



# TOWN OF RICHMOND

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Code Enforcement Officer  
**James Valley**

## **LAND USE ORDINANCE & ZONING REGULATIONS REFERENCE SHEET**

This reference sheet is for general informational purposes only.

### **VILLAGE DISTRICT** (New Single Family Homes)

Minimum lot size: 10,000 square feet with public sewer / 20,000 square feet with private sewer  
Minimum road frontage: 80 feet / Maximum lot coverage: 50% / Maximum height limit: 35 feet  
Minimum front setback: 20 feet / Minimum side setback: 10 feet / Minimum rear setback: 10 feet

### **RESIDENTIAL DISTRICT** (New Single Family Homes)

Minimum lot size: 20,000 square feet with public sewer / 40,000 square feet with private sewer  
Minimum road frontage: 80 feet / Maximum lot coverage: 30% / Maximum height limit: 35 feet  
Minimum front setback: 50 feet / Minimum side setback: 10 feet / Minimum rear setback: 10 feet

### **AGRICULTURAL DISTRICT** (New Single Family Homes)

Minimum lot size: 60,000 square feet with public or private sewer  
Minimum road frontage: 200 feet / Maximum lot coverage: 30% / Maximum height limit: 35 feet  
Minimum front setback: 40 feet / Minimum side setback: 10 feet / Minimum rear setback: 10 feet

### **SHORELAND ZONING DISTRICT** (New Single Family Homes)

Minimum lot size for tidal areas: 30,000 square feet / Minimum lot size for non-tidal areas: 40,000 square feet  
Minimum shore frontage for tidal areas: 150 feet / Minimum shore frontage for non-tidal areas: 200 feet  
Minimum setback from Pleasant Pond: 100 feet / Minimum setback from Kennebec River: 75 feet  
Maximum lot coverage: 20% / Maximum height limit: 35 feet  
Minimum front setback: 40 feet / Minimum side setback: 10 feet / Minimum rear setback: 10 feet

### **MAIN STREET COMMERCIAL-INDUSTRIAL SUB-DISTRICT** (New Commercial Buildings)

Minimum lot size: 3,000 square feet per unit  
Minimum road frontage: 80 feet / Maximum lot coverage: 70% / Maximum height limit: 45 feet  
Minimum front setback: 20 feet / Minimum side setback: 10 feet / Minimum rear setback: 10 feet

### **HIGHWAY COMMERCIAL DISTRICT** (New Single Family Homes & New Commercial Buildings)

Minimum lot size for single family: 20,000 square feet / Minimum lot size for commercial: 87,120 square feet  
Minimum road frontage: 150 feet / Maximum height limit: 35 feet  
Minimum front setback: 75 feet / Minimum side setback: 10 feet / Minimum rear setback: 10 feet

### **MOBILE HOMES**

Are prohibited in the Village District and must comply with the Performance Standards in Article 5 Section N of the Town of Richmond Land Use Ordinance.