

ZONING

27 Attachment 2

Township of Lower Macungie

Exhibit 1: Zoning Use Table  
 FINAL DRAFT FOR CONSIDERATION  
 [Amended by Ord. No. 2023-03, 4/20/2023]

Legend:  
 P = Permitted Use  
 C = Conditional Use  
 S = Special Exception Use  
 N = Not a Permitted Use  
 \* = See Ordinance Text For Further Regulations  
 1 = Only Allowed within a mixed-use development  
 2 = Only Allowed within 400 feet radius of the intersection of Lower Macungie Road and East Texas Road

	Zoning Districts																
	AP - Agricultural Protection	R - Rural	SR - Semi- Rural	S - Suburban & VO - Village Overlay*	U - Urban & UO - Urban Residential Overlay*	C - Commercial District	WC - Wescosville Commercial District*	HC - Highway Commercial District	C-SC - Commercial- Spring Creek	I - Industrial	HI-SC - Highway Industrial- Spring Creek	HE - Highway Enterprise	ORLIC - Office, Research Light Industrial Center	ETV-1 - East Texas Village-1 Overlay*	ETV-2 - East Texas Village-2 Overlay*	ETV-3 - East Texas Village-3 Overlay*	HLRO - Hills at Lock Ridge Overlay
	AP	R	SR	S	U	C	WC	HC	C-SC	I	HI-SC	HE	ORLIC	ETV-1	ETV-2	ETV-3	HLRO
<b>Principal Agricultural Uses</b>																	
Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Animal husbandry	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Boarding stables	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Farmstead	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P
Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Grazing and pasturing	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Horticulture	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Kennels	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Nurseries and greenhouses (non-retail)	P	P	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N
Riding stables	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Vineyards	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Wildlife sanctuaries	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Winery, tasting rooms	C	C	N	N	N	C	C	N	N	N	N	C	N	C <sup>2*</sup>	C <sup>2*</sup>	P <sup>1*</sup>	N
<b>Principal Residential Uses</b>																	
Active adult residential community	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Boarding and rooming house	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N
Mobile home park	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N
Multifamily dwellings	N	N	N	N	C	C*	C*	N	N	N	N	N	N	N	N	P <sup>1*</sup>	N
Open space neighborhood development	N	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N
Single-family, attached dwellings	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	P <sup>1*</sup>	P
Single-family, detached dwellings	P	P	P	P	P	N	N	N	N	N	N	N	N	P	P	P	P
Single-family, semidetached dwellings	N	N	N	N	P	N	N	N	N	N	N	N	N	P	N	P <sup>1*</sup>	P
<b>Principal Commercial Uses</b>																	

LOWER MACUNGIE CODE

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	AP	R	SR	S	U	C	WC	HC	C-SC	I	HI-SC	HE	ORLIC	ETV-1	ETV-2	ETV-3	HLRO
Adult bookstore, sexually oriented business, entertainment or retail	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N
Advertising signs (billboards)	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N
Amusement and outdoor recreation including miniature golf, driving range, batting cage and similar uses	N	N	N	N	N	C	N	C	C	N	N	C	N	N	N	N	N
Artist, artisan or craftsman studio, gallery and sales space	N	N	N	N	N	P	P	P	N	N	N	P	N	C <sup>2*</sup>	C <sup>2*</sup>	P <sup>1*</sup>	N
Automobile and vehicle service and repair	N	N	N	N	N	C	N	C	C	C	P	C	N	N	N	N	N
Automobile and vehicle sales	N	N	N	N	N	N	N	C	C	C	P	C	N	N	N	N	N
Automobile car wash	N	N	N	N	N	C	N	C	P	N	N	N	N	N	N	N	N
Retail bakery/confectioner	N	N	N	N	N	P	P	P	N	N	N	N	N	C <sup>2*</sup>	C <sup>2*</sup>	P*	N
Bank or financial institution	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	P*	N
Bed and breakfast	C	C	C	C	C	P	P	N	C	N	N	N	N	C <sup>2*</sup>	N	P <sup>1*</sup>	N
Commercial caterers, bakers and confectioners	N	N	N	N	N	P	P	P	N	N	N	P	P	C <sup>2*</sup>	C <sup>2*</sup>	P <sup>1*</sup>	N
Construction and building supply and showroom	N	N	N	N	N	C	N	N	N	N	N	P	P	N	N	N	N
Coordinated commercial development	N	N	N	N	N	C	C	C	N	N	N	C	N	N	N	N	N
Craft brewery or craft distillery	N	N	N	N	N	C	C	N	N	N	N	C	C	C <sup>2*</sup>	C <sup>2*</sup>	P <sup>1*</sup>	N
Crematory	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Data center	N	N	N	N	N	N	N	N	N	P	N	C	P	N	N	N	N
Day-care center	N	N	N	N	C	P	P	P	P	C	P	C	C	N	C <sup>2*</sup>	P	N
Fuel-dispensing station	N	N	N	N	N	C	N	C	N	C	N	C	N	N	N	N	N
General construction contracting operations	N	N	N	N	N	N	N	N	N	C	P	C	N	N	N	N	N
Golf course, not including driving range or mini golf	N	C	C	C	N	P	N	N	C	N	N	N	N	N	N	N	N
Health and fitness center	N	N	N	N	C	P	N	P	N	C	P	C	P	N	C <sup>2*</sup>	N	N
Heliport	N	N	N	N	N	N	N	N	N	S	S	S	N	N	N	N	N
Hotel, motel	N	N	N	N	N	P	N	P	P	N	N	P	N	N	N	N	N
Marijuana academic clinical research center	N	N	N	N	N	C	N	N	N	C	C	C	C	N	N	N	N
Medical marijuana dispensary	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N
Medical marijuana grower/processor	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	N
Medical marijuana transport/vehicle offices	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	N
Medical offices under 15,000 square feet	N	N	N	N	P	P	P	P	P	N	N	P	N	C <sup>2*</sup>	C <sup>2*</sup>	P <sup>1*</sup>	N
Medical offices, 15,000 square feet, to 50,000 square feet	N	N	N	N	C	P	P*	P	P	N	N	P	N	N	C <sup>2*</sup>	N	N

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Medical offices, in excess of 50,000 square feet	N	N	N	N	N	C	N	C	C	N	N	C	N	N	N	N	N
Mixed-use development	N	N	N	N	N	C	C	C	N	N	N	C	N	N	N	C*	N
Mortuary or funeral home	N	N	N	N	N	P	P	N	P	P	P	P	P	N	N	N	N
Professional service offices under 15,000 square feet	N	N	N	N	N	P	P	P	P	P	P	P	P	C <sup>2</sup> *	C <sup>2</sup>	P <sup>1</sup> *	N
Professional service offices, 15,000 square feet to 50,000 square feet	N	N	N	N	N	P	P*	P	P	P	P	P	P	N	C <sup>2</sup> *	P <sup>1</sup> *	N
Professional service offices, in excess of 50,000 square feet	N	N	N	N	N	C	N	C	C	P	P	P	P	N	N	N	N
Personal services	N	N	N	N	N	P	P	P	P	P	P	P	N	C <sup>2</sup> *	C <sup>2</sup> *	P <sup>1</sup> *	N
Repair service oriented business such as plumbing, heating, air-conditioning, electrical, appliance repair, carpentry, upholstery and similar uses, but does not include retail sales	N	N	N	N	N	P	N	P	P	P	P	P	P	C <sup>2</sup> *	N	N	N
Research park, planned	N	N	N	N	N	P	N	P	P	P	P	P	P	N	N	N	N
Restaurant, fast food drive-through	N	N	N	N	N	C	N	C	C	N	P	C	N	N	N	N	N
Restaurant, excluding drive-through	N	N	N	N	N	P	C	P	P	C	P	P	N	C <sup>2</sup> *	C <sup>2</sup> *	P*	N
Retail under 15,000 square feet	N	N	N	N	N	P	P	P	P	N	P	N	N	C <sup>2</sup> *	C <sup>2</sup> *	P <sup>1</sup> *	N
Retail, maximum 50,000 square feet	N	N	N	N	N	C	N	C	P	N	P	N	N	N	N	N	N
Self storage facility	N	N	N	N	N	C	N	C	N	P	P	P	P	N	N	N	N
Shopping center	N	N	N	N	N	C	N	C	C	N	N	C	N	N	N	N	N
Taxidermy	N	N	N	N	N	P	N	N	P	N	N	N	N	N	N	N	N
Theater/cinema	N	N	N	N	N	C	N	C	C	N	N	N	N	N	N	N	N
Transportation terminal	N	N	N	N	N	C	N	P	P	N	N	N	N	N	N	N	N
Veterinary office or animal hospital	N	N	N	N	N	C	C	C	C	N	N	N	C	N	C <sup>2</sup> *	P <sup>1</sup> *	N
Wholesale activities building, maximum 40,000 square feet	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N
<b>Principal Industrial Uses</b>																	
Boat and RV service and repair	N	N	N	N	N	N	N	N	N	P	N	P	P	N	N	N	N
Bottling and packaging	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Commercial laundry and dry cleaning	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Coordinated industrial development	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	N
Junkyard (towing and salvage)	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N
Light manufacturing	N	N	N	N	N	N	N	N	N	P	P	P	P	N	C <sup>2</sup> *	N	N
Light metal processing	N	N	N	N	N	N	N	N	N	P	P	C	P	N	N	N	N

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Manufacture and assembly of electronic and communication components, systems, equipments; including semiconductors, computers, optical and scientific instruments and equipment excluding use of volatile materials or components	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Manufacture and assembly of metal and wood products	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Manufacture of concrete, masonry, bituminous or brick products	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N
Packaging products: cosmetics, and toiletries, drugs, perfumes, pharmaceuticals, surgical, medical instruments and supplies	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Petroleum storage and pumping	N	N	N	N	N	N	N	N	N	P	N	P	N	N	N	N	N
Printing, publishing bookbinding or similar establishment	N	N	N	N	N	P	N	N	N	P	P	P	P	N	C <sup>2*</sup>	N	N
Processing and combining of food products (except meat and fish); food processing	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Processing and compounding to manufacture recyclable materials into usable products	N	N	N	N	N	N	N	N	N	P	N	N	C	N	N	N	N
Quarries	N	N	N	N	N	N	N	N	N	C	N	C	N	N	N	N	N
Recycling, collection or transfer on tracts of 10 acres or more	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N
Scientific and research development laboratories	N	N	N	N	N	N	N	N	N	P	P	P	P	N	C <sup>2*</sup>	N	N
Solar energy facility	N	N	N	N	N	C	N	N	C	C	C	C	C	N	N	N	N
Solid waste storage and disposal	N	N	N	N	N	N	N	N	N	C	N	C	N	N	N	N	N
Ultra-light manufacturing	N	N	N	N	N	C	C	C	N	P	N	P	P	C <sup>2*</sup>	C <sup>2*</sup>	P <sup>1*</sup>	N
Warehouse/logistics operations	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N
Wind energy facility	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	N
<b>Principal Institutional Uses</b>																	
Cemetery	N	S	N	S	N	N	N	N	N	P	P	P	N	N	N	N	S
Club, lodge or social building	N	N	N	N	P	P	P	P	P	N	N	N	N	N	C <sup>2*</sup>	P	P

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Community center	N	N	N	N	N	P	P	P	P	N	N	N	N	C <sup>2*</sup>	C <sup>2*</sup>	P <sup>1*</sup>	N
Cultural facilities	N	N	N	N	N	P	P	P	P	N	N	N	N	N	C <sup>2*</sup>	P <sup>1*</sup>	N
Emergency services, police, fire, ambulance and rescue	P	P	P	P	P	N	N	N	N	P	N	P	P	P	C <sup>2*</sup>	P	P
Facilities owned and operated by the Township	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Facilities owned or operated by federal, state or other government entries	C	C	C	C	C	C	C	C	P	C	P	C	P	C <sup>2*</sup>	C <sup>2*</sup>	P	C
Group care facility	N	N	N	C	C	C	N	N	P	P	P	P	P*	N	N	N	N
Hospital	N	N	N	N	N	C	N	N	C	N	P	P	P*	N	N	N	N
Nonprofit/company- sponsored recreation or technical training education facility	N	N	N	N	N	N	N	N	N	P	P	C	C	N	N	N	N
Life care center	N	N	N	C	C	C	C	C	C	N	N	N	P*	N	N	C*	N
Place of worship	C	P	P	P	P	P	P	P	C	P	P	C	P	C <sup>2*</sup>	C <sup>2*</sup>	C*	P
Public and private educational institutions; dance studios, etc.	N	N	N	N	C	P	P	P	P	N	P	N	N	C <sup>2*</sup>	C <sup>2*</sup>	P <sup>1*</sup>	N
Public and private schools	C	C	C	C	C	C	C	N	C	N	C	C	C*	N	C <sup>2*</sup>	C*	C
Public utility uses	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	P	P
Recreational uses, nonprofit or commercial	N	C	C	C	C	P	N	N	N	P	N	C	C	N	C <sup>2*</sup>	N	N
Substance abuse and treatment center	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Temporary parking lot per WC Zone	N	N	N	N	N	N	C*	N	N	N	N	N	N	N	N	N	N
Wireless communications facilities	C	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	N