

ZONING

355 Attachment 11

Township of Muhlenberg

SA-1 Zoning District

Utility and Dimensional Requirements (Supplemental Matrix Chart)

Permitted Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirements			Maximum Height (feet)	Maximum Coverage	
		Sewer	Water			Front (feet)	Side (each) (feet)	Rear (feet)		Building	Lot
Single-family detached units	By right	On-lot	On-lot	3 acres	250	60	25	50	35	10%	20%
		On-lot	Public	2 acres	200	60	25	50	35	15%	25%
		Public	On-lot	2 acres	200	60	25	50	35	15%	25%
		Public	Public	20,000 square feet	100	40	10	20	35	20%	30%
Single-family semidetached units	By right	Public	Public	6,000 square feet	40	40	10	20	35	30%	40%
Two-family detached units	By right	Public	Public	40,000 square feet	150	40	20	30	35	20%	30%
Category 1 and 2 home occupation	By right	Optional	Optional	Variable	Refer to § 355-92 for additional requirements.						
General agricultural	By right	Optional	Optional	2 acres	Refer to § 355-79 for additional requirements.						
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.						
Commercial water resource use	Conditional use	Public	Public	10 acres	Refer to § 355-71 for additional requirements.						
Recreational use	Conditional use	Public	Public	3 acres	Refer to § 355-80 for additional requirements.						
Commercial campground	Special exception	Public	Public	10 acres	Refer to § 355-69 for additional requirements.						
Commercial composting facility	Special exception	Public	Public	20 acres	Refer to § 355-79 for additional requirements.						
Intensive agricultural use	Special exception	Public	Public	20 acres	Refer to § 355-79 for additional requirements.						
Mushroom production uses	Special exception	Public	Public	5 acres	250	60	25	50	50	30%	50%
Veterinary hospital or animal clinic	Special exception	Public	Public	3 acres	250	60	25	50	35	30%	50%
Educational use	Special exception	Public	Public	3 acres	250	60	25	50	50	30%	50%
Religious use	Special exception	Public	Public	3 acres	250	60	25	50	50	30%	50%