

ZONING

135 Attachment 8

**Township of Scott
Use Regulations and Dimensional Requirements
R-S Residential-Suburban 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	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. Single-family detached dwellings. (See § 135-17.) 2. Churches or places of worship. 3. Public or semipublic parks or playgrounds. (See § 135-29.) 4. Public utility services. (See § 135-43.) 	<ol style="list-style-type: none"> 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. Family or group day-care homes. 6. Accessory solar energy system (ASES). (See § 135-49.4.) 	<ol style="list-style-type: none"> 1. Conversion apartments. (See § 135-17.) 2. Single-family attached dwellings, i.e., townhouses. (See § 135-19.) 3. Single-family attached housing developments. (See § 135-21.) 4. 2-family dwellings, i.e., duplexes. (See § 135-17.) 5. Mobile homes on individual lots. (See § 135-18.) 6. Public or private schools. 7. Municipal buildings. 8. Police or fire stations. 9. Group day-care homes. 	<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. <ol style="list-style-type: none"> 1) Single-family detached dwellings and other principal uses: 20,000 square feet per dwelling unit or use. 2) Single-family attached dwellings: 1½ acres. (See § 135-19.) 3) 2-family dwellings: 10,000 square feet per dwelling unit. b. Public sewer, public water. <ol style="list-style-type: none"> 1) Single-family detached dwellings and other principal uses: 10,000 square feet per dwelling unit or use. 2) Single-family attached dwellings: 1 acre. (See § 135-19.) 3) 2-family dwellings: 7,500 square feet per dwelling unit. 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. <ol style="list-style-type: none"> a. Public sewer, on-lot water. <ol style="list-style-type: none"> 1) Single-family detached dwellings and other principal uses: 100 feet. 2) Single-family attached dwellings: 24 feet each unit. b. Public sewer, public water. <ol style="list-style-type: none"> 1) Single-family detached dwellings and other principal uses: 80 feet. 2) Single-family attached dwellings: 24 feet each unit. 3. Maximum building coverage: 30%. 	<ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> a. Principal structure: 10 feet each side. b. Accessory structure: 5 feet. 3. Rear yard. <ol style="list-style-type: none"> a. Principal structure: 30 feet. b. Accessory structure: 10 feet. 	<ol style="list-style-type: none"> 1. Principal structure: 35 feet or 3 stories. 2. Accessory structure: 20 feet or 1½ stories.

NOTES:

¹ See 35 P.S. § 750.1 et seq.