

ZONING

135 Attachment 6

**Township of Scott
Use Regulations and Dimensional Requirements
IC Interchange Commercial District
[Amended 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 businesses. 2. Restaurants and/or taverns. 3. Business, professional and financial offices. 4. Motels or hotels. 5. Automotive service stations and repair shops. (See § 135-31.) 6. Enclosed warehousing or storage facilities. (See § 135-36.) 7. Signs. (See Article VIII.) 8. Public utility services and/or buildings. (See § 135-43.) 9. 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. Signs. (See Article VIII.) 4. Off-street parking and loading facilities. (See Article IX.) 5. Outdoor unenclosed storage. (See § 135-58.) 6. Accessory solar energy system (ASES). (See § 135-49.4.) 	<ol style="list-style-type: none"> 1. Shopping centers. 2. Transportation terminals. 3. Distribution and/or service centers. 	<ol style="list-style-type: none"> 1. Minimum lot area per principal structure or use: no minimum; however, each lot shall be of sufficient size to provide for all required service, access, parking and open space areas. In addition, 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: 10 feet each side. 3. Rear yard.² <ol style="list-style-type: none"> a. Parking areas: 5 feet. b. Structures: 10 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: 180 feet.

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.)