

ZONING

355 Attachment 7

Township of Muhlenberg

C-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	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	20,000 square feet	100	40	10	20	35	20%	30%
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%
Theater or family entertainment complex	By right	Public	Public	50,000 square feet	200	40	20	40	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%
Convenience store or mini market	Conditional use	Public	Public	2 acres	200	60	30	60	35	40%	60%
Mini malls	Conditional use	Public	Public	2 acres	200	60	30	60	35	40%	60%
Shopping centers	Conditional use	Public	Public	5 acres	300	100	50	100	50	40%	60%

MUHLENBERG CODE

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		Sewer	Water			Front (feet)	Side (each) (feet)	Rear (feet)		Building	Lot
Commercial drive-through establishments	Conditional use	Public	Public	25,000 square feet	125	40	20	30	35	40%	60%
Hotels or motels	Conditional use	Public	Public	5 acres	300	100	50	100	35	40%	60%
Recreation use	Conditional use	Public	Public	2 acres	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 dispensary	Conditional use	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
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%
Hospital or medical center	Special exception	Public	Public	3 acres	250	60	25	50	50	30%	50%
Veterinary hospital	Special exception	Public	Public	2 acres	200	60	25	50	35	30%	50%