

SECTION XV. RESIDENTIAL DISTRICT R-2.

SECTION XV. RESIDENTIAL DISTRICT R-2. [Amended 05/20/2020]

A. PURPOSE

To provide residential areas within the Town of Scarborough of low density in a manner which will promote a wholesome living environment. To this end, residential development shall not exceed 2 dwelling units per net residential acre and may occur in accordance with the provisions of Section VIIA of this Ordinance. [Amended 02/01/2006]

B. PERMITTED USES

1. Single family detached dwellings exclusive of individual mobile homes.
2. Place of Worship. [05/05/99]
3. School, library, museum.
4. Residential recreation facility.
5. Accessory uses including accessory stables on lots of at least two acres, accessory agricultural activities subject to the performance standards of Section IX.P. [Amended 05/05/10]
6. Family Day Care Homes, subject to the standards and conditions of Section IV(I)(6), except that Board Appeals review is not required. [6/01/94]
7. Golf Course. [12/21/94]
8. Municipal Buildings and Uses. [07/05/95]
9. Accessory units subject to the performance standards of Section IX.J. (02/15/12)

C. SPECIAL EXCEPTION USES

1. Commercial agriculture subject to the performance standards of Section IX.Q. [05/05/10]
2. Farm stands subject to the performance standards of Section IX.R. [05/05/10]
3. Agricultural products stores subject to the performance standards of Section IX.S. [05/05/10]
4. Agricultural processing facilities with a total of not more than one thousand (1,000) square feet of gross floor area in conjunction with commercial agriculture subject to the performance standards of Section IX.Q. [05/05/10]
5. Cemeteries.
6. Public utilities facilities including substations, pumping stations and sewage treatment facilities.
7. Home occupations.
8. Group Day Care Homes, and Nursery Schools. [06/01/94]

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- 9. Day Care Center Facilities. [12/21/94]
- 10. Adjunct Uses, Place of Worship. [05/05/99]
- 11. Telecommunications Facility. [03/17/04]
- 12. Hospices. [08/17/05]

D. SPACE AND BULK REGULATIONS

Maximum net residential density	2 dwellings per net residential acre.
Minimum lot area (refer to page 41, Section VI – Definitions, <i>Lot Area</i> for calculation)	20,000 sq. ft.
Minimum area per family	20,000 sq. ft.
Minimum street frontage	100 feet
Minimum front yard all buildings	40 feet
Minimum rear and side yards, all buildings *Buildings higher than 30 feet shall have side and rear yards not less than 50% of building height.	15 feet*
Maximum building height [Amended 05/20/2020]	35 feet
Maximum building coverage	20%
Minimum distance between principal buildings on the same lot	The height equivalent of the taller building

The above space and bulk regulations shall apply unless the use of Section VIIA, Conservation Subdivision Design – Flexible Development Standards for Lower Density Residential Districts, of this Ordinance is required or elected, as per subsection B applicability of Section VIIA. [Amended 02/01/06]

E. OFF-STREET PARKING

Off-street parking shall be provided in accordance with the requirements of Section XI of this Ordinance.

F. SIGNS

Signs shall be regulated in accordance with the requirements of Section XII of this Ordinance.