

ZONING

135 Attachment 9

Township of Scott

Use Regulations and Dimensional Requirements

R-U Residential-Urban District

[Amended 9-14-2010 by Ord. No. 9-14-2010; 3-20-2024 by Ord. No. 3-20-24A]

Principal Permitted Uses and Structures	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. Single-family detached dwellings. (See § 135-17.) 2. Single-family attached dwellings, i.e., townhouses. (See § 135-19.) 3. 2-family dwellings. (See § 135-17.) 4. Conversion apartments. (See § 135-17.) 5. Mobile homes on individual lots. (See § 135-18.) 6. Boarding- or rooming houses. (See § 135-23.) 7. Churches or places of worship. 8. Libraries, museums or other cultural facilities. 9. Municipal buildings. 10. Police or fire stations. 11. Public or semipublic parks or playgrounds. (See § 135-29.) 12. Medical, dental or other professional offices. 13. Day-care centers. (See § 135-26.) 14. Clubs, lodges and fraternal organization facilities. 15. Public utility services and/or buildings. (See § 135-43.) 16. Short-term rentals (§ 135-23.5.) 	<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. Multifamily dwellings, i.e., apartments. (See § 135-20.) 2. Multifamily housing developments. (See § 135-21.) 3. Mobile home parks. (See § 135-22.) 4. Bed-and-breakfast establishments. (See § 135-23.) 5. Group homes. (See § 135-25.) 6. Personal care or nursing homes. 7. Public or semipublic recreation facilities. (See § 135-29.) 8. Neighborhood commercial activities. (See § 135-30.) 9. Public or private schools. 10. Accessory residential uses. (See § 135-46.) 	<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: 10,000 square feet per dwelling unit or use. 2) Single-family attached dwellings: 2,400 square feet per dwelling unit. 3) Two-family dwellings: 7,500 square feet per dwelling unit. 4) Conversion apartments: 7,500 square feet per dwelling unit. 5) Boarding- or rooming houses, group homes or student housing: 7,500 square feet, plus 1,500 square feet per boarder or resident. 6) Multifamily dwellings: 2,400 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: 8,000 square feet per dwelling unit or use. 2) Single-family attached dwellings: 2,000 square feet per dwelling unit. 3) Two-family dwellings: 5,000 square feet per dwelling unit. 4) Conversion apartments: 5,000 square feet per dwelling unit. 5) Boarding- or rooming houses, group homes or student housing: 5,000 square feet, plus 1,500 square feet per boarder or resident. 6) Multifamily dwellings: 2,000 square feet per dwelling unit. 7) Mobile home parks: 1 acre. 8) Neighborhood commercial activities: 12,000 square feet. 9) Schools: 20,000 square feet. 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: 80 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: 20 feet each unit. 3. Maximum building coverage: 40%. 	<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: 15 feet. b. Accessory structure: 5 feet. 	<ol style="list-style-type: none"> 1. Single-family detached dwellings and other principal uses. <ol style="list-style-type: none"> a. Principal structure: 35 feet or 3 stories. b. Accessory structure: 20 feet or 1½ stories. 2. Multifamily dwellings: 45 feet or 4 stories.

NOTES:

¹ See 35 P.S. § 750.1 et seq.