

Town Article 4 – Zoning Amendment 3

This article adds a category to the Allowed Uses Table in Article 14.2 of the Zoning Ordinance (1), so that if a proposed use is not specifically identified in the tables, the Planner and/or Building Inspector may require a non-binding design review or conceptual design review with the Planning Board to select the listed use which most closely resembles the proposed use in impact and intensity. It also adds subsection 14.2.12.2 to cover cases where no listed use is reasonably construed to closely resemble the proposed use; at that point the Planning Board may determine that there is no listing for the proposed use and therefore it is not permitted in any zoning district. (2) (3)

A YES vote would amend the Zoning Ordinance to cover cases where a proposed use is not specifically identified in the tables, allowing additional review, but possibly not permitting the use in any zoning district.

A NO vote would leave the Zoning Ordinance unchanged.

Reasons why some voters might vote yes:

- To allow the Planning Board to examine the proposed use and select a listed use that closely resembles it in impact and intensity
- To allow the Planning Board to not permit the proposed use in any zoning district if it determines there is no listed use closely resembling the proposed use

Reasons why some voters might vote no:

- Do not want to add the steps to select a listed use, if the proposed use is not specifically identified in the tables
- Are not concerned about proposed uses that do not resemble any listed uses

References:

1. Town of Raymond Zoning Ordinance, last amended October 2024, <https://tinyurl.com/wxtmdft6>
2. Public Hearing on Zoning Amendments, Planning Board meeting, 01/23/2025, timestamp [37:25], <https://tinyurl.com/2tdnu3ss>
3. Deliberative Session, 02/08/2025, timestamp [30:19], <https://tinyurl.com/5dbc5csa>