

Proposed Amendments to the I District

Section XXI. INDUSTRIAL DISTRICT - I.

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, and to which end all the performance standards as set forth in this Ordinance and all other applicable ordinance of the Town of Scarborough shall apply. (05/01/96)

B. PERMITTED USES

1. Manufacturing and assembly. ~~Production, manufacturing, assembly, fabrication, processing, treatment, compounding, preparation, cleaning, servicing, testing or repair of materials, goods or products. (Exclusive of rendering, storage, and or treatment of animal and or fish waste.)~~ (05/01/96)

2. Research, development and light industrial.

3. High technology facility.

4. Food processing facility.

52. Warehousing and storage.

63. Distribution, wholesale trade and transportation, including trucking terminals. (3/19/75)
(05/01/96)

719. Mini-Warehouse/Storage Facilities, subject to the performance standards of Section IX(I) of this Ordinance. (12/03/97)

84. Instructional and educational services~~Research, development, and scientific or technical training.~~ (05/01/96)

9. Motor vehicle (automobile) repair and service facilities including auto body shops and accessory vehicle sales,

1016. Sale, rental and/or service of heavy equipment or specialized motor vehicles (other than passenger cars). (05/01/96)

1120. Restaurants, with less than 2,000 square feet of floor area and with no drive-up, drive-through or drive-in service. (05/06/98)

1218. Lumber yards, fuel storage and distribution yards (excluding tank farms) and building material yards, ~~subject to review by the Scarborough Planning Board under the Scarborough Site Plan Review Ordinance~~ (building material yards may include storage of rock, sand and gravel provided no excavation occurs on site). (05/01/96)

135. Retail sales or services if such sales or services are accessory to principal permitted uses. (05/01/96)

146. ~~Business and P~~professional offices, including addiction treatment facilities subject to the Performance Standards of Section IX.L with a maximum of 2,500 square feet of floor area per use. (11/16/2005)

1512. Business services and business offices.

1614. Contractor's offices, shops and storage yards. (05/01/96)

1711. Municipal Buildings and Uses.

18. Non-municipal government buildings and uses.

1921. Health Clubs. (05/20/98)

2022. Personal Services, ~~if such services are accessory to principal permitted uses.~~ (05/20/98)

2123. Pet Care Facility. (09/04/02)

2210. Transmission towers, ~~subject to review by the Scarborough Planning Board under the Scarborough Site Plan Review Ordinance and~~ subject to the performance standards of Section IX(F) of this Ordinance. (5/17/95)

2312. Recycling Facility, exclusive of junkyards, automobile graveyards or automobile recycling businesses, ~~subject to review and approval by the Scarborough Planning Board under the Scarborough Site Plan Review Ordinance and~~ subject to annual licensing by the Scarborough Town Council under section IX(A)(18). (03/06/96)

2413.a. Notwithstanding the provisions of Section XXI(B)(13), all municipal solid waste incinerator ash processing facilities and all municipal solid waste incinerator ash recycling facilities shall be sited only within the confines of a secure, lined landfill approved by the Maine Department of Environmental Protection. (11/04/97)

257. Accessory uses including accessory agricultural activities subject to the performance standards of Section IX.P. [Amended 05/05/10]

~~8. Family Day Care Homes, subject to the standards and conditions of Section IV(I)(6), except that Board of Appeals review is not required. [06/01/94]~~

~~9. Golf Course. (12/21/94)~~

~~15. Printing establishments. (05/01/96)~~

~~17. Telecommunication facilities. (05/01/96)~~

C. SPECIAL EXCEPTIONS

~~1. Deleted 7/5/95.~~

12. Public utility facilities including substations, pumping stations and sewage treatment facilities.

23. Family Day Care Homes, Group Day Care Homes, Day Care Center Facilities and Nursery Schools. (6/01/94)

34. Water dependent Sports Practice Facility, subject to review and approval by the Scarborough Planning Board under the Scarborough Site Plan Review Ordinance. (05/21/2008)

45. Telecommunication Facility. (03/17/04)

D. SPACE AND BULK REGULATIONS

Minimum area of lot	20,000 square feet
Maximum building coverage	50 35%
Minimum front yards	50-100 feet, except that on local Industrial streets, which provide access to properties in Industrial Districts, and do not serve through traffic, the front yard setback may be a minimum of 50 feet when the site plans are approved by the Planning Board.
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 See Section IX, A, 15 <u>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.</u>

E. OFF-STREET PARKING

Off-street parking shall be provided in accordance with the requirements of Section XI of this Ordinance.

F. SIGNS

Signs shall be regulated in accordance with the requirements of Section XII of this Ordinance.

G. PERFORMANCES STANDARDS (05/01/96)

All uses in the Industrial District are subject to the performance standards of Section IX(A), paragraphs 1 through 11 of this ordinance. ~~In addition, all uses in the Industrial District shall meet the following standards:~~

- ~~1. The use will not pose a threat to public health because of improper, unsafe or inadequately managed handling, storage or disposal of hazardous waste materials.~~
- ~~2. The use will not create unsafe traffic conditions or excessive traffic that would adversely affect traffic movement in the vicinity of the use or unduly burden the ability of the Town to maintain existing roads.~~
- ~~3. The proposed use will not adversely affect the value of adjacent properties.~~
- ~~4. The design and external appearance of any proposed buildings and site improvements will be compatible with other properties in the vicinity.~~