

ZONING

135 Attachment 5

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

I Industrial District

[Amended 9-14-2010 by Ord. No. 9-14-2010; 11-18-2020 by Ord. No. 11-18-20]

Principal Permitted Uses and Structures (See § 135-35)	Uses and Structures		Lot, Yard and Open Space Requirements		
	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. Research and development facilities. 2. Enclosed manufacturing, assembly or light industrial operations. 3. Pharmaceutical or laboratory facilities. 4. Enclosed warehousing or storage facilities. (See § 135-36.) 5. Machinery repair and service facilities. 6. Contractors' shops and yards. (See § 135-37.) 7. Public utility service centers and/or storage yards. 8. Public utility services and/or buildings. (See § 135-43.) 9. Signs. (See Article VIII.) 10. Communications towers and communications equipment buildings. (See § 130-49.1.) 	<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. Administrative offices associated with a permitted principal use. 4. Signs. (See Article VIII.) 5. Off-street parking and loading facilities. (See Article IX.) 6. Outdoor unenclosed storage. (See § 135-58.) 7. Accessory solar energy system (ASES). (See § 135-49.4.) 	<ol style="list-style-type: none"> 1. Mineral extraction operations or borrow pits. (See § 135-38.) 2. Transportation terminals. 3. Recycling centers. 4. Industrial parks. 5. Junkyards or scrap processing facilities. (See § 135-39.) 6. Sanitary or municipal waste landfills. (See § 135-40.) 7. Transfer stations. 8. Airports. (See § 135-49.2.) 9. Heliports. (See § 135-49.2.) 10. Student housing facilities. (See § 135-24.) 	<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: 2 acres. b. Public sewer, public water: 1 acre. c. On-lot sewer, on-lot water: five acres. d. On-lot sewer, public water: two acres. e. Mineral extraction operations: 5 acres. f. Transportation terminals: 2 acres. g. Landfills: 50 acres. h. Each lot shall be of sufficient size to provide for all required service, access, parking and open space areas and 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. <ol style="list-style-type: none"> a. Public sewer, on-lot water: 200 feet. b. Public sewer, public water: 150 feet. c. On-lot sewer, on-lot water: 400 feet. d. On-lot sewer, public water: 200 feet. 3. Maximum building coverage: 40%; at least 25% of the lot shall also be landscaped. 	<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: 50 feet from edge of road right-of-way. 2. Side yards:² 20 feet each side. 3. Rear yard:² 40 feet. 	<ol style="list-style-type: none"> 1. Principal and accessory structures: 45 feet. 2. Signs. <ol style="list-style-type: none"> a. Business identification signs: 25 feet. b. Advertising signboards: 35 feet. 3. Communications towers: 180 feet.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.)