

**SECTION XVII. RESIDENTIAL DISTRICT R-4A.**

**SECTION XVII. RESIDENTIAL DISTRICT R-4A. [Amended 03-04-09][Amended 07/13/16]  
[Amended 05/20/2020]**

**A. PURPOSE**

To provide residential areas within the Town of Scarborough of higher density in a manner which will promote a wholesome living environment. To this end, residential development shall not exceed 4 dwelling units per net residential acre. All developments in R-4A districts shall be serviced by public sewer and public water supply.

**B. PERMITTED USES**

1. Single family detached dwellings exclusive of individual mobile homes.
2. Recreational or community activity buildings, grounds for games or sports except those operated for profit.
3. Public and private educational facilities.
4. Place of Worship. [05/05/99]
5. Medical and professional offices with less than 2,500 square feet of floor area, total per lot.
6. Accessory uses including accessory agricultural activities subject to the performance standards of Section IX.P. [Amended 05/05/10]
7. Two family dwelling.
8. Multiplex (must be served by public sewer; minimum parcel size of five 5 acres) per Section VII.
9. Townhouses limited to no more than eight (8) dwelling units per building (must be serviced by public sewer; minimum parcel size of five (5) acres).
10. 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]
11. Golf Course. [12/21/94]
12. Municipal Buildings and Uses. [07/05/95]
13. Accessory units subject to the performance standards of Section IX. J. (2-15-12)

**C. SPECIAL EXCEPTIONS**

1. Public utility facilities including substations, pumping stations and sewage treatment facilities.
2. Home occupation.
3. Group Day Care Homes, and Nursery Schools.
4. Adjunct Uses, Place of Worship. [05/05/99]
5. Telecommunication Facility. [03/17/04]

**D. SPACE AND BULK REGULATIONS**

Maximum net residential density	4 dwelling units per net residential acre
Minimum lot area (refer to page 41 - Section VI – Definitions, <i>Lot Area</i> for calculation)	10,000 square feet
Minimum area per family	10,000 square feet
Minimum street frontage	80 feet

**SECTION XVII. RESIDENTIAL DISTRICT R-4A.**

Minimum front yard, all buildings	30 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	25%
Minimum distance between principal buildings 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.