

**SECTION XIII. RESIDENTIAL ZONING DISTRICTS [Adopted 07-19-2023]**

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**RURAL FARMING DISTRICT RF**

To conserve the integrity and natural qualities of rural open space for the betterment and future of the community and encourage the continuation of agriculture and related activities in these areas of the community. To this end, residential development shall not be in excess of 1 dwelling unit per 2 residential acres.

**RURAL, FARMING AND MANUFACTURED HOUSING DISTRICT RFM**

To conserve the integrity and natural qualities of rural open space for the betterment and future use of the community, to encourage the continuation of agriculture and related activities and to provide for areas within the community where manufactured housing units can be harmoniously situated on individual lots. To this end, residential development shall not be in excess of 1 dwelling unit per 2 residential acres.

**RESIDENTIAL DISTRICT R2**

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.

**RESIDENTIAL DISTRICT R3**

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.

**RESIDENTIAL DISTRICT R4**

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 4 dwelling units per net residential acre in sewerred areas.

**RESIDENTIAL DISTRICT R4A.**

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.

**A. PERMITTED USES – RESIDENTIAL DISTRICTS**

Permitted use table abbreviations are as follows:

- P – Permitted by Right
- SE – Special Exception Required
- C# – Condition Applies
- CZ – Contract Zone Required
- Blank – Not a Permitted Use

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<b>AGRICULTURAL USES</b>	<b>PERFORMANCE STANDARDS APPLY</b>	<b>RF</b>	<b>RFM</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R4A</b>
Accessory uses including accessory stables on lots of at least two acres	Section IX.P.	P	CZ	P			
Accessory uses including accessory agricultural activities	Section IX.P.	P	CZ	P	P	P	P
Commercial Agriculture	Section IX.Q.	P	CZ	SE			
Commercial Animal Husbandry	Section IX.Q.	P	CZ				
Agricultural Employee Housing in Conjunction with Commercial Agriculture and/or Commercial Animal Husbandry		SE	SE				
Commercial Stables		P	CZ				
Farm stand	Section IX.R	P	CZ	SE			
Agricultural Products Store	Section IX.S.	P	CZ	SE			
Agricultural processing facility with a total of not more than one thousand (1,000) square feet of gross floor area in conjunction with commercial agriculture	Section IX.Q.			SE			
Agricultural processing facility with a total of not more than two thousand (2,000) square feet of gross floor area in conjunction with commercial agriculture and/or animal husbandry	Section IX.Q.	P	CZ				
Agricultural processing facility with a total of more than two thousand (2,000) square feet of gross floor area in conjunction with commercial agriculture and/or animal husbandry	Section IX.Q.	SE	SE				
Forestry		P	CZ				
Wetlands Creation on Previously Excavated Property		CZ	CZ				

<b>RESIDENTIAL USES</b>	<b>PERFORMANCE STANDARDS APPLY</b>	<b>RF</b>	<b>RFM</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R4A</b>
Single Family Dwelling Units (exclusive of individual mobile homes) Up to 2 Dwelling Units per Lot	Section IX.Z.	P	P	P	P	P	P

**SECTION XIII. RESIDENTIAL ZONING DISTRICTS [Adopted 07-19-2023]**

Single Family Dwelling Units (exclusive of individual mobile homes) Up to 4 Dwelling Units per Lot	Section IX.Z.			P	P	P	P
Two-family Dwelling Units		P	P		P	P	P
A Single Multi-family Dwelling with Four or Fewer Dwelling Units on a Lot	Section VIIA. Conservation Design	P	CZ				
Manufactured Housing Unit			CZ, C4				
Manufactured Housing Community		SE	SE				
Townhouse - No more than 8 units per building (Minimum 3 units)					C3	C3	C3
Multiplex	Section VII				C3	C3	C3
Nursing Home		C1	CZ, C1		SE	SE	
Boarding Care		C1	CZ, C1				
Orphanage					SE	SE	
<b>INSTITUTIONAL AND CIVIC USES</b>	<b>PERFORMANCE STANDARDS APPLY</b>	<b>RF</b>	<b>RFM</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R4A</b>
Cemetery		SE	SE	SE			
Library				P	P	P	
Museum				P	P	P	
School - Public and Private Educational Facility				P	P	P	P
Municipal Building and Use		P	CZ	P	P	P	P
Public Utility Facility, Including Substation, Pumping Station and Sewage Treatment Facility		SE	SE	SE	SE	SE	SE
Hospice Facility		SE	SE	SE	SE	SE	
Place of Worship		P	CZ	P	P	P	P
Adjunct Use, Place of Worship		SE	SE	SE	SE	SE	SE
Charitable Institution					SE	SE	
<b>RECREATIONAL USES</b>	<b>PERFORMANCE STANDARDS APPLY</b>	<b>RF</b>	<b>RFM</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R4A</b>
Residential Recreation Facility		P	CZ	P		P	
Golf Course		P	CZ	P	P	P	P

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Community Building (non-profit)					P	P	P		
Grounds for Games and Sports (non-profit)							P		
Commercial Outdoor Recreation	Section IX.U	SE	SE						
Day Camp		C2	CZ, C2						
Non-commercial Model Aviation Flying Field Located West of the Maine Turnpike	Section IV(I)(8)	SE	SE						
<b>COMMERCIAL AND RETAIL USES</b>		<b>PERFORMANCE STANDARDS APPLY</b>		<b>RF</b>	<b>RFM</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R4A</b>
Family Day Care Home (3-6 children or adults)	Section IV(I)(6), except that Board Appeals review is not required.	P	CZ	P	P	P	P		
Group Day Care Home (7-12 children) and Nursery School		SE	SE	SE	SE	SE	SE		
Day Care Center Facility (13 + children)		SE	SE	SE					
Medical or Professional Office (less than 2,500 sq. ft floor area per lot)							P		
Boarding Care Facility						SE			
Kennel		SE	SE						
Veterinary and Pet Care Facility		SE	SE						
Utility Scale Solar Energy System	Section IX.(O.1.)	P	CZ						
<b>LODGING USES</b>		<b>PERFORMANCE STANDARDS APPLY</b>		<b>RF</b>	<b>RFM</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R4A</b>
Bed and Breakfast	Section IX.T.	P	CZ						
Camping and Tenting (five acres or more)		SE	SE						
<b>INDUSTRIAL USES</b>		<b>PERFORMANCE STANDARDS APPLY</b>		<b>RF</b>	<b>RFM</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R4A</b>
Extractive Industry Including Gravel Pit and Quarry		SE	SE						
<b>ACCESSORY USES</b>		<b>PERFORMANCE STANDARDS APPLY</b>		<b>RF</b>	<b>RFM</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R4A</b>
Accessory Dwelling Unit	Section IX.J.	P	P	P	P	P	P		
Home Occupation		SE	SE	SE	SE	SE	SE		

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Telecommunication Facility		SE	SE	SE	SE	SE	SE
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C1 - Must be on minimum 5-acre lot

C2 - Must be on minimum 10-acre lot

C3 – Must be served by public sewer; minimum 5 acres parcel

C4 - **a.** The wheels, axles, detachable transporter unit and tongue shall be removed and the unit shall be placed on a permanent foundation.

**b.** The foundation shall comply to the requirements of the Town’s building code for residential structures. At a minimum, the foundation shall consist of a 4' frost wall completely surrounding and supporting the perimeter of the unit with a crawl space.

**c.** The exterior plumbing shall comply with the Maine State Plumbing Code.

**d.** The exterior electrical connections shall comply with the National Electrical Code.

**e.** The acute angle between the front property line of the lot (or in the case of a curved front line, the chord connecting the points where the side lines intersect the front line) and a line parallel to the short axis of the manufactured housing unit is not less than 30 degrees. On corner lots, said acute angle shall be no less than 30 degrees and no greater than 60 degrees.

**f.** Fuel oil storage tanks shall be in the cellar, crawl space, or buried and conform to NFPA 31.

**g.** Above-ground propane tanks shall be permitted only at the rear of the structure.

**h.** All disturbed portions of the site shall be loamed and seeded.

**B. SPACE AND BULK STANDARDS – RESIDENTIAL DISTRICTS**

The following standards shall apply unless the use of Section VIIA, Conservation Subdivision Design is required or selected.

DIMENSIONAL STANDARDS	RF	RFM	R2	R3		R4		R4A
	ALL	ALL	ALL	Sewer	No Sewer	Sewer	No Sewer	Sewer Only
Minimum Lot Area per Dwelling Unit (refer to Section VI - Definitions, Lot Area for calculation)	80,000 sq ft	80,000 sq ft	20,000 sq ft	15,000 sq ft	20,000 sq ft	10,000 sq ft	20,000 sq ft	10,000 sq ft
Minimum Street Frontage	200'	200'	100'	100'		75'	100'	80'
Conservation Subdivision Design Dimensional Standards	See Section VIIA			NA				
SETBACKS	RF	RFM	R2	R3		R4		R4A
	ALL	ALL	ALL	Sewer	No Sewer	Sewer	No Sewer	Sewer Only
Minimum Front Yard (All Structures)	50'	50'	40'	40'		30'	40'	30'
Minimum Side Yard*	15'	15'	15'	15'		15'		15'

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Minimum Rear Yard*	15'	15'	15'	15'	15'	15'	15'	
Conservation Subdivision Design Setbacks	See Section VIIA			NA				
<b>DENSITY</b>	<b>RF</b>	<b>RFM</b>	<b>R2</b>	<b>R3</b>		<b>R4</b>		<b>R4A</b>
	<b>ALL</b>	<b>ALL</b>	<b>ALL</b>	<b>Sewer</b>	<b>No Sewer</b>	<b>Sewer</b>	<b>No Sewer</b>	<b>Sewer Only</b>
Maximum Net Residential Density per Acre	0.5	0.5	2	3	2	4	2	4
Residential Density Factors Section VIIC (a) Apply	NA							
Conservation Subdivision Design Density	See Section VIIA			NA				

\*Buildings taller than 30' shall have side and rear yards not less than 50% of building height.

**C. ADDITIONAL STANDARDS – RESIDENTIAL DISTRICTS**

The following standards shall apply unless the use of Section VIIA, Conservation Subdivision Design is required or elected.

<b>ADDITIONAL STANDARDS</b>	<b>RF</b>	<b>RFM</b>	<b>R2</b>	<b>R3</b>		<b>R4</b>		<b>R4A</b>
	<b>ALL</b>	<b>ALL</b>	<b>ALL</b>	<b>Sewer</b>	<b>No Sewer</b>	<b>Sewer</b>	<b>No Sewer</b>	<b>Sewer Only</b>
Maximum Building Height	35'	35'	35'	35'		35'		35'
Minimum distance between principal buildings on the same lot	Height Equivalent of Taller Building							
Maximum Building Coverage	25%	25%	20%	25%		25%	20%	25%
Conservation Subdivision Design Additional Standards	See Section VIIA			NA				
Off-Street Parking	See Section XI							