

ZONING

355 Attachment 10

Township of Muhlenberg

I-2 Zoning District Utility and Dimensional Requirements (Supplemental Matrix Chart) [Amended 11-21-2016 by Ord. No. 563]

Permitted Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area (acres)	Minimum Lot Width (feet)	Minimum Yard Requirements			Maximum Height (feet)	Maximum Coverage	
		Sewer	Water			Front (feet)	Side (each) (feet)	Rear (feet)		Building	Lot
Manufacturing	By right	Public	Public	5	200	60	40	50	100	40%	60%
Mini warehousing or self-storage units	By right	Optional	Optional	5	200	60	40	50	35	40%	60%
Warehousing	By right	Public	Public	5	200	60	40	50	75	40%	60%
Wholesale and distribution	By right	Public	Public	5	200	60	40	50	75	40%	60%
Fabrication and finishing establishment	By right	Public	Public	5	200	60	40	50	75	40%	60%
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 § 355-84 for additional requirements.						
Retail business establishment	By right	Public	Public	1	150	50	10	25	35	40%	60%
Business and professional office	By right	Public	Public	1	150	50	10	25	35	40%	60%
Office/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.						
Recreational use	Conditional use	Public	Public	3	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 grower/processor	Conditional use	Public	Public	5 acres	250	60	40	50	75	40%	60%
Single-family detached units	Special exception	Public	Public	1	150	50	10	25	35	20%	30%
Category 1 and 2 home occupation	Special exception	Public	Public	Variable	Refer to § 355-92 for additional requirements.						

MUHLENBERG CODE

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Adult business and entertainment use	Special exception	Public	Public	1	Refer to § 355-68 for additional requirements.						
Veterinary hospital or animal clinic	Special exception	Public	Public	3	250	60	25	50	35	25%	50%
Kennels	Special exception	Public	Public	10	Refer to § 355-73 for additional requirements.						
Quarrying or mining	Special exception	Public	Public	20	Refer to § 355-75 for additional requirements.						
Solid waste disposal facilities	Special exception	Public	Public	20	Refer to § 355-76 for additional requirements.						
Junk/salvage yards	Special exception	Public	Public	20	Refer to § 355-77 for additional requirements.						
Trucking and motor freight terminals	Special exception	Public	Public	10	Refer to § 355-78 for additional requirements.						
Undefined land uses or other land uses	Special exception	Public	Public	5	Refer to § 355-85 for additional requirements.						