

Town Article 2 – Zoning Amendment- Section 2.1 Pre-Existing, Non-Conforming Lots

This amendment will require that any property smaller than or different from the current Town Zoning Ordinance for its District (e.g. residential or commercial) and grandfathered in cannot be made any more non-conforming from those Ordinances. A preexisting, non-conforming lot is one that does not meet current Zoning standards by such qualities as height, area, frontage, setbacks, or other dimensional requirements. (1) By formal definition, it is a lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district. (2) For example, if a residence in Zone B is situated on less than the required 2-acre lot or with less than 200 feet of frontage and grandfathered in, it could not be further subdivided without evidence of hardship and a variance. (3) (4)

A YES vote will approve the amendment to prevent further nonconformity of property to Zoning Ordinance without a variance.

A NO vote will not approve this Zoning amendment.

Reasons why some voters might vote yes:

- To keep current restrictions in place with Raymond's Zoning Ordinances.
- To help maintain the Town's rural character.

Reasons why some voters might vote no:

- To allow further development density and greater freedom from Raymond Zoning Ordinances.
- To allow the Town of Raymond to develop without new restrictions.

References:

1. <https://www.ecode360.com/33894364>.
2. *The Complete Illustrated Book of Development Definitions*, definition of a non-conforming lot.
3. Town Planning Assistant Christina McCarthy, in an interview on 1/13/20.
4. Planning Board Chair, Jonathan Wood, in an email 1/16/20.