

**TOWNSHIP OF SCOTT
NOTICE OF PUBLIC
HEARING CONCERNING
ADOPTION OF NEW
ZONING ORDINANCE
AND ZONING MAP**

TOWNSHIP OF SCOTT NOTICE
PUBLIC HEARING – ZONING
ORDINANCE AND ZONING
MAP. – In accordance with
Section 609(b)(1) of Act 247 of
1968 (the Pennsylvania
Municipalities Planning Code,
as reenacted and amended),
Notice is hereby given that the
Board of Commissioners of
the Township of Scott will
conduct a Public Hearing on
October 24, 2023 at 7:00 p.m.
in the Boardroom of the
Township of Scott Municipal
Building, 301 Lindsay Road,
Scott Township, Pennsylvania,
to hear testimony and admit
relevant evidence concerning
the adoption of a new Zoning
Ordinance and Zoning Map
that will repeal and replace
the existing Zoning Ordinance,
originally adopted as
Ordinance No. 1620-15 (as
amended by multiple
subsequent Ordinances). The
proposed Zoning Ordinance
revises the use tables,
primarily allowing residential
uses in additional zoning
districts, and allowing as
permitted or conditional
uses-controlled substance
treatment facilities in a C-3
district, and self-storage
facilities. AS conditional use
medical marijuana
dispensaries were added in
the C and I districts and for
growers in the I and OS
districts. Fences in front yards
of a corner lot not associated
with the street address may
be permitted. Outside storage
of trailers/boats and RV
vehicles in the front yard may
be permissible if topography
allows no reasonable access
to a side or rear yard. Sign
regulations were revised
generally. Parking pads not
parallel to the driveway may
be permissible upon review of
the zoning officer and
engineer, and regulations for
electric vehicle charging
stations imposed. Noise
regulations have been
removed but will be part of a
separate ordinance.
References to definitions in
the steep slope provisions
have been clarified. Clear sight
triangle and lighting
regulations have been
updated. The proposed
Ordinance and Zoning Map
will be available for public
inspection at the Township
Municipal Building from 9:00
a.m. to 4:30 p.m. daily, from
now until final passage, with
copies available for the cost of
photocopying. All interested
parties are encouraged to
attend.