SECTION XX. BUSINESS OFFICE-RESEARCH DISTRICT BOR.

SECTION XX. BUSINESS OFFICE-RESEARCH DISTRICT BOR. [Adopted 11/07/07] [Amended 12/01/10; 05/20/2020; 04/21/2021; 01/08/2025]

A. PURPOSE

To provide an area within the Town of Scarborough that allows for the growth and development of high quality office and research uses that result in the area becoming a major employment center. As development and/or redevelopment occurs within the district, the visual environment is enhanced, Route One is re-established as a "landscaped parkway", and the Nonesuch River and adjacent wetlands are buffered from the impacts of the development.

B. PERMITTED USES

1. Medical/diagnostic facilities

2. Places of worship

3. Municipal buildings and uses

4. Non-municipal government buildings and use

5. Instructional and educational services

6. Nonresidential institutional uses

7. Business and professional offices

8. Business services

9. Financial, insurance and real estate offices

10. Personal service establishments

11. Retail business and service establishments with less than 5,000 square feet of gross floor area, excluding car washes

12. Restaurants with no drive-through service

13. Mobile Food Vendor Court (drive-through or drive-in service is prohibited), subject to the performance standards of Section IX.BB [Adopted 01/08/2025]

14. Funeral homes

15. Health clubs

16. Motor vehicle (automobile) sales, repair and service facilities existing as of September 1, 2007

17. High technology facilities, subject to the performance standards of Section IX(M) of this ordinance [04/16/08]

18. Accessory uses (excluding outdoor storage) including accessory agricultural activities subject to the performance standards of Section IX.P. [Amended 05/05/10]

19. Hotels and motels existing as of September 1, 2007

20. Sale, rental and/or service of heavy equipment or specialized motor vehicles (other than passenger cars) existing as of September 1, 2007

21. Mini-Warehouse/Storage Facilities existing as of September 1, 2007

22. Contractor's offices, shops and storage yards existing as of September 1, 2007

23. Telecommunication Facilities

24. Small Batch Processing Facilities, subject to the performance standards of Section IX.(M.3.) of this Ordinance. [Adopted 10/07/15]

25. Marijuana Manufacturing Facility [Adopted 01/08/2020]

26. Marijuana Testing Facility. [Adopted 01/08/2020]

C. SPECIAL EXCEPTIONS [Amended 04/21/2021]
1. Group day care homes, day care center facilities, and nursery schools

2. Adjunct uses, place of worship

3. Public utility facilities

4. Residential and Long-Term Care Facilities for the Ill, Aged or Disabled.

D. SPACE AND BULK REGULATIONS

Minimum lot area	10,000 sq. ft.
Minimum street frontage:	200 feet
Minimum front yard	35 feet
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 50 feet and the buffering requirements of this ordinance shall be met.
Maximum building coverage	50%
Maximum building height	75 feet, except that any portion of a building located within 150 feet of a residential district shall be limited to 35 feet in height. [Amended 05/20/2020]

E. ADDITIONAL DEVELOPMENT STANDARDS
1. Streetscape Buffer Strip: A landscaped or naturally vegetated buffer strip shall be established and/or maintained along the front property line of a lot where it abuts a public street. The width of

the buffer strip shall be a minimum of twenty-five (25) feet when it is adjacent to Route One and fifteen (15) feet when it is adjacent to any other public street. The buffer strip shall be designed to separate the development from the street and to enhance the visual environment of the street. The buffer strip shall be maintained as a naturally vegetated area with native, non-invasive vegetation where it is adjacent to waterbodies, wetlands, or other areas with significant natural resource value unless an alternative treatment is approved by the Planning Board as part of the site plan review. In other areas, the buffer strip must be landscaped in accordance with the Site Plan Review Ordinance and Design Standards for Scarborough's Commercial Districts. The buffer strip may be crossed by access roads or driveways and may include pedestrian and public utility facilities provided that the buffer function of the strip is maintained. Parking, internal roadways, structures, and storage or service facilities may not be located within the buffer strip.

2. Buffering of Parking: Parking lots and associated access drives must be buffered from adjacent public streets in accordance with the Design Standards for Scarborough's Commercial Districts.

3. Commercial Design Standards: All development in the BO-R District must be consistent with the Design Standards for Scarborough's Commercial Districts.

4. Pedestrian and Bicycle Facilities: All developments shall provide for pedestrian movement to and within the parcel in accordance with Section IV(E) of the Site Plan Review Ordinance and the Design Standards for Scarborough's Commercial Districts. Provisions must be incorporated into new developments for bicycle movement including appropriate facilities such as bike racks and bike lanes if the scale of the project makes these reasonable.

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

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