

ORDINANCE NO. 06-16-21A

**SCOTT TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA
AN ORDINANCE OF SCOTT TOWNSHIP AMENDING ORDINANCE 135-51**

BE IT ENACTED AND ORDAINED by the Supervisors of Scott Township, Columbia County, Pennsylvania, as follows:

135-50. Applicability.

The provisions of this Article represent standards and regulations that shall be applied to all uses in addition to those established for the applicable zoning district. These regulations are to be used either in common within all zoning districts or are to be applied to specific situations as stated herein.

135-51. Lot requirements.

A. No yard or lot existing at the time of passage of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after December 1, 1992, shall meet at least the minimum requirements established by the chapter.

B. No part of a yard or other open space or off-street parking area or loading space required in connection with any building for the purpose of complying with this chapter shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building. (See also ~ 135-54A.)

C. Every principal building hereinafter erected shall be located on a lot as defined. There shall not be more than one principal building and its accessory structures on one lot, except in the case of multifamily housing developments or mobile home parks.

D. The minimum lot width of any lot shall be measured along the minimum building setback line as required for that district. Lots located on cul-de-sac turnarounds or curves in the road or lots of unusual shape may have lot widths of less than those required, provided that the average of the front and back lot line is equal to or greater than the required lot width. In no case, however, shall the front lot line have a width of less than 50 feet, except in the case of single-family attached dwellings.

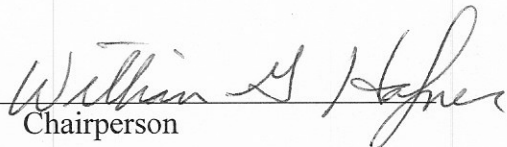
E. No building shall hereafter be erected or altered unless there is direct access to it through an open space on the same lot. Such open space shall be at least 20 feet in width and shall extend from the building to a public or private street right-of-way.

F. No portion of a lot included in a street right-of-way shall be included in calculating the lot's area.

ENACTED AND ORDAINED this 16th day of June, 2021.

ATTEST: SCOTT TOWNSHIP

By: 
Secretary

By: 
Chairperson