

SECTION XV.A RESIDENTIAL DISTRICT R-3

SECTION XV.A RESIDENTIAL DISTRICT R-3 [Amended 07/13/16] [Amended 05/20/2020]

A. PURPOSE

To provide residential areas within the Town of Scarborough of higher density to a manner which will promote a wholesome living environment. To this end, residential development shall not exceed 2 dwelling units per net residential acre in unsewered areas or 3 dwelling units per net residential acre in sewerred areas.

B. PERMITTED USES

1. Any permitted use in an R-2 Residential District.
2. Two-family dwelling.
3. Community buildings not operated for private gain.
4. Accessory uses including accessory agricultural activities subject to the performance standards of Section IX.P. [Amended 05/05/10]
5. Multiplex (must be served by public sewer; minimum parcel size of five 5 acres) per Section VII.
6. Townhouses limited to no more than eight (8) dwelling units per building (must be served by public sewer; minimum parcel size of five (5) acres).
7. Family Day Care Homes, subject to the standards and conditions of Section IV(I)(6), except that Board of Appeals review is not required. [06/01/94]
8. Golf Course. [12/21/94]
9. Municipal Buildings and Uses. [07/05/95]
10. Accessory units subject to the performance standards of Section IX.J. (02/15/12)

C. SPECIAL EXCEPTIONS

1. Nursing homes, orphanages, hospices. [Amended 08/17/05]
2. Charitable institutions.
3. Public utility facilities including substations, pumping stations and sewage treatment facilities.
4. Home occupations.
5. Group Day Care Homes and Nursery Schools. [06/01/94]
6. Adjunct Uses, Place of Worship. [05/05/99]
8. Telecommunication Facility. [03/17/04]

D. SPACE AND BULK REGULATIONS

	Sewered	Unsewered
Minimum lot area (refer to page 41, Section VI – Definitions, <i>Lot Area</i> for calculation)	15,000 sq. ft.	20,000 sq. ft.
Minimum Area per Family	15,000 sq. ft.	20,000 sq. ft.
Minimum Street Frontage	100 feet	100 feet
Minimum Front Yard, All buildings	40 feet	40 feet

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	Sewered	Unsewered
Minimum Rear and Side Yard, All Buildings (*Buildings higher than 30 feet shall have side and rear yards not less than 50% of building height.)	15 feet*	15 feet*
Maximum Building Height [Amended 05/20/2020]	35 feet	
Maximum Building Coverage	25%	20%
Minimum distance between principal building on same lot shall be the height equivalent of the taller building.		

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.