

ZONING

135 Attachment 1

**Township of Scott  
Use Regulations and Dimensional Requirements**

**A-R Agricultural-Rural District**

[Amended 3-18-2015 by Ord. No. 3-18-15B; 9-18-2019 by Ord. No. 09-18-2019A; 9-18-2019 by Ord. No. 09-18-2019B]

Uses and Structures				Lot, Yard and Open Space Requirements		
Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Special Exception Uses (See § 135-82D)	Conditional Uses	Minimum Lot Requirements (See § 135-51)	Minimum Yard Requirements (See § 135-52)	Maximum Height Regulations (See § 135-53)
1. Agricultural uses, including land cultivation, tree farming and/or raising of livestock or poultry. (See § 135-41.) 2. Animal husbandry. (See § 135-41.) 3. Horticultural activities, including nurseries, greenhouses and orchards. 4. Kennels. (See § 135-34.) 5. Veterinary hospitals or clinics. 6. Riding academies and/or stables. (See § 135-41.) 7. Single-family detached dwellings. (See § 135-17.) 8. Mobile homes on individual lots. (See § 135-18.) 9. Churches or places of worship. 10. Public, semipublic or private parks or playgrounds. (See § 135-29.) 11. Public utility services. (See § 135-43.) 12. Land conservation activities, including woodland preservation.	1. Uses and structures customarily incidental to a permitted principal use. 2. Private swimming pools. (See § 135-44.) 3. Home occupations. (See § 135-45.) 4. Signs. (See Article VIII.) 5. Accessory solar energy system (ASES). (See § 135-49.4.) 6. Roadside stands. (See § 135-42.) 7. Noncommercial windmill. (See § 135-49.6.) 8. Family day-care homes.	1. Agribusinesses, including sale of agriculture or farm-related products or equipment. (See § 135-30.) 2. Slaughterhouses. (See § 135-41.) 3. Camps, cabins or vacation homes. (See § 135-27.) 4. Campgrounds or recreational vehicle parks. (See § 135-28.) 5. Public, semipublic or private recreational facilities. (See § 135-29.) 6. Public or private schools. 7. Conversion apartments. (See § 135-17.) 8. Mobile home parks. (See § 135-22.) 9. Bed-and-breakfast establishments. (See § 135-23.) 10. Lumberyards or sawmills. 11. Cemeteries. 12. Intensive raising of livestock and poultry. (See § 135-41.1.)	1. Commercial solar energy facility. (See § 135-49.5.) 2. Commercial wind energy facility. (See § 135-49.7.)	1. Minimum lot area per principal structure or use. a. On-lot sewer, on-lot water. 1) Single-family detached dwellings, mobile homes and other principal uses: 1 acre. 2) Campgrounds: 3 acres. 3) Lumberyards and sawmills: 2 acres b. Public sewer, on-lot water. 1) Single-family detached dwellings, mobile homes and other principal uses: 30,000 square feet per dwelling unit or use. 2) Mobile home parks: 4 acres. 3) Kennels, veterinary hospitals and clinics and slaughterhouses: 1 acre. 4) Campgrounds or recreational vehicle parks: 3 acres. 5) Lumberyards and sawmills: 2 acres c. All lots shall meet the requirements of the Pennsylvania Sewage Facilities Act <sup>1</sup> and all other applicable state and township sewage and water regulations. 2. Minimum lot width: 125 feet. 3. Maximum building coverage: 20%.	1. Front yard: 25 feet from edge of road right-of-way. For lots with no road frontage, the front yard setback shall be 25 feet from the edge of the front lot line. 2. Side yards. a. Principal structure: 15 feet each side; except agricultural buildings housing animals: 50 feet. b. Accessory structures: 10 feet; except agricultural buildings housing animals: 50 feet. 3. Rear yard. a. Principal structure: 50 feet. b. Accessory structures: 10 feet; except agricultural buildings housing animals: 50 feet.	1. Principal structures: 35 feet or 3 stories. 2. Accessory structures: 20 feet or 1½ stories. 3. Agricultural structures: no maximum. (See also § 135-53.)

**NOTES:**

<sup>1</sup> See 35 P.S. § 750.1 et seq.