by Article 12 of this chapter shall be considered a permitted use.
 - (7) Bed-and-breakfast inns not to exceed five rental rooms and not to serve alcohol.
 - (8) Boarding homes not to exceed five rentable rooms, excluding family living space.
 - (9) Public utility and communications facilities.
 - (10) Mobile/Manufactured homes 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 sited so that the longest structural dimension is not more than 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. **[Added 7-14-2021]**
 - (11) Timber harvesting. (Permits must be acquired through the Maine Department of Conservation.) **[Added 7-14-2021]**
 - (12) Solar energy systems. **[Added 6-14-2022]**
- C. Conditional uses.
- (1) Cemeteries.
 - (2) Mineral extraction that conforms to Article 9, § 300-9.5, of this chapter.
 - (3) Public and quasi-public recreation buildings and facilities.
 - (4) Neighborhood grocery stores not to exceed 1,000 square feet of retail space, including storage.

- (5) Contractors, not having 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. **[Added 5-21-1988]**
- D. Space and bulk regulations. The following space and bulk regulations are minimum requirements, subject to modification under Article 8, § 300-8.2: **[Added 5-16-1987]**
 - (1) The minimum lot area shall be three acres.
 - (2) The minimum lot frontage shall be 225 feet.
 - (3) The minimum building setbacks shall be as follows:
 - (a) Front: 40 feet.
 - (b) Side: 20 feet.
 - (c) Rear: 20 feet.
 - (4) The maximum building height shall be 2.5 stories, except for barns and poultry houses.
- E. Off-street parking. For each of the principal and secondary uses permitted, off-street parking shall be provided in accordance with Article 9, § 300-9.3.
- F. Signs. Signs shall be permitted in accordance with the provisions of Article 9, § 300-9.12.
- G. Wireless communications facilities, subject to the standards contained herein.¹

1. Editor's Note: See Art. 9, § 300-9.19.