

ZONING

355 Attachment 4

Township of Muhlenberg

R-4 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	Public	Public	6,000 square feet	60	30	10	20	35	40%	50%
Single-family semidetached units	By right	Public	Public	3,000 square feet	30	30	10	20	35	40%	50%
Two-family detached units	By right	Public	Public	12,000 square feet	80	40	15	30	35	25%	40%
Townhouse units, 10 units or fewer	By right	Public	Public	Variable	Refer to § 355-82 for additional requirements.						
Public utilities	By right	Optional	Optional	Variable	Refer to § 355-82 for additional requirements.						
Municipal use	By right	Optional	Optional	Variable	Refer to § 366-84 for additional requirements.						
Category 1 home occupation	By right	Public	Public	Variable	Refer to § 355-92 for additional requirements.						
Forestry	By right	Optional	Optional	Variable	Refer to § 355-32 for additional requirements.						
Townhouse units, more than 10 units	Conditional use	Public	Public	5 acres	Maximum residential density = 6.0 dwelling units per acre; refer to § 355-47 for additional requirements.						
Single-family cluster development	Conditional use	Public	Public	10 acres	Maximum residential density = 4.0 dwelling units per acre; refer to § 355-49 for additional requirements.						
Group home	Conditional use	Optional	Optional	Variable	Refer to § 355-50 for additional requirements.						
Group institution	Conditional use	Public	Public	3 acres	250	60	25	50	50	30%	50%
Age-qualified retirement community	Conditional use	Public	Public	10 acres	Maximum residential density = 6.0 dwelling units per acre; refer to § 355-50 for additional requirements.						
Recreational use	Conditional use	Public	Public	2 acres	Refer to § 355-80 for additional requirements.						
Family day-care	Special exception	Public	Public	Variable	Refer to § 355-61 for additional requirements.						
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%
Convalescent home or nursing home	Special exception	Public	Public	3 acres	250	60	25	50	35	30%	50%