

Section XIX. GENERAL BUSINESS DISTRICT B-2.

A. PURPOSE

To provide general retail sales, services, and business space within the Town of Scarborough that allow miscellaneous neighborhood and community-wide sales and service but are not intended primarily to serve the motoring public passing through Scarborough on U.S. #1. It is primarily a local business and storage district but allows uses of a larger scale than are generally appropriate for a B-1 district.

B. PERMITTED USES

1. Retail business and service establishments including warehousing and wholesale distribution of products other than fuel stored in bulk, but exclusive of Mini-Warehouse/Storage Facilities junkyards, salvaging operations, outdoor sales and services, and gasoline stations. Personal services. (7/17/91) (8/17/94) (11/16/94) (12/03/97) (3/20/02)
2. Professional offices; financial insurance and real estate offices; business services and business offices; non-municipal government offices. (7/17/91)
3. Fully enclosed places of assembly, amusement, culture and government, exclusive of video arcades, amusement parlors, video gambling, casino gambling and off-track betting. (4/03/02)
4. Clubs and lodging houses.
5. Passenger transportation facilities.
6. Accessory uses, excluding outdoor storage. (7/17/91)
7. Family Day Care Homes, subject to the standards and conditions of Section IV(I)(6), except that Board of Appeals review is not required. (6/01/94)
8. High Technology Research Facilities, Light Assembly and Light Manufacturing. (8/17/94)
 - a. Subject to Use and/or Site Plan Review by the Planning Board as listed in Section XIX, para. B.8.b below. Those uses listed, including laboratory, research facilities, light assembly and light manufacturing uses, which do not create any danger to health and safety in surrounding areas; which do not create any offensive noise, vibration, smoke, dust, odors, heat or glare, and which, by reason of high value in relation to size and weight or merchandise handled, create light volume of truck traffic.
 - b. Uses permitted in Section XIX, B.8. may be undertaken only after the Planning Board has reviewed and approved use and/or site plans which comply with the Site Plan Review Ordinance and any additional information reasonable requested. The Planning Board shall grant approval if it finds that the proposed use, with any reasonable conditions the

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Planning Board deems necessary, will conform to the provisions of this ordinance and the following requirements.

1. The use will not create any smoke, dust, odor, or other unhealthy or offensive airborne discharge;
2. The use will not create any offensive noise or vibration;
3. The use will not include any outdoor storage of equipment or material;
4. The use will not involve the handling, storage, or disposal of hazardous waste material in a manner that will threaten public health;
5. The use will not create unsafe traffic conditions or excessive traffic that would either adversely affect neighborhood character or unduly burden the ability of the Town to maintain the existing roads;
6. The proposed use will not adversely affect the value of adjacent properties;
7. The design and external appearance of any proposed building and site improvements will constitute an attractive and compatible addition to its neighborhood; and
8. All activities associated with uses enumerated in this section shall take place entirely within its principal structure.

9. Hotels and Motels. (11/2/94)

10. Restaurants. (11/16/94)

11. Golf Course. (12/21/94)

12. Municipal Buildings and Uses. (7/5/95)

13. Place of Worship. (5/5/99)

C. SPECIAL EXCEPTIONS

1. Public utility buildings including substations, pumping stations and sewage treatment facilities.
2. Outdoor storage, exclusive of fuel stored in bulk. (3/20/02)
3. Group Day Care Homes, Day Care Center Facilities and Nursery Schools. (06/01/94)
4. Outdoor sales proved that all merchandise displayed for sale is located at least 1,000 feet from any public way.
5. Gasoline Filling Stations on lots abutting U.S. Route One or a portion of Payne Road between the South Portland line and Gorham Road (Route 114), whether a principal or accessory use, subject to the standards of Section IV(I)(7) of this Ordinance. (11/04/92) (09/19/01)
6. Adjunct Uses, Place of Worship. (5/5/99)

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

D. SPACE AND BULK REGULATIONS

Minimum lot area	10,000 sq. ft.
Minimum street frontage.....	
a) on lots which do not abut Route One	200 feet. 7/17/91
b) on lots which abut Route One	<p>200 feet, except:</p> <p>(i) where two or more existing lots of record as of 10/29/87, each fronting on Route One, are combined for development or redevelopment as a single lot, their actual combined frontage on Route One shall be deemed to satisfy the minimum requirement of this regulation</p> <p>(ii) where development or redevelopment will occur on existing lot of record as of 10/29/87, all or a portion of which lies to the rear of other land fronting on Route One, the actual frontage of such lot shall be deemed to satisfy that minimum requirement of this regulation, provided that:</p> <ol style="list-style-type: none"> 1. such lot is at least 3 acres in area; 2. such lot has at least 80 feet of frontage on Route One; 3. the minimum setback from Route One for buildings, structures, and parking areas shall be 200 feet, less the actual amount of frontage on Route One, but in no event less than 80 feet. <p>(iii) where an existing lot of record as of 10/29/87 has less than 200 feet of frontage on Route One and is not contiguous to other lots in the same ownership or located to the rear of other land fronting on Route One and therefore subject to subparagraph (ii) above, the actual frontage of such lot shall be deemed to satisfy the minimum requirement of this regulation.</p>
Minimum front yard	80 feet, except that on local Commercial Streets, which provide access to properties in the B-2 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	15 feet required except where the side and/or rear yard abuts a residential district in which case it/they shall be a minimum of 100 feet and the buffering requirements of this ordinance shall be met.
Maximum Building Coverage	50%
Maximum Building Height	None. (5/17/95)

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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.