

TOWN OF RICHMOND 2006 LAND USE ORDINANCE
MINIMUM LOT SIZE AND ZONING REGULATIONS

TRAILERS

15 Years old or newer at time of permit / 750sq.ft. Living area / Roof must shed snow
 1976 or newer in the Mobile Home park
 Complies w/ Manufactured Housing / Maine Plumbing standards
 Residential style siding and a Permanent foundation

VILLAGE

10,000 sq.ft.min lot size / 5,500sq.ft. per dwelling unit
 80 ft. road frontage for up to 3 units
 *Add 20ft for each additional unit up to a max of 200'
 10' setback from side and rear lot lines
 50% max lot coverage
 35' max height

RESIDENTIAL

20,000sq.ft lot w/pub.sewer./ **10,000sq.ft./** dwelling unit
 40,000sq.ft.lot w/o pub sewer / 20,000sq.ft/ dwelling unit
 80' road frontage
 50' setback from street R/W lines
 10' setback from side and rear
 Back lots allowed

AGRICULTURAL

60,000sq ft. min. lot size
 200' min. of Road frontage
 40' setback from street R/W lines
 10' setback from rear & side lines
 30% max lot coverage
 35' max height
 Back Lots allowed

HIGHWAY COMMERCIAL

20,000sq ft min lot size for residential uses
 2 acres **min.** lot size for commercial/industrial uses
 150' min. road frontage
 10' rear setback / 75' street setback
 35' max building height

SHORELAND DISTRICT

30,000sq.ft. adjacent to tidal area
 40,000sq.ft. adjacent to non-tidal area
 150' min. shore frontage adjacent to tidal area
 200' min. shore frontage adjacent to non-tidal area
 100' min. setback from high water mark on Pleasant Pond
 75' min. setback from high water mark, all other water bodies
 25' setback on Kennebec in village for functionally water dependant uses/
 20% max lot coverage / 35' max building height
 Back lots allowed

COMM. & INDUS. on Main Street

10,000sq ft min lot size w/public sewer
 variable min. lot size per dwelling unit
 20' front setback 10' Side / Rear setback
 80' min street frontage
 70% max building coverage non-residential
 Manufactured homes prohibited

BACK LOT STANDARDS

50' Right of Way width and Road frontage
 Driveway built to (1) lot road standard
 Single Family or Duplex ONLY
 lot can't be part of, nor create a subdivision

Town of Richmond Building Code

International Building Code 2003: Commercial
 International Residential Code 2003:One &Two Family

Town of Richmond Code Enforcement Officer

Brian Morse, phone 737-4305 ext. 205

Monday – Thursday 7am to 5pm

YOU MUST CONTACT THE CODE OFFICER

IF YOU ARE UNSURE YOU NEED A PERMIT

RESOURCE PROTECTION

30,000sq.ft. adjacent to tidal area		same as Shoreland
40,000sq.ft. adjacent to non-tidal area	/	"
150' min. shore frontage adjacent to tidal area	/	"
200' min. shore frontage adjacent to non-tidal area	/	"
100' min. setback from high water mark on Pleasant Pond	/	"
75' min. setback from high water mark, all other water bodies	/	"
25' setback on Kennebec in village for functionally water dependant uses/	/	"
20% max lot coverage / 35' max building height	/	25' max building height
Back lots allowed		

State of Maine fence law ; No spite fences, no higher than 6' tall.

This is a private nuisance law, not enforced by the Town, but can be enforced by a person aggrieved.

Created on January 11, 2008