Use	Performance Standards Apply to All Districts	Rural Farming (RF)	Rural, Farming and Manufactured Housing (RFM)	Residential 2 (R2)	Residential 3 (R3)	Residential 4 (R4)	Residential 4A (R4A)	Village Residential 2 (VR-2)	Village Residential 4 (VR-4)	Residence and Professional Office (RPO)	Town and Village Centers (TVC)	Town and Village Centers Transition (TVC-2)	Town and Village Centers Fringe (TVC-3)	Town and Village Centers 4 (TVC-4)	Beach Mixed Use (B-1)	Running Hill Transition (RH-2)	Running Hill Mixed Use (RH)	Crossroads Planned Development (CPD)	Haigis Parkway (HP)	Business office Research (BOR)	Regional Business (B-2)	General Business (B-3)	Light Industrial Overlay (LI)	Industrial (I)
RESIDENTIAL HOUSING USES																								
Single Family Dwelling Units	Section IX (Z)	P	P	P	P	P	P	P	P	P		C45	C45	C48	P	P	C27	PD; C42						
Two-family Dwelling Units	Section IX (Z)	P	P	P	P	P	P	P	P	P		C45	C45	C48	P	P		PD; C42						
Manufactured Housing Unit		C5	C5	C5	C5	C5	C5	C5	C5	C5		C5; C45	C5; C45	C5; C48	C5	C5	C5; C27	PD; C5; C42						
Manufactured Housing Community	Section IX (Y)	SE	SE																					
Townhouse					C1; C3	C1; C3	C1; C3	C3	C3	C44	P	C1	C1	P		P	P	PD						
Single Multi-family Dwelling with Four or Fewer Dwelling Units on a Lot	Section VIIA. Conservation Design	P	CZ																					
Multi-Family Dwelling (no more than 8 dwelling units per building)					C1; C3	C1; C3	C1; C3																	
Multi-Family Dwelling (no more than 12 dwelling units per building)												C1	C1			P								
Multi-Family Dwelling (no limit per building)								C3; C17	C3; C17	C44	P						P	PD	PD; C19					
Accessory Dwelling Unit	Section IX.J	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P						

Use	Performance Standards Apply to All Districts	Rural Farming (RF)	Rural, Farming and Manufactured Housing (RFM)	Residential 2 (R2)	Residential 3 (R3)	Residential 4 (R4)	Residential 4A (R4A)	Village Residential 2 (VR-2)	Village Residential 4 (VR-4)	Residence and Professional Office (RPO)	Town and Village Centers (TVC)	Town and Village Centers Transition (TVC-2)	Town and Village Centers Fringe (TVC-3)	Town and Village Centers 4 (TVC-4)	Beach Mixed Use (B-1)	Running Hill Transition (RH-2)	Running Hill Mixed Use (RH)	Crossroads Planned Development (CPD)	Haigis Parkway (HP)	Business office Research (BOR)	Regional Business (B-2)	General Business (B-3)	Light Industrial Overlay (LI)	Industrial (I)
Senior Housing											P	C1	C1			P	P	PD						
Residential Accessory Use		P	CZ	P	P	P	P	P	P	P	C22	P	P	C21	P	P	P	P	P					
RESIDENTIAL HOUSING AND COMMERCIAL COMBINED USES																								
Dwelling Units in a Mixed Use Building										C37	P	C37	C37	PD; C49	C36	C38	P	PD	PD; C19			PD		
Live Work Unit										P	P	P	P	C49	P	P	P	PD	PD; C41			PD		
Home Occupation	Section IX (V)	SE	SE	SE	SE	SE	SE	SE	SE	P	P/SE	P/SE	P/SE	P/SE	P	P/SE		PD						
LODGING USES																								
Bed and Breakfast	Section IX (T)	P	CZ									C14	C24		P									
Short-Term Rental (owner occupied)	Section IX (FF)	C60 or SE	C60 or SE	C60 or SE	C60 or SE	C60 or SE	C60 or SE	P	P	P	P	P	P	P	P	P	P	P	P		P	P		
Short-Term Rental (non-owner occupied)	Section IX (FF)	C60	C60	C60	C60	C60	C60	SE	SE	SE	P	P	P	P	C60	SE	SE	P	P		P	P		
Lodging House																					P	C23		
Camping and Tenting (five acres or more)	Section IX (A.13)	SE	SE																					
Campgrounds	Section IX (A.13)																		P					
Hotels and Motels											C22	C1; C14	C46; C24					PD	C56	C25	P	C23		

Condition 60: Only Permitted in Coastal Beach Zone

SECTION VI. DEFINITIONS

Primary Residence: Residential dwelling, also known as principal residence, occupied by the owner(s) of the property permanently or for the majority of the year.

Seasonal Residence: Residential dwelling occupied by the owner(s) of the subject property for a minimum of three consecutive months during a twelve (12) month period.

Short-Term Rental: The use, control, management or operation of a legally existing residential dwelling or portion of a dwelling unit or accessory structures offered for rent for transient occupancy for dwelling, sleeping or lodging purposes by short-term rental guests for less than 28 consecutive days, for compensation, directly or indirectly, excluding motels, licensed campgrounds, hotels, bed-and-breakfasts, and lodging houses.

Short-Term Rental Owner Occupied: A short-term rental that is occupied by the owner(s) as their primary residence when any part of the dwelling or accessory structures are rented as a short-term rental. For the purposes of this section, the owner(s) do not have to be present during the short-term rental occupancy. If the owner of the property is an entity other than an individual or individuals, then at least one principal or member of the owner entity must identify the residential dwelling as their primary residence.

Short-Term Rental Non-Owner Occupied: A short-term rental that is not occupied by its owner(s) as their primary residence when any part of the dwelling or accessory structures are rented as a short-term rental.

SECTION IX. PERFORMANCE STANDARDS.

FF. PERFORMANCE STANDARDS – SHORT TERM RENTAL OWNER OCCUPIED AND NON-OWNER OCCUPIED

Registration. Persons or entities wishing to establish a short-term rental within the Town of Scarborough shall first register through the Town Clerks Office and shall adhere to registration requirements found in Chapter 1020 Short Term Rental Registration and this Ordinance.

1. No more than one short term rental shall be permitted per single family residential lot excluding short term rentals in the Coastal Beach Zone.
2. There shall be no exterior signage or any other exterior indications of the short-term rental activity excluding short term rentals in the Coastal Beach Zone.
3. The traffic generated by a short-term rental shall not increase the volume of traffic so as to create a traffic hazard or disturb the residential character of the immediate neighborhood.