

## **SECTION XIII. RESIDENTIAL ZONING DISTRICTS**

### **SECTION XIII. RESIDENTIAL ZONING DISTRICTS [Adopted 07/19/2023][Amended 05/20/2026]**

#### **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: SEE SECTION XIII.A ZONING DISTRICT USE TABLES [Amended 05/20/2026]**

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**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.

<b>DIMENSIONAL STANDARDS</b>	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				
<b>SETBACKS</b>	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'
Minimum Rear Yard*	15'	15'	15'	15'		15'		15'
Conservation Subdivision Design Setbacks	See Section VIIA			NA				
<b>DENSITY</b>	RF	RFM	R2	R3		R4		R4A
	ALL	ALL	ALL	Sewer	No Sewer	Sewer	No Sewer	Sewer Only
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.

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**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							