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

1. Manufacturing and assembly. [Amended 07/18/12]

2. Research, development and light industrial.

3. High technology facilities, subject to the performance standards of Section IX(M).

4. Food processing facilities.

5. Warehousing Facility. [Amended 06/20/18]

6. Distribution, wholesale trade and transportation, including trucking terminals. [3/19/75] [05/01/96]

7. Mini-Warehouse/Storage Facilities, subject to the performance standards of Section IX(H) of this Ordinance. [12/03/97]

8. Instructional and educational services.

9. Motor vehicle repair and service facilities including auto body shops, facilities for the repair of recreational vehicles, small engine repair facilities and vehicle sales accessory to these uses.

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

11. 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]

12. 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]

13. Lumber yards, fuel storage and distribution yards (excluding tank farms) and building material yards (building material yards may include storage of rock, sand and gravel provided no excavation occurs on site). [05/01/96][07/18/12]

14. Retail sales or services if such sales or services are accessory to principal permitted uses. [05/01/96]

15. 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][07/18/12]

16. Business services and business offices.

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

18. Municipal buildings and uses, not including places of assembly.

19. Non-municipal government buildings and uses.

20. Health Clubs. [05/04/02]

21. Personal Services. [05/20/98][07/18/12]

22. Pet Care Facility. [09/04/02]

23. Transmission towers subject to the performance standards of Section IX(F) of this Ordinance. [5/17/95][07/18/12]

24. Recycling Facility, exclusive of junkyards, automobile graveyards or automobile recycling businesses subject to annual licensing by the Scarborough Town Council under section IX(A)(18). Notwithstanding this provision, 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.[03/06/96][07/18/12]

25. Water dependent sports practice facilities. [07/18/12]

26. Accessory agricultural activities subject to the performance standards of Section IX.P. [Amended 05/05/10; 07/18/12]

27. Telecommunication facilities. [05/01/96]

28. Cannabis Manufacturing Facility [Adopted 01/08/2020]

29. Cannabis Testing Facility. [Adopted 01/08/2020]

30. Cannabis Cultivation Facility conducted within a fully enclosed structure. [Adopted 01/08/2020; 09/04/2024]

31. Utility-Scale Solar Energy Systems, subject to the performance standards of Section IX.(O.1.) of this Ordinance. [Adopted 11/03/21]

C. SPECIAL EXCEPTIONS

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

2. Family Day Care Homes, Group Day Care Homes, Day Care Center Facilities and Nursery Schools. [6/01/94; 07/12/12]

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,

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; 07/18/12]

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