

ZONING

355 Attachment 6

Township of Muhlenberg

C-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	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%
Townhouse units, 10 units or fewer	By right	Public	Public	Variable	Refer to § 355-46 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 § 355-84 for additional requirements.						
Category 1 and 2 home occupation	By right	Public	Public	Variable	Refer to § 355-92 for additional requirements.						
Retail business establishment	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Business and professional office	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Restaurant	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Taverns/taprooms	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Club or lodge	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Personal service establishments	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Banks and financial institutions	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Funeral homes	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Group homes	Conditional use	Optional	Optional	Variable	Refer to § 355-50 for additional requirements.						

MUHLENBERG CODE

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
Group institutions	Conditional use	Public	Public	3 acres	250	60	25	50	50	30%	50%
Age-qualified retirement community	Conditional use	Public	Public	20 acres	Maximum residential density = 8.0 dwelling units per acre; refer to § 355-53 for additional requirements.						
Recreational use	Conditional use	Public	Public	2 acres	Refer to § 355-80 for additional requirements.						
Convenience store or mini market	Conditional use	Public	Public	2 acres	200	60	30	60	35	40%	60%
Townhouse units, more than 10 units	Conditional use	Public	Public	3 acres	Maximum density = 8.0 dwelling units per acre; refer to § 355-45 for additional requirements.						
Adaptive reuse	Conditional use	Public	Public	Variable	Refer to § 355-37 for additional requirements.						
Mixed use	Special Exception	Public	Public	40,000 square feet	200	50	20	20	35	30%	50%
Child day care	Special Exception	Public	Public	40,000 square feet	200	50	20	20	35	30%	50%
Adult day care	Special Exception	Public	Public	40,000 square feet	200	50	20	20	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%
Convalescent home	Special Exception	Public	Public	3 acres	250	60	25	50	35	30%	50%