

ZONING

135 Attachment 7

**Township of Scott
Use Regulations and Dimensional Requirements
LI Light-Industrial District**

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

Uses and Structures				Lot, Yard and Open Space Requirements		
Principal Permitted Uses and Structures	Permitted Accessory Uses and Structures	Special Exception Uses	Uses Specifically Prohibited	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. All uses that are principal permitted uses and structures within the General Commercial District. 2. Enclosed manufacturing, storage and/or sale of the following: <ol style="list-style-type: none"> a. Finished textile products. b. Scientific, specialized and technical instruments and equipment. c. Manufacturing and assembling of prefabricated structures. d. Packaging and bottling operation without on-lot retail sales. e. Manufacture and assembly of electrical and electronic machines, supplies and equipment. f. Manufacture of jewelry, precision instruments, optical goods and similar products. g. Manufacture and assembly of micro-electronic components. h. Assembly of products from material manufactured off the premises. i. Manufacture of furniture and fixtures. j. Printing and publishing. 3. Enclosed warehouse. 4. Machinery and transportation equipment sales and service. 5. Public utility service center and storage yards. 6. Nursery and garden materials and stock. 7. Flex community. 	<ol style="list-style-type: none"> 1. Uses and structures 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. 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. All uses that are permitted by special exception in the General Commercial District. 2. Other light industrial uses determined by the Zoning Hearing Board to be of the same general character as those permitted uses and which will not be detrimental to the other uses within the district or to the adjoining land user. 	<ol style="list-style-type: none"> 1. Junkyards or scrap reprocessing facilities. 2. Mineral extraction operations. 3. Sanitary or municipal waste landfills. 4. Transfer stations. 5. Production from raw materials of cement, explosives, fertilizer, rubber, soaps, starch and by-products of coal, coke, petroleum and natural gases. 6. Operation of stockyards, slaughterhouses, rendering plants. 7. Milling and processing of flour; the reduction, refining, melting or alloying of metals or metal ores; the distillation of wood or bone; the reduction and processing of wood, pulp and fiber. 8. Chemical products. 9. Asphalt and concrete mixing plants. 10. Bulk storage of gasoline, fuel oil or other similar materials and fuels. 11. Animal or human food processing. 12. All other uses not specifically permitted as a principal or accessory permitted use and structure or by special exception. 	<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. 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. 3. Maximum building coverage: 40%; at least 18% 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: 15 feet. b. Advertising signboards: 15 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.)