

<b>MINIMUM STREET FRONTAGE</b>	
<b>(1) School and municipal uses</b>	None
<b>(2) All other uses</b>	50 ft.
<b>MAXIMUM LOT COVERAGE (INCLUDES ALL BUILDINGS, PARKING, AND DRIVEWAY AREAS)</b>	
<b>(1) School Uses</b>	40% (Effective August 11, 1999)
<b>(2) Municipal uses</b>	None
<b>(3) All other uses</b>	70%
<b>MINIMUM SETBACKS</b>	
<b>(1) School uses</b>	
a. Side yard setback	50 ft. The side yard setback shall be increased to 100 ft. where it abuts a residential district
b. Rear yard setback	50 ft. The rear yard setback shall be increased to 100 ft. where it abuts a residential district
c. Front yard setback	75 ft.
<b>(2) Municipal uses</b>	
a. Side yard setback	15 ft. The side yard setback shall be increased to 50 ft. where it abuts a residential district.
b. Rear yard setback	15 ft. The side yard setback shall be increased to 50 ft. where it abuts a residential district.
c. Front yard setback	
Building with up to 5,000 sq. ft. of floor area	Minimum of 25 ft. Maximum of 35 ft.
Building with more than 5,000 sq. ft. of floor area	50 ft.

<b>(3) Antennas extending from 15' to 25' measured from the highest point of the alternative tower structure</b>	
a. Property line setback	125% of the distance from the ground to the top of the antenna (Effective April 15, 2000)
<b>(4) Towers which are freestanding, and towers which are attached or braced against a structure and exceed 15' in height measured from the highest point of the roof of the structure</b>	
a. Property line setback	125% of the distance from the ground to the top of the antenna (Effective April 15, 2000)
b. Front yard setback	125% of the distance from the ground to the top of the antenna or the distance from the street right of way to the front of the existing structure plus 5', whichever is more (Effective April 15, 2000)
<b>(5) Village Green Development</b>	
a. Side yard setback	15 ft. The side yard setback for new construction shall be increased to 50 ft. where it abuts a residential district.
b. Rear yard setback	15 ft. The side yard setback for new construction shall be increased to 50 ft. where it abuts a residential district.
c. Front yard setback	25 ft. The front yard setback for parking shall be 35 ft. (Effective march 9, 2016)
<b>(6) All other uses</b>	
a. Side yard setback	15 ft. The side yard setback for new construction shall be increased to 50 ft. where it abuts a residential district
b. Rear yard setback	15 ft. The rear yard setback for new construction shall be increased to 50 ft. where it abuts a residential district

*Single Family Homes*

c. Front yard setback	<i>Residential</i>	Minimum 25 ft. Maximum 35 ft.
<b>(7) Deck with a height of less than ten (10) feet above average grade</b>		
a. Side yard setback		10 ft.
b. Rear yard setback		10 ft.
<b>(8) Accessory building having less than one hundred fifty (150) square feet of floor area</b>		
a. Side yard setback		10 ft.
b. Rear yard setback		10 ft.
<b>(9) Outdoor recreational facilities such as swimming pools, tennis courts, and basketball courts that are accessory to a single family residential use</b>		
a. Side yard setback		10 ft.
b. Rear yard setback		10 ft. (Effective December 10, 2003)
<b>(10) Wind energy system</b>		110% of the distance from the ground to the center of the turbine (Effective October 8, 2008)
<b>MAXIMUM TELECOMMUNICATION HEIGHT</b>		
<b>(1) Antenna attached to a structure</b>		25' measured from the highest point of the roof of the structure (Effective April 15, 2000)
<b>(2) Amateur or governmental tower attached or braced against a structure</b>		25' measured from the highest point of the roof of the structure (Effective April 15, 2000)
<b>(3) Freestanding amateur or governmental wireless telecommunication tower</b>		50' measured from average original grade (Effective April 15, 2000)
<b>MAXIMUM WIND ENERGY SYSTEM HEIGHT</b> (Effective October 8, 2008)		
<b>(1) All uses to center of turbine</b>		100'

Scarborough

1. Minimum Lot Area and Dimensions

Housing & Use Type	Lot Area (square ft.)	Lot Frontage (ft.)	Lot Width (ft.)
Multi-family dwellings; multiplex; townhouses	10,000	200 for lots abutting on Rte. 1; 50 for lots not abutting Rte. 1	50
Senior housing	80,000	200 for lots abutting on Rte. 1; 50 for lots not abutting Rte. 1	100
Non-Residential and Mixed Uses	10,000	200 for lots abutting on Rte. 1; 50 for lots not abutting Rte. 1	50

2. Yard Standards - The following minimum and maximum front yard standards apply in conjunction with the Site Layout and Off-Street Parking Standards under subsection (G) of this district. In a development with more than one principal building, the maximum front yard requirement shall only apply to the principal building located closest to the abutting street.

[Amended 05/20/2020]

Abutting Streets	Minimum Front Yard (ft.)	Maximum Front Yard (ft.)	Side and Rear Yard (ft.)
Route 1	35	90	15 <sup>1</sup> & 2
Route 114 & other major collector streets	25	60	15 <sup>4</sup> & 5
All other streets	10	25	15 <sup>4</sup> & 5

**D. SPACE STANDARDS**

Minimum lot size:  
Minimum area per dwelling unit:  
Minimum street frontage  
Building setback:

None\*  
10,000 sq. ft.\*\*

None\*

New buildings constructed in the Village Center District shall be located in such a manner as to maintain the established relationship of buildings to the street. No building shall be setback further than the average of the existing setbacks in the block in which the building is located or if an existing building is being demolished, than the pre-existing setback, whichever is greater.  
10 feet\* except as otherwise required by the buffer provisions of this Code.

Minimum side and rear yards:

None

Maximum building height:

None\*

Maximum building coverage:

\*Space standards for residential uses shall be the same as for those in the Urban Residential District. The Urban Residential District space standards do not apply to mixed-use buildings.

\*\* Minimum area per dwelling unit for existing buildings being converted to mixed-use buildings may utilize the space standards under Chapter 2, Section 2-4 Residential, d. Mixed-Use Developments

Notwithstanding the provisions of this subsection D, an auxiliary public utility structure is exempt from the minimum lot size and street frontage requirements of this district. Structures must meet setback requirements. Additional screening and buffering can be requested by the Planning Board.

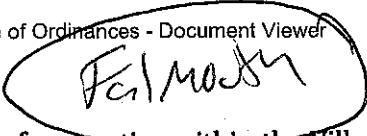
**E. PERFORMANCE STANDARDS: SITE DEVELOPMENT**

The performance standards contained in Chapter 2 of this Code shall apply and the following additional requirements shall be placed on uses within this district:

- 1) No portion of the lot in front of the front building line shall be used for accessory structures off-street parking, service or loading.
- 2) The Planning Board may waive or reduce the off-street parking requirements if:
  - a) An existing building is being converted to another permitted use, or

Gorham

Maximum



### **Sec. 19-11.5. Village Center Performance Standards**

These standards govern the development and re-development of properties within the Village Center Districts and are intended to be integrated with 2013 Route One South Infrastructure Plan. These standards apply to any new development or redevelopment requiring site plan approval under Div. II-19-1-9 of this ordinance. Standards are required unless expressly noted that the approval authority may grant waivers.

#### **Sec. 19-11.5.1 General Dimensional Requirements**

##### **1. VC1 and VCC lot requirements:**

a. Front setback from a public ROW or the sidewalk of an internal drive for buildings - minimum of 0 and maximum of 20 feet. Accessory structures and buildings are exempt provided that no access by the public is permitted.

b. Side and rear setbacks - none

##### **2. VC2 lot requirements**

a. Front setback from a public ROW or the sidewalk of an internal drive for buildings - minimum of 0 and maximum of 55 feet. Accessory structures and buildings are exempt provided that no access by the public is permitted.

b. Side and rear setbacks - none

3. The maximum height of buildings in all districts is 65 feet.

Effective on: 12/9/2013