

III. Existing Land Use



View of Raymond Town Offices and Library from Village Commons

III. Existing Land Use

Existing land use reflects in large part a municipality's sense of community, cohesiveness, and safety. The type and intensity of land use activities within a community impact the physical quality of the environment - natural and historic areas may be lost through the construction of new buildings or the environment may be degraded as a result of uncontrolled sprawl.²⁹ Unplanned development offers little certainty to existing property owners about future land uses that may affect their property values or quality of life. Zoning assures citizens that the future will not deviate sharply from the present and that the community has a voice in shaping the character and aesthetic quality of the town they call home.

This study describes the existing land use and zoning patterns in Raymond and reviews the development patterns which have occurred over the past decade. It is designed to assist the community in determining present land use needs and identifying future trends and potential land use conflicts. The study is also designed as background information upon which the future land use vision and strategies of this plan are based as required under RSA 674:2 II(b).

UNH Survey Results

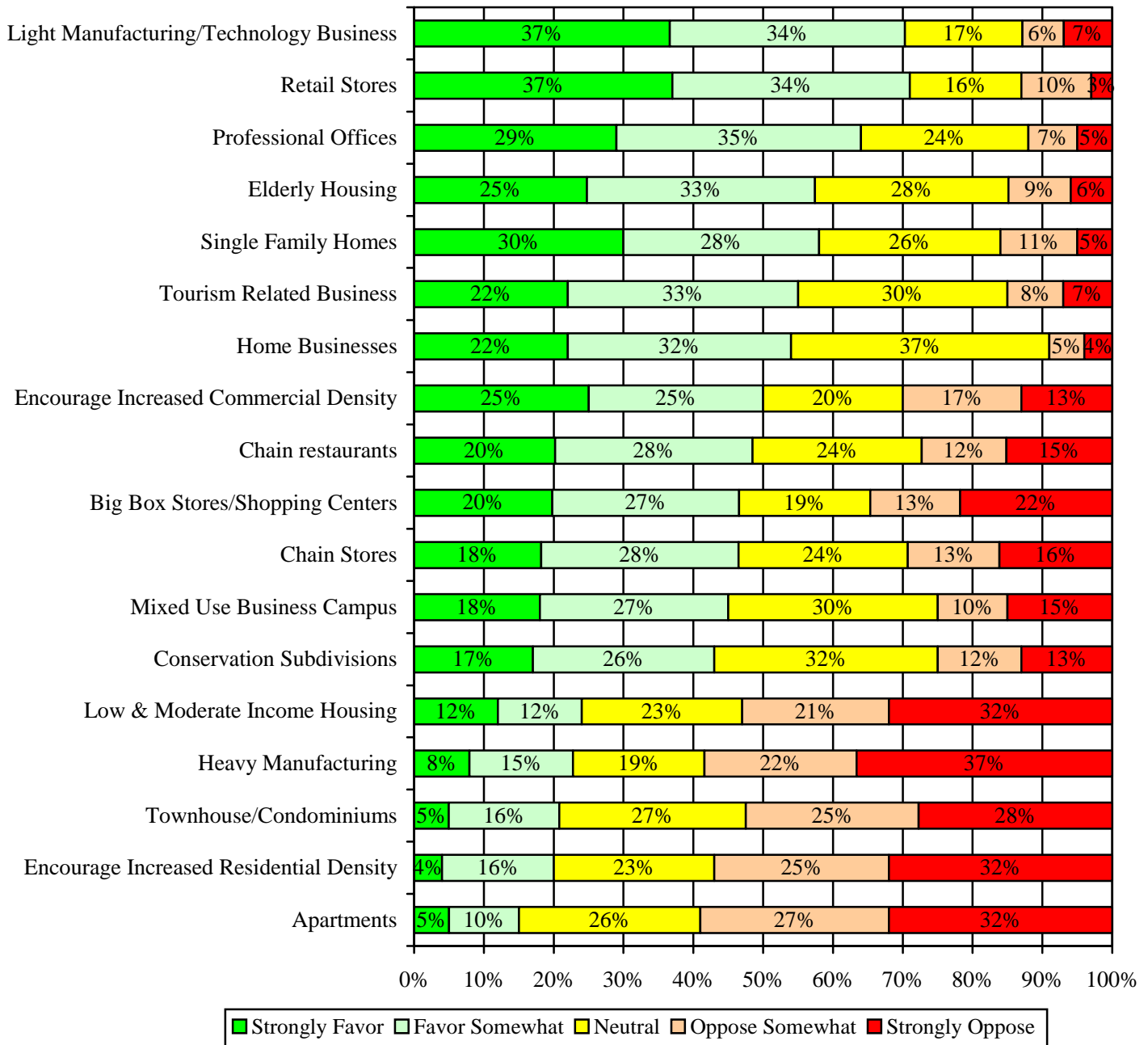
Between September and October 2007, the University of New Hampshire Survey Center conducted a master plan survey of the perceptions, interests and attitudes of residents about the Town of Raymond and future planning initiatives for Raymond.

A total of 4,580 surveys were delivered to all Raymond postal patrons in the "On the Common" newsletter on September 14, 2007. In addition, a reminder (post card) was mailed on October 4, 2007.

A total of 409 Raymond residents responded to the survey representing a response rate of nine percent. The following responses were received to Question 5 (a) through (r) regarding the town's existing land use and development.

²⁹ The term 'sprawl' is commonly used, but is not always understood. A 2001 annual report on Growth Management presented to the General Court and the Governor by the New Hampshire Council on Resources and Development, defined sprawl as: *...the inflation, over time, in the amount of land area consumed per unit of human activity, and in the degree of dispersal between such land areas, brought about as the avoidable consequence of society's use of automobiles.* In other words, sprawl is a pattern of development that results when we use more and more land for various human activities; the places where we conduct activities are farther apart and tend to be in homogeneous rather than mixed-use groupings; and we rely on automobiles to connect us to those places.

Question 5 (a) through (r): What is your opinion of the following types of development in Raymond?



Overall Summary of UNH Survey Results

The UNH Survey reveals that a majority or near majority of respondents favored or strongly favored the following types of development within the Town of Raymond: **retail, professional offices, chain restaurants and light manufacturing/technology.** Surprisingly, seventy one percent of the respondents favor or strongly favor retail stores in Raymond and sixty four percent of respondents favor or strongly favor professional offices in Raymond. A majority of the respondents also supported big box/shopping center types of development, although there was a noticeably split on this issue. While forty seven percent of respondents favored big box development, thirty five percent opposed or strongly opposed big box stores. The support for big box development may be an outgrowth of the successful development of the Wal-Mart Distribution Center off of Route 102 which has created six hundred jobs. The Wal-Mart Distribution Center is the largest private employer in the Town of Raymond.

While there is strong support for commercial and service related land use, there is also strong support for mixed use development and conservation of certain natural resources. Forty Five percent of survey respondents favored or strongly favored mixed use campus development in Raymond, while thirty percent were neutral. While it is unclear why those thirty percent were neutral on the issue, it may be due to a general lack of understanding about both the cost benefits as well as the social benefits of mixed use development.

Conservation subdivisions help to preserve open spaces for recreation and natural resource protection while concentrating housing closer together and reducing sprawl development. Forty three percent of respondents favor or strongly favor Conservation Subdivisions while thirty percent are neutral and twenty five percent oppose. As with mixed use development, it is unclear why such a high percentage of respondents are neutral, and it may be due to a lack of understanding about what Conservation Subdivisions actually entail.

Overall there is strong support for economic expansion that brings in jobs at all income levels and from diverse business sectors, while preserving open space and natural resources for recreation and to assure the quality of life of Raymond remains high.

A. Land Use Classifications

One of the important steps in any land use analysis is to determine how to classify the various buildings, uses, and land areas that exist within a community. In general, land is classified according to the physical characteristics and the present use that is occupying the property. Land can also be classified for tax valuation purposes. Typically, there are variations in land use categories based upon the unique characteristics of the land and how a community grows and develops.

The following list describes the land use categories developed for the Town of Raymond as shown on Existing Land Use Map 2 (See Land Use Map).

Residential Single Family: Land and buildings where residential dwelling units are found. This includes only areas of single family homes.

Residential Multifamily: Land and buildings containing residential dwellings where only multifamily units exist.

Agricultural: Land used for a wide range of food and plant production, including but not limited to, livestock, fruits and vegetables, annual and perennial greenhouse plants, nursery stock, maple syrup, honey, hay and sod, and lumber.

Commercial: Land use that supplies goods and/or services to the public as a principal use of the property. These range from grocery stores, gas stations and retail sales of products to professional businesses, banks, and medical offices.

Industrial: Land uses that are used for the purpose of producing goods.

Mining: Privately owned active or inactive mining operations

Transportation: Land specifically designed and used for transportation purposes by automobile, bus, bicycle, and pedestrian. This includes for example the major thoroughfares of NH Route 101 and Route 102 and local streets.

Utilities: Land used specifically for energy related infrastructure and development.

Recreation: Land used for general recreation including but not limited to, performing arts, museums, sporting activities, ball fields, camping and hiking, natural areas, and concert halls, etc...

Public and Quasi Public: Establishments and facilities supported by and/or used exclusively by the public or non-profit organizations. These include fraternal, religious, charitable, educational (schools) and some governmental uses and buildings such as Post Offices, etc. A separate map showing all Town and State owned land in Raymond has also been prepared (See State and Town Owned Property Map 3). There is currently no federal or US Government owned land in Raymond.

Open Water: All surface waters, including streams, rivers, ponds and lakes both natural and impoundments.

Vacant Land: Land which is currently undeveloped or not build upon.

Town-Owned Land: Land which is owned by the municipality for varying uses which could include educational facilities, recreation, historic, open space, conservation, or government business.

B. Existing Land Use Analysis

The following analysis examines the various land use classifications as described as well as the land use acreages shown on the Existing Land Use Map 2. The analysis compares the amount of acreage shown on the map with previous land use studies prepared for the Town of Raymond. It also compares the land use documented in this plan with the town's 2002 Master Plan.

Table 14 provides a summary of the Town of Raymond's 2007 existing land use. As illustrated by this table, there are approximately 13,449.7 acres of vacant undeveloped land within Raymond. This represents 71 percent of the total land area of the town.

While this amount of land appears to be staggering in size, the actual amount of developable acreage representing opportunities for future development is less. This is due to the town's soils, topography, and a variety of natural constraints, which are not always suitable or desirable for development. The total amount of developed land in the Town of Raymond is currently 4,769 acres or 25.2 percent of the town.

The total amount of state and town-owned land is reflected in Table 15 and shown in the map. Together state and town-owned land occupies roughly 16.5 percent of the total land area of the Town of Raymond.



Civil War Statue in Village Commons

Table 14
Existing Land Use, 2007
Town of Raymond, NH

Land Use Category	Acres	Percent of Total Land Use
Residential Single Family	3,000.6	15.8%
Residential Multifamily	40.2	0.2%
Agricultural	320.4	1.7%
Commercial	278.2	1.5%
Industrial	56.8	0.3%
Mining	168.0	0.9%
Transportation	496.4	2.6%
Utilities	168.8	0.9%
Recreation	180.1	1.0%
Public and Quasi-Public**	59.5	0.3%
Open Water	725.0	3.8%
Vacant Land	13,449.7	71.0%
Total Town Area	18,943.7	100%
Total Developed Land*	4,769.0	25.2%

* Includes Single Family and Multifamily Residential, Agricultural, Commercial, Industrial, Mining, Transportation, Utilities, Recreation, and Quasi Public

Source: NH Granit Digital Data (1:24,000), Town of Raymond assessor data and SNHPC

** This figure refers to Public and Quasi Public land that is occupied and in use; it is not the total amount of Public and Quasi Public land in the Town.

Table 15
State and Town Owned Land, 2007
Town of Raymond, NH

Ownership	Acres	Percent of Total Land Area
Town-owned Land	2,001.4	10.6%
State-owned Land	83.8	0.4%
Total Right-of-Way *	1,033.0	5.4%
Total	3,118.2	16.5%

* Town and State Maintained Road Right-of-Way

Source: Town of Raymond Assessor Data

The most predominant land use in the Town of Raymond is single family residential development, which currently occupies roughly 3,000 acres or 15.8 percent of the town. The 2002 Master Plan combined both single family and two-family homes and described these uses as low density development. Also in the 2002 Master Plan, residential land was illustrated to be 3,534 acres or 18.7 percent of the town. Both the 2002 and this master plan agree that single family residential development is generally spread throughout the Town of Raymond.

Open Water is the next largest category consisting of 725 acres or 3.8 percent of the town. The major bodies of water in Raymond are Onway Lake and Governors Lake. Pawtuckaway State Park, a major seasonal attraction, lies just north of town and is a favorite spot for campers, hikers, canoers, and swimmers.

Transportation related land consists of 496.4 acres or 2.6 percent of the total land area in Raymond. A large reason for this is the major east-west highway (Route 101) which runs through the center of the town. There are significant sized commercial and residentially zoned areas clustered around the major on ramp/off ramp of Exit 5 on Route 101. While the previous Master Plan's Existing Land Use map did not contain a transportation category, there was still a section in the plan which stated that road's highway rights-of-way comprised 537 acres or 2.8 percent of the town. The discrepancy between that figure and the one in this master plan is due to the fact that the previous Master Plan included roads and right-of-ways in determining acreage while the Existing Land Use map in this Master Plan was created utilizing high resolution 2005 digital orthophotography which was digitized to current land use, not necessarily road right-of-way.

Agricultural land is the next largest category comprising 320.4 acres or 1.7 percent of the town's total land. The town's zoning ordinance defines agricultural use as, "The use of land for the purpose of cultivating the soil, producing farm, forest or horticultural crops, dairy and/or raising livestock, poultry or other farm animals." This definition is further refined into commercial and non-commercial uses. Much like the other towns in the SNHPC region, agricultural land is decreasing within Raymond and in many areas the best agricultural soils are being developed.

Commercial and Industrial developed land when added together occupy 335 acres or 1.7 percent of the total land area of the Town of Raymond. Commercial areas are concentrated in the downtown area and along the state highway as well as Route 27 from Raymond/Candia town line to the Route 107 intersection.

The development of the 300 acre Sewer Overlay District at Exit 4 on Route 101 is where many local officials are predicting much future development to occur. The Town has also set aside 70 acres within the 215-acre Flint Hill parcel near Route 27, which is envisioned to be developed as a green office park. Developers are envisioning an office-type park, warehousing and light manufacturing for this area.

C. Existing Zoning Analysis

Table 16 and Table 17 describe the Town of Raymond’s six existing zoning districts, total acres by zone, percent of total land area, acres in use, acres in use as percentage of total acres for each zone, total number of buildings and total square footage of buildings by zone.

This information is important as a comparison can be made between the Town of Raymond’s existing land use and the amount of land acres in use within each zoning district.

A copy of the Town’s Zoning Map is provided on Map 4.

**Table 16
Existing Zoning Districts, 2007
Town of Raymond, NH**

Existing Zoning Districts	Total Acres by Zone	Percent of Total Land Area	Acres in Use	Acres in Use as Percentage of Total Acres For Each Zone
Residential – Zone A	570.54	3%	350.89	61.5%
Residential/Agricultural – Zone B	13,495.18	71.2%	2,948.01	21.8%
Commercial – Zone C1	798.25	4.2%	329.28	41.3%
Commercial/Residential – Zone C2	322.09	1.7%	161.98	50.3%
Industrial – Zone D	1,808.04	9.5%	366.93	20.3%
Manufactured Housing – Zone E	402.97	2.1%	215.16	53.4%
Total Acreage	17,397			

Source: Town of Raymond Zoning Ordinance

Table 17
Existing Zoning, 2007
Total Number of Buildings and Building Square Footage*
Town of Raymond, NH

Existing Zoning Districts	Total Number of Existing Buildings by Zone	Total Square Footage of Buildings by Zone*
Residential – Zone A	431	1,398,593
Residential/Agricultural – Zone B	3,013	9,113,412
Commercial – Zone C1	308	1,462,100
Commercial/Residential – Zone C2	101	343,193
Industrial – Zone D	21	1,468,879
Manufactured Housing – Zone E	33	92,345
Total Buildings	3,907	13,878,522

*Note: Includes all buildings and out buildings, including decks
Source: Raymond Tax Assessing Office

Residential District (Zone A)

Zone A consists of a total of 570.54 acres making up three percent of the total land area. Approximately 350.89 acres are currently in use representing 61.5 percent of the total acreage for Zone A.

The Town of Raymond’s Residential District (Zone A) is designed for the protection of areas that have been and are being currently developed predominately for single-family detached dwellings. These areas include lands currently served by the Town of Raymond Water Department Water Mains.

The minimum lot size for a single family lot is 20,000 square feet if served by town water and 40,000 square feet if not served by town water. Setback requirements for this district are 25 foot front, 10 foot sides, and 10 foot rear if served by town water, and 25 foot side and rear if not served by town water.

Over 60 percent of the housing stock in Raymond is currently single family (2,592).³⁰ In surrounding communities the percent of single family homes is much greater.³¹

³⁰ Land Use Update 2005, SNHPC , Pg 34

³¹ Ibid

Residential/Agricultural District (Zone B)

Zone B consists of a total of 13,495.18 acres making up 71.2 percent of the total land area. Approximately 2,948.01 acres are currently in use representing 21.8 percent of the total acreage for Zone B.

The Residential/Agricultural District (Zone B) is the largest zone in Raymond. It is designed to permit uses that are compatible with and protective of certain areas that have been and are being developed for water quality preservation, residential and public use. These areas include all land areas within the Town of Raymond which are not specifically included in Zone A, C, D, E or F.

Currently, the Residential/Agricultural District (Zone B) account for 77.57 percent of Raymond's total zoning acreage. The minimum single family lot size is 87,120 square feet. Setback requirements are 50 foot front, side and rear.

Commercial (Zone C1)

Zone C1 consists of a total of 798.25 acres making up 4.2 percent of the total land area. Approximately 329.28 acres are currently in use representing 41.3 percent of the total acreage for Zone C1.

The commercial district (Zone C1) is designed for the purpose of centralizing the provision of basic goods and services. These areas can include, but are not limited to, shopping facilities, banking facilities, home businesses, and restaurants. The boundaries of this district are clearly identified in the Town' Zoning Ordinance as having frontage on specific streets.

Although commercial activities account for a little over five percent of the total zoned acreage in Raymond, it is a growing area of the town as more businesses grow in the downtown area. The minimum lot size for this district is 21,780 square feet. The setback requirements are 15 foot front, sides, and rear.

Commercial/Residential (Zone C2)

Zone C2 consists of a total of 322.09 acres making up 1.7 percent of the total land area. Approximately 161.98 acres are currently in use representing 50.3 percent of the total acreage for Zone C2.

The commercial/residential district (Zone C2) is established for the purpose of allowing mixed commercial/residential use. While the uses are similar to those permitted in Zone C1, this district also allows multi-family dwelling units.

Zone C2 currently accounts for only 1.8 percent of the Town's total zoned acreage. A large portion of this district is located at the Route 102/107 junction and along Epping

Road. The minimum lot size for this district is 21,780 square feet. The setback requirements are 15 foot front, side, and rear.

Industrial (Zone D)

Zone D consists of a total of 1,808.04 acres making up 9.5 percent of the total land area. Approximately 366.93 acres are currently in use representing 20.3 percent of the total acreage for Zone D.

The industrial district (Zone D) is designed for industrial, office, truck repair and sales, warehouse and wholesale business use. For light industrial establishments this can include structures and/or lots used principally for the manufacturing, fabricating, assembling, or packaging, of components through the systematic use of machinery and labor to produce durable and/or non-durable finished goods or component parts.

Heavy industrial establishment includes high intensity processing or manufacturing which includes excavation and soil removal and processing. Wal-Mart's Distribution Center adjacent to Exit 5 on Route 101 is the largest industrial center in Raymond. The minimum lot size for this district is 21,780 square feet. Setback requirements are 15 foot front, side, and rear.

Manufactured Housing (Zone E)

Zone E consists of a total of 402.97 acres making up 2.1 percent of the total land area. Approximately 215.16 acres are currently in use representing 53.4 percent of the total acreage for Zone E.

The Manufactured Housing District (Zone E) was established to permit the placement of Manufactured Housing other than in existing Manufactured Housing Parks in the Town of Raymond. This district also allows other uses that are compatible with and protective of certain areas that have been and are being developed for water quality preservation, residential use and public use. These areas include all lands bounded by New Hampshire Route 102 (Chester Road) on the west; New Hampshire Route 107 (Fremont Road) on the north; and the Exeter River on the south and east.

The Town's Zoning Ordinance defines Manufactured Housing as, "Any structure, transportable in one or more sections, which, in the traveling mode is eight body feet or more in width and 40 body feet or more in length, or when erected on site, in 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein, Manufactured Housing as defined in this section shall not include pre site built housing as defined in RSA 674:31-a" (section 2.100). The minimum lot size for this district is 87,120 square feet. The setback requirements are 50 foot front, side, and rear.

D. Zoning Overlay Districts

Table 18 provides a summary of all seven existing overlay districts within the Town of Raymond’s Zoning Ordinance, including total acres by zone, percent of total land area, acres in use and acres in use as percent of total acres for each zone. Refer to Appendix A for the full details of the Mixed Use Campus Business Overlay District and the Sewer Overlay District.

Table 18
Existing Zoning Overlay Districts
Town of Raymond, NH

Zoning Overlay Districts	Total Acres by Zone	Percent of Total Land Area	Acres in Use	Acres in Use as Percentage of Total Acres For Each Zone
Zone F - Historic Overlay	7.62	<0.1%	7.57	99.3%
Zone G – Conservation Overlay District	**	**	**	**
Zone I - Groundwater Conservation District	2,036.5	10.8%	541.28	26.6%
Conservation Development Overlay District	350.3	1.8%	75.69	21.6%
Sewer Overlay District (SOD)	306.36	<0.1%	43.88	14.3%
Elderly Housing Overlay District	98.0	.5%	27.35	28%
Mixed Use Campus Overlay District (MUCOD)	**	**	**	**
Total Acreage	2,798.78	13.3%	716.67	25.6%

* Zoning Overlay percentages are a percentage of the existing zoning acreage.

** The Mixed Use Campus Overlay District and the Conservation Overlay District are floating overlay zones based on eligibility requirements.

Source: NH GRANIT Digital Data (1:24,000), Town of Raymond and SNHPC

Conservation Overlay District (Zone G)

The Conservation Overlay District (Zone G) is a Floating Overlay Zone. This zone was established to protect the public health, safety, and general welfare by preserving the town’s lakes, ponds, river systems, wetlands, and important local water resources for the benefit of all town residents. It is applied on a site specific basis as land is considered for development or subdivision. Section 3.320 of the Raymond Zoning Ordinance enumerates six main reasons or purpose statements of the district. These are:

- 1 Preserve sensitive wetlands, shore land and other water bodies that provide flood protection, augment stream flow during dry periods, absorb nutrients and contribute to the viability of the Town’s groundwater.

- 2 Protect the wetlands and water bodies that are close to high intensity development through restrictions such as limitations of certain land uses and buffering.
- 3 Protect wildlife habitat and maintain the ecological values referenced in NH RSA 483-A.
- 4 Limit development in areas where the natural features are not favorable for development.
- 5 Encourage those low-intensity uses that can be harmoniously and safely located in the wetland areas.
- 6 Preserve and enhance aesthetic values associated with our lakes, ponds, river systems, and wetlands.

As stated in Raymond's Zoning Ordinance, the boundaries of the Zone G conform to land and water bodies within 75 feet of the seasonal high water marks for the Lamprey River, Exeter river, The Branch River, Dudley Brook, Pawtuckaway River, Fordway Brook, Governor's Lake, Onway Lake, Norton Pond, and other perennial major brooks, streams, or ponds as well as other areas of steep slopes or poorly drained and very poorly drained soils as delineated in the Rockingham County Soil Survey Map of 1994.

Elderly Housing Overlay Zoning District

The Elderly Housing Overlay Zoning District was established to provide for elderly housing targeted to occupants aged 55 and over as a permitted use. It is declared to be in the public interest and general welfare of the Town of Raymond to encourage a diverse mixture of ages in the general population and to encourage the development of housing for the elderly.

The overlay zoning district is designed to establish minimum development standards to ensure that the needs of the elderly are met, to provide locations for elderly housing projects which are compatible with the needs of the elderly, and to encourage housing for the elderly by permitting an increased density above that which is allowed in the underlying zone.

This overlay zone is also designed to provide for the existence of facilities and services specifically designed to meet the physical, social, and economic needs of older persons as opposed to any other residential use. The principal use of land may be for one or several building types ranging from independent senior housing, assisted living facility, congregate care, adult retirement community, and active adult community. The form of the unit can consist of attached or detached dwelling(s), with ownership including, but not limited to, condominium, or fee simple.

Elderly Housing is an “Allowed Use” in the following Zoning Districts:

- Zone A (Residential)
- Zone B (Residential/Agricultural)
- Zone C.2 (Commercial/Residential)
- Zone E (Manufactured Housing)

Elderly Housing Developments may be allowed in the following Zoning Districts by “Special Exception”:

- Zone F (Historic)
- Zone I (Groundwater Conservation District)

Elderly Housing is NOT permitted in any of the following Zoning Districts:

- Zone C.1 (Commercial)
- Zone D (Industrial)
- Zone G (Conservation District)

Section 4.406-02 of the Elderly Housing Overlay District also provides that the number of elderly housing dwelling units in Raymond, including those which are contained in any elderly housing project application accepted for review by the Planning Board, shall not exceed twenty percent (20%) of the total number of dwelling units in existence in the community which are approved as of April 1 of each calendar year.

In determining what constitutes an elderly housing unit, the assessor’s office will reference the portions of the Zoning Ordinance in effect when the dwelling unit was constructed and determine whether it shall be considered “elderly housing” for the purposes of the calculations required under this section. The Code Enforcement Officer will determine whether the number of units in any elderly housing project exceeds the maximum percentage described above.

Currently, the Elderly Housing Overlay District consists of a total of 98 acres making up 0.5 percent of the total land area of the town. Approximately 27.35 acres are currently in use representing 28 percent of the total acreage of the zoning district.

Groundwater Conservation District (Zone I)

The Groundwater Conservation District (Zone I) as described in Raymond’s Zoning Ordinance was adopted in the interest of public health, safety, and general welfare, to preserve, maintain, and protect from contamination existing and potential groundwater supply areas and to protect surface waters that are fed by groundwater. This district regulates land uses which could contribute pollutants to designated wells and/or aquifers identified as being needed for present and/or future public water supply.

The Groundwater Conservation District is an Overlay District which is superimposed over the existing underlying zoning and includes, within its boundaries, the Wellhead Protection Areas identified in the Town's *Wellhead Protection Program* (dated May, 1992).

As stated in the ordinance, the boundaries of this district may be amended from time to time by the Raymond Planning Board, which would include those areas currently identified as GAA, GAI, and GA2 and as may be designated by the NH Department of Environmental Services and Stratified Drift Aquifer(s) as shown on the map entitled "Generalized Aquifer Boundaries" and "Saturated Thickness and Transmissivity of Stratified Drift in the Exeter, Lamprey, and Oyster River Basins, Southeastern New Hampshire." 1990, (See Map 24).

This map is included in the Town of Raymond's "Water Resource Management and Protection Plan" dated March, 1993 as prepared by the Southern New Hampshire Planning Commission. This map may also be amended from time to time by the Raymond Planning Board.

Currently, Zone I consists of a total of 2,036.5 acres making up 10.8 percent of the total land area of the town. Approximately 541.28 acres are currently in use representing 26.6 percent of the total acreage of the zoning district.

Conservation Development

Conservation Development Overlay District is a development option allowed under NH RSA 674:21(f). The purpose of this Overlay Zone is to provide a method of development for land that permits variation in lot sizes and housing placement, and provides for the protection of natural, environmental and historic land features. This zone allows subdivisions with varying lot sizes to provide homebuyers a choice of lot sizes and single family homes according to their needs and preserves open space, tree cover, scenic vistas, natural drainage ways and outstanding natural topography.

Such measures prevent adverse impacts to the land by permitting development according to the natural features of the site; provide larger open areas with greater utility for recreation; encourage the development of more attractive and economic site design; and increase value and quality of the community.

Currently, there are approximately 350.3 acres of land approved for conservation development within the Town of Raymond which represents 1.8 percent of the total land area of the town. Approximately 75.69 acres are currently in use representing 21.6 percent of the total acreage of the zoning district.

Sewer Overlay District (SOD)

The Sewer Overlay District (SOD) was recently developed by the Planning Board and approved at Town Meeting in March 2006. The purpose of the SOD is to encourage a mixture of land uses as part of a unified development that could not otherwise occur in the underlying zones. Town water and sewer (either existing or as a component of the proposed development of a lot or lots) is a prerequisite to site development plan approval under this ordinance. All proposed site development plans considered under this ordinance must conform to an approved Unified Development Plan.

The SOD was specifically enacted in conjunction with Raymond's initiative to construct and operate a municipal wastewater treatment facility in connection with a proposed mixed-use development at Exit 4. This overlay district is also designed to foster economic development of primarily commercial and industrial development while allowing a limited amount of multi-family residential. Other mixed uses may be appropriate, except earth excavation and processing for commercial purposes which is not a compatible use within the SOD.

Currently, there are approximately 306.3 acres of land approved under the SOD within the Town of Raymond which represents less than 0.1 percent of the total land area of the town. Approximately 43.8 acres are currently in use representing 14.3 percent of the total acreage of the zoning district.

Historic Overlay (Zone F)

The Historic Overlay District (Zone F) was adopted to safeguard the heritage of the Town of Raymond as it is represented in structures of historical and architectural value; reflect elements of the community's architectural, cultural, social, economic, and political history; conserve property values; foster civic pride, and promote use of the historic district for the education, pleasure, and welfare of the town citizens. Zone F is applied to specific parcels of land owned by the Raymond Historical Society and include the former Boston & Main Railroad Depot, the so called Brewitt Funeral Home buildings and lot, the area encompassing the old Fire station, the town offices, and the Dudley-Tucker Library.

This includes approximately 7.62 acres of land representing less than 0.1 percent of the total land area of the town. Approximately 7.57 acres are currently in use which is 99.3 percent of the total acreage of the zoning district.

Mixed Use Business Campus Overlay District (MUBCOD)

The Mixed Use Business Campus Overlay District is a new overlay zone that was recently adopted at the 2007 Town Meeting. Currently, however, as there have not been

any projects approved under the MUBCOD provisions, there are no MUBCOD zones reflected yet on Raymond's Official Zoning Map.

The purpose of the MUBCOD is as follows:

- 1 To provide areas in the Town of Raymond which encourage the voluntary development of business office campuses containing a wide range of office uses and which provide the opportunity for ancillary uses compatible with the needs of each business campus proposal, where such office and/or ancillary uses may not otherwise be permitted in the underlying zones.
- 2 To promote the creation of quality business campuses which contain a combination of open space, conservation, recreation and/or agricultural uses and which will help to create a pleasing working environment and preserve important historic and natural features of the land.
- 3 To contribute to the Town's economic vitality by providing employment opportunities and broadening the Town's tax base.

The MUBCOD is also designed to foster economic development of primarily office business campus development while allowing ancillary uses limited to the following: hotel/motel, cafeteria, restaurant, daycare center, adult daycare center, testing labs, research labs, light manufacturing and warehouse establishments.

Development standards of the MUBCOD include a minimum initial lot size (prior to any subdivision) of forty acres. 40 percent of the initial lot size shall be set aside for conservation, recreation, agriculture or open space uses.

To qualify as a proposed development in the MUBCOD, the development must have accessible frontage on a New Hampshire State Route, excluding limited access highways or portions thereof. Also, the proposed development must be served by the Town of Raymond Water Department and at least 67 percent of the developable land shall be devoted to building or buildings used for business offices or professional services such as engineers, doctors, bankers, buyers, realtors and insurance agents.

The Town of Raymond Community Development Department has determined that there are eight parcels of land greater than 40 acres in size with frontage of a state road which may or may not meet eligibility requirements for MUBCOD zoning. These parcels total approximately 827.94 acres. Two of the parcels have town water available.³² There may also be the possibility for more acreage by combining parcels.

³² A copy of the Town of Raymond's Official Zoning Map can be found on the town website at: <http://www.raymondnh.gov/>.

E. Available Land for Development

The data illustrated in Table 19 provides an approximation of the amount of land that has been developed in each zoning district and the amount of vacant/undeveloped zoned land that currently exists within the Town of Raymond. As the data in this table shows, a large amount of residential and residential/agricultural zoned land within the Town of Raymond still remains vacant/ undeveloped. In addition, about 76 percent of the total acreage of the Raymond’s Commercial and Commercial/Residential zoning districts remain vacant/developed, while roughly 50 percent of the Raymond’s Industrial zoned land is developed.

Table 19
Developed Area³³
Town of Raymond, NH

Land Use	2007	2007	<u>Vacant/Undeveloped</u> <u>Zoned Land</u>
	Zoned Area(Acres)	Developed Area (Acres)	
Residential and Residential/Agricultural and Manufactured Housing	14,468.69	3,600.8	10,867.89
Commercial and Commercial/Residential	1,120.34	278.2	842.14
Industrial	1,808.04	890	918.04
Total as Acreage	17,397.07	4,769	12,628.07
Total as Percent	100 %	27%	73%

Source: NH GRANIT Digital Data (1:24,000)

F. Overall Land Use Trends

While it is difficult to compare the land use and zoning data of Raymond’s 2002 Master Plan with this 2009 Master Plan Update because of the nature and collection of the data, some basic overall land use comparisons can be made.

³³ Developed area for the Residential and Residential Agricultural and Manufactured Housing Land Use comes from the following Land Use Categories of the Town of Raymond Land Use map; *Residential Single Family, Residential Multifamily, Agricultural, Recreation, and Public and Quasi Public Land Use*. Developed Area for Industrial Land Use comes from the following Land Use Categories; *Industrial, Mining, Transportation, Utilities*. Developed area for the Commercial and Commercial Residential Land Use comes only from the *Commercial* Land Use Category. Open Water which comprises 720.2 acres was not included in this table.

First, the Town of Raymond is primarily a residential community. Raymond's pattern of low density residential development as cited in the 2002 Master plan has continued to the present. Currently, residential land use in Raymond accounts for about 3,600 acres.³⁴ The total amount of vacant/undeveloped residential zoned land is currently 10,867.89 acres or 75 percent of the town's total residential zones.

The 2002 Master Plan also stated that Raymond's commercial area was relatively small, comprising only 1 percent of the total area of the town. The Existing Land Use Map prepared for this Master Plan update, however, clearly shows that commercial land use now comprises 278.2 acres or about 1.4 percent of total land area of the community. The majority of the town's commercial areas are primarily located in the downtown area and at Exit 5 on Route 101. Other commercial areas follow along Route 27. This pattern of commercial development has not changed dramatically in the last five years except for the continued growth along these corridors. There is about 842.14 acres of remaining vacant/undeveloped zoned land available for commercial (Zone C1) and commercial/residential (Zone C2) use in Raymond in the future (see Table 19).

Table 20 and Table 21 provide a comparison of Raymond's total population and Raymond's total residential and commercial/industrial land use units (number of residential dwelling units and commercial/industrial buildings) with adjacent towns. This 2005 data indicates that Raymond is the largest town representing 27 percent of the population and 29 percent of the total number of residential units existing within the subarea consisting of the towns of Candia, Chester, Deerfield, Nottingham, Epping and Fremont. In addition, the Town of Raymond has the largest number of commercial and industrial buildings existing within this subarea.

Table 20 also indicates that in 2005, 61 percent of all the housing stock in Raymond was single-family dwellings, 4 percent was two-family dwelling units, 13 percent was multi-family units and 22 percent was manufactured housing units. Only the Town of Epping compared with the Town of Raymond with 65 percent single-family housing, 17 percent multi-family and 18 percent manufactured units. The Town of Fremont's multi-family units total 14 percent of its housing stock. All other neighboring towns have a much higher percentage of single-family housing and a much lower percentage of multi-family and manufactured housing.

This information can be used by the Town of Raymond in future growth management studies and in considering various growth management ordinances for the town as may be necessary to address the town's growth.

³⁴ See Table 19

Table 20
Residential Land Use Units, 2005³⁵
SNHPC Region

Municipality	Population	<i>Population % of Subarea</i>	One Family (Units)	Two Family (Units)	Multi Family (Units)	Manufactured Housing (Units)	Total Residential (Units)	<i>% Total Units of Subarea</i>
Candia	4,163	11%	1,375	20	24	50	1,469	10%
Chester	4,648	12%	1,367	33	21	29	1,450	10%
Raymond*	10,188	27%	2,592	185	531	911	4,219	29%
Deerfield	4,148	11%	1,449	71	10	136	1,666	11%
Nottingham	4,430	12%	1,812	NA	70	76	1,958	13%
Epping	6,052	16%	1,649	NA	427	449	2,525	17%
Fremont	4,159	11%	1,187	NA	211	91	1,489	10%
Subarea Total(s)	37,788	100%	11,431	NA	NA	1,742	14,776	100%

Source: US Census 2000, SNHPC 2005, NH OEP, (Epping and Fremont units are from 2006)

**Note: For more detailed information on Raymond's housing stock refer to the Housing Report*

Table 21
Commercial/Industrial Land Use Units, 2005³⁶
SNHPC Region

Municipality	Population	Commercial (Units)	Industrial (Units)
Candia	4,163	1,375	20
Chester	4,648	1,367	33
Raymond	10,188	2,592	185
Deerfield	4,148	1,449	71
Nottingham	4,430	NA	NA
Epping	6,052	NA	NA
Fremont	4,159	NA	NA

Source: US Census 2000, NH OEP & SNHPC

³⁵ Selected data from Appendix 2, pg 34 of SNHPC Land Use Update 2005.

³⁶ Selected data from Appendix 2, pg 34 of SNHPC Land Use Update 2005.

G. Recent Subdivision and Site Plan Activity

Additional information useful for future growth management studies, include a summary of the Town of Raymond's subdivision and site plan activities. According to the Town of Raymond Community Development Department, in 2006 the Raymond Planning Board approved a total of three site plans and 39 subdivision applications. Of these subdivisions, 35 were for conservation development and two were for manufactured housing parks. Also in 2007, the Planning Board approved a total of 8 site plans and 60 subdivision applications of which 29 were for conservation development.

The following information shown in Table 22 summarizes all the major subdivision and site plan projects that have been approved by the Planning Board between May 2006 and October 2007. This information reveals that while housing growth in the rest of New Hampshire has slowed substantially over the past year, subdivision and site plan activity in Raymond continues to expand.

Table 22
Recent Subdivision and Site Plan Activity, 2006- 2007
Town of Raymond, NH*

Project Type	Numbers of Lots*	Conditional Approval
Conservation Subdivision	35	5/4/06
Subdivision and Site Plan	2	5/18/06
Subdivision & Manufactured Housing Park	2	8/3/06
Site Plan	1	11/16/06
Site Plan	2	7/26/07
Subdivision	27	1/4/07
Site Plan	1	6/7/07
Conservation Subdivision	11	6/21/07
Site Plan	1	6/28/07
Subdivision	2	8/2/07
Subdivision	2	8/16/07
Site Plan	1	8/16/07
Site Plan	1	8/16/07
Amended Site Plan	1	8/16/07
Conservation Subdivision	18	9/20/07
Site Plan	1	10/4/07
Subdivision	2	10/7/07
Amended Site Plan	1	1/3/08
Conservation Subdivision	12	5/15/08
Subdivision	2	6/5/08
Site Plan	1	7/10/08
Site Plan	2	8/7/08
Site Plan	1	10/2/08
Site Plan	1	11/6/08

Source: Raymond Community Development Department

*This list does not include minor residential subdivisions or voluntary lot mergers.