

ZONING

135 Attachment 4

**Township of Scott
Use Regulations and Dimensional Requirements
C General Commercial District**

[Amended 10-28-2008 by Ord. No. 10-28-2008; 12-19-2018 by Ord. No. 12-19-18A; 11-18-2020 by Ord. No. 11-18-20]

Uses and Structures			Lot, Yard and Open Space Requirements		
Principal Permitted Uses and Structures (See § 135-30)	Permitted Accessory Uses and Structures	Special Exception Uses (See § 135-82D)	Minimum Lot Requirements (See § 135-51)	Minimum Yard Requirements (See § 135-52)	Maximum Height Regulations (See § 135-53)
<ol style="list-style-type: none"> 1. Retail and personal service businesses. 2. Restaurants and/or taverns. 3. Business, professional and financial offices. 4. Medical or dental clinics. 5. Motels or hotels. 6. Public entertainment facilities. (See § 135-32.) 7. Automotive service stations and/or repair shops. (See § 135-31.) 8. Automotive or mobile home sales and service facilities. 9. Car wash facilities. 10. Bakeries and confectioneries. 11. Laundromats and/or dry-cleaning establishments. 12. Clubs, lodges and fraternal organization facilities. 13. Signs. (See Article VIII.) 14. Public utility services and/or buildings. (See § 135-43.) 15. Communications towers and communications equipment buildings. (See § 135-49.1.)³ 16. Flex community. (See § 135-49.3 for bulk, area and objective criteria.) 17. Municipal buildings. 18. Police or fire stations. 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to a permitted principal use. 2. Accessory warehousing or storage facilities associated with a permitted, principal use. 3. Home occupations. (See § 135-45.) 4. Accessory residential uses. (See § 135-46.) 5. Signs. (See Article VIII.) 6. Off-street parking and loading facilities. (See Article IX.) 7. Roadside stands. (See § 135-42.) 8. Outdoor, unenclosed storage. (See § 135-58.) 9. Accessory solar energy system (ASES). (See § 135-49.4.) 	<ol style="list-style-type: none"> 1. Libraries, museums and other cultural facilities. 2. Personal care or nursing homes. 3. Enclosed warehousing or storage facilities. (See § 135-36.) 4. Shopping centers. (See § 135-30.) 5. Veterinary hospitals or clinics and/or kennels. 6. Funeral homes. 7. Contractors' shops and yards. (See § 135-37.) 8. Adult entertainment establishments. (See § 135-33.) 9. Conversion apartments. (See § 135-17.) 10. Recycling dropoff centers. 	<ol style="list-style-type: none"> 1. Minimum lot area per principal structure or use. <ol style="list-style-type: none"> a. Public sewer, on-lot water: no minimum; however, each lot shall be of sufficient size to provide for all required service, access, parking and open space areas. b. Public sewer, public water: no minimum; however, each lot shall be of sufficient size to provide for all required service, access, parking and open space areas. c. All lots shall meet the requirements of the Pennsylvania Sewage Facilities Act¹ and all other applicable state and Township sewage and water regulations. 2. Minimum lot width: no minimum; however, space between nonabutting structures shall be no less than 5 feet. Common walls shall only be permitted where fireproof party walls are approved by the Pennsylvania Department of Labor and Industry. 3. Maximum building coverage: 60%. 	<ol style="list-style-type: none"> 1. Front yard. <ol style="list-style-type: none"> a. Parking areas: 10 feet from edge of road right-of-way; no parking shall be permitted within this required parking setback area. b. Structures: 30 feet from edge of road right-of-way. 2. Side yards.² <ol style="list-style-type: none"> a. Parking areas: 5 feet each side. b. Structures. <ol style="list-style-type: none"> 1) Principal structure: 10 feet each side. 2) Accessory structure: 5 feet. 3. Rear yard.² <ol style="list-style-type: none"> a. Parking areas: 5 feet. b. Structures. <ol style="list-style-type: none"> 1) Principal structure: 15 feet. 2) Accessory structure: 5 feet. 	<ol style="list-style-type: none"> 1. Principal and accessory structures: 45 feet or 4 stories. 2. Signs. <ol style="list-style-type: none"> a. Business identification signs: 25 feet. b. Advertising signboards: 35 feet. 3. Communications towers; 150 feet between Central Road and the Scott Township/Town of Bloomsburg boundary.³ 4. Communications towers: 150 feet between Tenny Street and Central Road.³

NOTES:

¹ See 35 P.S. § 750.1 et seq.

² Where adjacent to a residential district, a buffer yard of at least 50 feet shall be provided. (See § 135-55.)

³ Communications towers and communications equipment buildings shall only be permitted in those sections of the General Commercial (C) District located south of Route 11 and between Edgar Avenue and the Scott Township/Town of Bloomsburg boundary line. (See Maximum Height Regulations 3 & 4.)