ZONING

355 Attachment 9

Township of Muhlenberg

I-1 Zoning District Utility and Dimensional Requirements (Supplemental Matrix Chart) [Amended 11-21-2016 by Ord. No. 563]

		Utility Requirements				Minimum Yard Requirements				Maximum Coverage		
				Minimum	Minimum							
				Net Lot	Lot		Side		Maximum			
	Procedural			Area	Width	Front	(each)	Rear	Height			
Permitted Use	Requirement	Sewer	Water	(acres)	(feet)	(feet)	(feet)	(feet)	(feet)	Building	Lot	
Manufacturing	By right	Public	Public	5	250	60	40	50	75	40%	60%	
Mini warehousing or self-	By right	Optional	Optional	5	250	60	40	50	35	40%	60%	
storage units												
Warehousing	By right	Public	Public	5	250	60	40	50	75	40%	60%	
Wholesale and distribution	By right	Public	Public	5	250	60	40	50	75	40%	60%	
Fabrication and finishing	By right	Public	Public	5	250	60	40	50	75	40%	60%	
establishment												
Private and public utilities	By right	Optional	Optional	Variable	Refer to § 355-82 for additional requirements.							
Municipal use	By right	Optional	Optional	Variable	Refer to § 355-85 for additional requirements.							
Retail business establishment	By right	Public	Public	1	150	50	10	25	35	40%	60%	
Business and professional	By right	Public	Public	1	150	50	10	25	35	40%	60%	
office												
Office and business parks	Conditional use	Public	Public	10	Refer to § 355-65 for additional requirements.							
Medical research parks	Conditional use	Public	Public	10	Refer to § 355-66 for additional requirements.							
Industrial parks	Conditional use	Public	Public	10	Refer to § 355-67 for additional requirements.							
Hotels or motels	Conditional use	Public	Public	5	250	60	30	60	35	40%	60%	
Commercial water resource	Conditional use	Public	Public	10	Refer to § 355-71 for additional requirements.							
use								•				
Recreational use	Conditional use	Public	Public	2	Refer to § 355-80 for additional requirements.							
Adaptive reuse	Conditional use	Public	Public	Variable	Refer to § 355-37 for additional requirements.							
Telecommunications facilities	Conditional use	Optional	Optional	Variable	Refer to § 355-83 for additional requirements.							
Medical marijuana	Conditional use	Public	Public	5 acres	250	60	40	50	75	40%	60%	
grower/processor												
Single-family detached units	Special exception	Public	Public	1	150	50	15	25	30	20%	30%	
Category 1 and 2 home	Special exception	Public	Public	Variable	Refer to § 355-92 for additional requirements.							
occupation												

MUHLENBERG CODE

		Utility Requirements		Minimum	Minimum	Minimum Yard Requirements				Maximum Coverage		
Permitted Use	Procedural Requirement	Sewer	Water	Net Lot Area (acres)	Lot Width (feet)	Front (feet)	Side (each) (feet)	Rear (feet)	Maximum Height (feet)	Building	Lot	
Mobile home park	Special exception	Public	Public	10	Refer to § 355-55 for additional requirements.							
Commercial campground	Special exception	Public	Public	10	Refer to § 355-69 for additional requirements.							
Trucking or motor freight terminal	Special exception	Public	Public	10	Refer to § 355-78 for additional requirements.							
Educational use	Special exception	Public	Public	3	250	60	25	50	50	30%	50%	
Religious use	Special exception	Public	Public	3	250	60	25	50	50	30%	50%	