

ZONING

355 Attachment 9

Township of Muhlenberg

I-1 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	250	60	40	50	75	40%	60%
Mini warehousing or self-storage units	By right	Optional	Optional	5	250	60	40	50	35	40%	60%
Warehousing	By right	Public	Public	5	250	60	40	50	75	40%	60%
Wholesale and distribution	By right	Public	Public	5	250	60	40	50	75	40%	60%
Fabrication and finishing establishment	By right	Public	Public	5	250	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 § 355-85 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 and 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.						
Hotels or motels	Conditional use	Public	Public	5	250	60	30	60	35	40%	60%
Commercial water resource use	Conditional use	Public	Public	10	Refer to § 355-71 for additional requirements.						
Recreational use	Conditional use	Public	Public	2	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	15	25	30	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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Mobile home park	Special exception	Public	Public	10	Refer to § 355-55 for additional requirements.						
Commercial campground	Special exception	Public	Public	10	Refer to § 355-69 for additional requirements.						
Trucking or motor freight terminal	Special exception	Public	Public	10	Refer to § 355-78 for additional requirements.						
Educational use	Special exception	Public	Public	3	250	60	25	50	50	30%	50%
Religious use	Special exception	Public	Public	3	250	60	25	50	50	30%	50%