

SECTION XXI. INDUSTRIAL DISTRICT - I.

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A. PURPOSE

To provide districts within the Town of Scarborough for manufacturing, processing, treatment, research, warehousing, storage and distribution, and other compatible uses, where there is no unreasonable danger of explosion or other hazard to health or safety. [Amended 07/18/12]

B. PERMITTED USES: SEE SECTION XIII.A ZONING DISTRICT USE TABLES [Amended 05/20/2026]

C. PERFORMANCES STANDARDS [05/01/96; 07/18/12]

All uses in the Industrial District are subject to the performance standards of Section IX(A) of this ordinance.

D. SPACE AND BULK REGULATIONS [07/20/2011; 07/18/12]

Minimum area of lot	20,000 square feet
Maximum building coverage	50%
Minimum front yards	50 feet
Minimum side and rear yards	25 feet or 50% of building height whichever is greater except that all side and rear yards abutting residential districts shall be a minimum of 50 feet or the height equivalent of the principal building or use, whichever is greater, and shall comply with the buffering requirements of this Ordinance.
Maximum building height	60 Feet The Planning Board may approve an increase in the building height as part of the site plan review to not more than 100 feet if the applicant demonstrates that the increased height is an operational necessity for the use and the visual impact of the increased height will be minimized through the building design or buffering,