

Township of Lower Macungie, PA
Thursday, February 10, 2022

Chapter 27. Zoning

Part 10B. WC - WESCOSVILLE COMMERCIAL DISTRICT

§ 27-10B01. Purpose.

[Ord. No. 2019-10, 8/1/2019]

The purpose of the Wescosville Commercial District is to provide a place where Township residents and others can purchase goods and services or reside in a compact, pedestrian-oriented neighborhood setting respecting the regional Hamilton Boulevard Corridor. Development standards will be applied to ensure compatibility with the adopted Southwest Lehigh Comprehensive Plan and the Hamilton Boulevard Corridor Plan and to encourage a mix of uses including residential, business, commercial, etc., in a traditional neighborhood setting. Design in the district should be reflective and respect historic Wescosville and Lower Macungie Township by utilizing architectural excellence in new buildings, restoration of existing structures and generous landscaping and streetscape treatments. The Wescosville Commercial District will strive to create a Main Street setting for both Lower Macungie Township and for Western Lehigh County.

§ 27-10B02. Uses Permitted by Right.

[Ord. No. 2019-10, 8/1/2019]

1. The uses listed as "Permitted Uses" in the WC District in Exhibit 1: Zoning Use Matrix^[1] are permitted by right in this zoning district and conditioned on meeting the requirements of Part 24 and other applicable provisions of this chapter, provided the use type, dimensional, and all other requirements of this chapter are met.

[1] *Editor's Note: Said exhibit is included as an attachment to this chapter.*

§ 27-10B03. Uses Permitted by Condition.

[Ord. No. 2019-10, 8/1/2019]

1. The following conditional uses listed as "Conditional Uses" for the WC District in the Exhibit 1: Zoning Use Matrix may be permitted following review and recommendation by the Planning Commission and a hearing and approval by the Board of Commissioners in accordance with the procedures and criteria in Part 24, provided all provisions of this chapter are met.

§ 27-10B04. Uses Permitted by Special Exception.

[Ord. No. 2019-10, 8/1/2019]

1. The following uses may be permitted when authorized as a special exception by the Zoning Hearing Board, subject to the provisions of Part 24, provided all provisions of this chapter are met:

- A. Any use of the same general character as those uses permitted by right or condition in this district. Evidence shall be submitted documenting the degree to which the proposed use will emit smoke, dust odor or other air pollutants, noise, vibration, light, electrical disturbances, water pollutant, chemical pollutants, increased storm runoff, and the additional traffic generated by the proposed facility. Such evidence may include the proposed use of proven special structural or technological innovations.

§ 27-10B05. Uses Specifically Excluded in the Wescosville Commercial Zone.

[Ord. No. 2019-10, 8/1/2019]

1. Tent sales.
2. Carnivals.
3. Outside of the building storage.
4. Trailer storage.
5. Campground parking.
6. Adult bookstore, adult movie/picture theater, or cabaret.
7. Store or other retail establishment at which modeling of exotic or adult/intimate-oriented clothing is exhibited by live male or female models.
8. Any drive-through or fast food use.

§ 27-10B06. Accessory Uses.

[Ord. No. 2019-10, 8/1/2019]

1. Accessory uses on the same lot and customarily incidental to the permitted uses are permitted by right. The term "accessory use" may include the following uses which shall comply with all applicable provisions stated for them:
 - A. Accessory buildings such as garages and ancillary buildings related to the proposed use and meeting the same yard requirements as the principal buildings.
 - B. Temporary structures or uses, per this chapter.
 - C. Outdoor storage use areas for equipment, supplies and materials provided that they are screened from view of adjacent properties and streets.
 - D. Amateur radio antennas.
 - E. Home occupations.
 - F. Solar panels.
 - G. Recreation facility, private.
 - H. Outdoor dining for any restaurant or dining/food establishment.
 - I. Residential apartments above first floor commercial uses.

§ 27-10B07. Lot Area, Width, Building Coverage, Height Regulations.

[Ord. No. 2019-10, 8/1/2019]

The following dimensional requirements (minimums or maximums) shall apply to uses in the WC-Wescosville Commercial Zoning District subject to new subdivision and/or land development and to further applicable provisions of this chapter. The most restrictive dimensional requirements for each use shall apply. However, adaptive reuse, change of use or fit-outs for existing structures in the zone shall have no minimum lot area, minimum lot width, maximum lot or building coverage if no subdivision or land development actions are initiated.

Principal Use	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Maximum Lot Coverage	Maximum Building Coverage	Maximum Building and Structure Height Unless Otherwise Specified** (feet)
Places of worship	0.5	100	70%	35%	50
Life care center	0.5	100	70%	35%	50 (maximum gross density of 5 dwelling units per acre)
Restaurant	0.5	100	70%	35%	50
Retail store	0.5	100	70%	35%	50
All other uses	0.5	100	70%	35%	50

NOTE:

** Excluding architectural features such as parapets, pitched roofs, clock towers or steeples and utility features such as elevator shafts and HVAC units not to exceed an additional 10 feet in height.

§ 27-10B08. Minimum Yard Requirements.

[Ord. No. 2019-10, 8/1/2019]

The following minimum dimensional requirements shall apply to all uses in the WC-Wescosville Commercial Zoning District, subject subdivision and land development standards to further applicable provisions of this chapter. The most restrictive dimensional requirements for each use shall apply unless otherwise noted. All required front, side, and rear yards are in addition to buffers, notwithstanding anything to the contrary in § 27-1803 or this section. Any required buffers shall be maintained along all front, side, and rear yards. However, adaptive reuse, change of use or fit-outs for existing structures that do not increase building size footprint more than 10% in the zone shall have no yard requirements if no subdivision or land development actions are initiated.

Principal Use	Maximum Front Yard* (feet)	Minimum Side Yard (Each) (feet)	Minimum Rear Yard (feet)
Places of worship	15	15	25
Life care center	15	15	25
Restaurant	15	15	25
Office or clinic	15	15	25
Retail store	15	20	25
All other uses	15	20	25

NOTE:

- * All buildings shall have the appearance of a traditional storefront or other structure facing the public road. No mechanical equipment, storage, trash, loading docks, garage bay doors, or drive-through windows may be located within the front yard.



Example:

§ 27-10B09. Special Regulations for All Uses in Wescosville Commercial District.

[Ord. No. 2019-10, 8/1/2019]

1. All required buffers as set forth in § 27-1803 shall apply and be maintained along all side and rear yards unless specified differently in this section, in which case the more liberal shall apply. Any adaptive reuse, change of use or fit-out to existing structures in this zone shall not have buffer screen requirements other than a eight-foot-tall privacy fence between a commercial and residential use on side yards where uses abut and a fifteen-foot buffer screen in the rear yard that abuts a residential use without an alley, street or public way also at the rear of the lot.
2. Buffers are not required between abutting commercial or nonresidential uses. Buffers shall be required anytime a newly constructed commercial or nonresidential use abuts any residential use, a school, a day-care center, a place of worship or life care center.
3. A project design companion, including a coordinated set of drawings, reference photographs and notes, shall be prepared for buildings, landscaping, pedestrian circulation and public spaces within any proposal. The project design companion shall be submitted with land development plans, during the conditional use or preliminary plan process, whichever comes first. In the case where no procedures listed above occur, the project design companion shall be submitted with any zoning permits for review and approval. The document shall be reviewed, approved and binding to all Township-related permitting activity. The project design companion shall include, but not be limited to:
 - A. Architectural treatment including design, building materials and facades.
 - B. Signage.
 - C. Landscaping standards for all plantings and parking area designs and fences or walls.
 - D. Streetscape enhancements including sidewalks, crosswalks, street trees, buffer fencing per the Hamilton Boulevard Corridor Study and Plan.
 - E. All site lighting and fixtures.

- F. Public spaces including pedestrian amenities, pavilions, plazas and gazebos, street and plaza furniture, water features, rain water harvesting and other amenities.
4. Any new land development or subdivisions shall utilize architectural-grade cladding and enhanced architectural features on all newly constructed or renovated buildings.
 5. All roof-mounted or nonresidential HVAC systems or building machinery shall be shielded from view utilizing appropriate screening as displayed in the Lower Macungie Township Design Guidelines.^[1]

[1] *Editor's Note: Said Design Guidelines are included as an attachment to this chapter.*
 6. All new land development or subdivisions shall include illuminated monument entrance signs per this chapter and the Lower Macungie Township Design Guidelines with associated seasonal landscaping beds and plantings.
 7. All new land development or subdivisions shall naturalize all aboveground stormwater management features per this chapter and to the satisfaction of the Township.
 8. Any office or clinic for medical or dental examination or treatment of persons as out-patients, including laboratories incidental thereto, may have a total floor area less than or equal to 30,000 square feet and shall have a building footprint of less than or equal to 15,000 square feet.
 9. Any office for business or nonprofit organization may have a total floor area less than or equal to 30,000 square feet, and a building footprint of less than 15,000 square feet.
 10. A temporary parking lot may only accommodate passenger vehicles for a period of no longer than 24 hours in whereby patrons of local businesses or establishments in the Wescosville Commercial Zone are served. There shall be no parking of recreational vehicles, tractor trailers, service vehicles or machinery vehicles or unregistered vehicles of any kind within this parking lot use. Said parking lot shall conform to all design standards of this chapter and the Lower Macungie Township Design Guidelines.

ZONING

27 Attachment 3

Town of Lower Macungie

Exhibit 1: Zoning Use Table
FINAL DRAFT FOR CONSIDERATION
Lower Macungie Township

Legend:	AP - Agricultural Protection	R - Rural	SR - Semi-Rural	S - Suburban & VO - Village Overlay*	U - Urban & UO - Urban Residential Overlay*	C - Commercial District	WC - Wescosville Commercial District*	HC - Highway Commercial District	C-SC - Commercial-Spring Creek	I - Industrial	HI-SC - Highway Industrial-Spring Creek	HE - Highway Enterprise	ORLIC - Office, Research Light Industrial Center	ETV-1 - East Texas Village-1 Overlay *	ETV-2 - East Texas Village-2 Overlay *	ETV-3 - East Texas Village-3 Overlay *	HLRO - Hills at Lock Ridge Overlay
Legend:																	
P = Permitted Use																	
C = Conditional Use																	
S = Special Exception Use																	
N = Not a Permitted Use																	
* See Ordinance Text for Further Regulations																	
Use Only Allowed within a Mixed-Use Development																	
Use Only Allowed within 400 ft. Radius of the Intersection of Lower Macungie Rd. and East Texas Rd.																	
Prohibited Agricultural Uses	AP	R	SR	S	U	C	WC	HC	C-SC	I	HI-SC	HE	ORLIC	ETV-1	ETV-2	ETV-3	HLRO
Animal Incubator	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Animal Husbandry	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Boarding, Stables	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Feedlot	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farmstead	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fencing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Grazing & Pasturing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Horticulture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Kennels	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nurseries & Greenhouses (non-retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ring Stables	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Vineyard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wildlife Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wherry, Tasting Rooms	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Prohibited Residential Uses	AP	R	SR	S	U	C	WC	HC	C-SC	I	HI-SC	HE	ORLIC	ETV-1	ETV-2	ETV-3	HLRO
Active Adult Residential Community	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Boarding and Rooming Houses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Multi-Family Dwellings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Open Space Neighborhood Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Single-Family, Attached Dwellings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Single-Family, Detached Dwellings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Single-Family, Semi-Detached Dwellings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

LOWER MACUNGIE CODE

	Zoning Districts																
	AP - Agricultural Protection	R - Rural	SR - Semi-Rural	S - Suburban & VO - Village Overlay*	U - Urban & UO - Urban Residential Overlay*	C - Commercial District	WC - Wacosville Commercial District	HC - Highway Commercial District	C-SC - Commercial-Spring Creek	I - Industrial	HI-SC - Highway Industrial-Spring Creek	HE - Highway Enterprise	ORLIC - Office, Research Light Industrial Center	ETV-1 - East Texas Village-1 Overlay *	ETV-2 - East Texas Village-2 Overlay *	ETV-3 - East Texas Village-3 Overlay *	HLRO - Hills at Lock Ridge Overlay
Principal Commercial Uses																	
Adult Bookstore, Sexually Oriented Business, Entertainment or Retail	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Advertising Signs (Billboard)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Amusement & Outdoor Recreation including miniature golf, driving ranges, batting cages and similar uses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Artists, Artisan or Craftsman Studio, Gallery & Sales Space	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automobile and Vehicle Service & Repair	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automobile and Vehicle Sales	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Automobile Car Wash	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Retail Bakery/ Confectioner	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Bank or Financial Institution	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Bed & Breakfast	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Commercial Carers, Bakers and Confectioners	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Construction and Building Supply & Showroom	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Coordinated Commercial Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Craft Brewery or Craft Distillery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Crematory	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Data Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Day Care Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Fuel Dispensing Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
General Construction Contracting Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Golf Course, Not Including Driving Range or Mini Golf	H	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Health and Fitness Center	N	C	C	C	N	P	N	C	N	C	N	N	N	N	N	N	N
Helipad	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hotel, Motel	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

ZONING

	Zoning Districts																
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Marjiana Academic Clinical Research Center	N	N	N	N	N	C	N	N	N	C	C	C	N	N	N	N	N
Medical Marijuana Dispensary	N	N	N	N	N	C	N	N	N	C	C	C	N	N	N	N	N
Medical Marijuana Grower/Processor	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N
Medical Marijuana Transport/Vehicle Offices.	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N
Medical Offices Under 15,000 SF	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N	N	N
Medical Offices, 15,000 SF- 50,000 SF	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N	N	N
Medical Offices, In Excess of 50,000	N	N	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N
Medical Offices, In Excess of 50,000	N	N	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N
Medical-Life Development	N	N	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N
Manufactory of Funeral Home	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N	N	N
Manufactory of Funeral Home	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N	N	N
Professional Service Offices, 15,000 SF- 50,000 SF	N	N	N	N	N	P	P*	P	P	P	P	P	C ²	C ²	C ²	P ^{3*}	N
Professional Service Offices, In Excess of 50,000 SF	N	N	N	N	N	C	N	C	C	P	P	P	N	N	N	N	N
Personal Services	N	N	N	N	N	P	P	P	P	P	P	P	N	C ²	C ²	P ^{3*}	N
Repair service oriented business such as plumbing, heating, air-conditioning, electrical, appliance repair, carpentry, upholstery and similar uses, but does not include retail sales.	N	N	N	N	N	P	P	P	P	P	P	P	N	C ²	C ²	P ^{3*}	N
Research Park, Planned	N	N	N	N	N	P	N	P	P	P	P	P	C ²	N	N	N	N
Restaurant, Fast Food Drive-Thru	N	N	N	N	N	P	N	P	P	P	P	P	N	N	N	N	N
Restaurant, Excluding Drive-Thru	N	N	N	N	N	C	N	C	C	P	P	P	N	N	N	N	N
Retail, under 15,000 SF	N	N	N	N	N	P	N	P	P	P	P	P	N	N	N	N	N
Retail, Max. 50,000 SF	N	N	N	N	N	P	N	P	P	P	P	P	N	N	N	N	N
Self Storage Facility	N	N	N	N	N	C	N	C	C	N	N	N	N	N	N	N	N
Shopping Center	N	N	N	N	N	C	N	C	C	N	N	N	N	N	N	N	N
Theater/Cinema	N	N	N	N	N	C	N	C	C	N	N	N	N	N	N	N	N
Theater/Cinema	N	N	N	N	N	C	N	C	C	N	N	N	N	N	N	N	N
Transportation Terminal	N	N	N	N	N	C	N	C	C	N	N	N	N	N	N	N	N
Veterinary Office or Animal Hospital	N	N	N	N	N	C	N	C	C	N	N	N	N	N	N	N	N
Wholesale Activities Building, max 40,000 SF	N	N	N	N	N	C	N	C	C	N	N	N	N	N	N	N	N

LOWER MACUNGIE CODE

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Principal Industrial Uses	AP	R	SR	S	U	C	WC	HC	C-SC	I	HI-SC	HE	ORLIC	ETV-1	ETV-2	ETV-3	HLRO
Boats and RV service and repair	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Bottling and Packaging	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial Laundry & Dry Cleaning	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Coordinated Industrial Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juneyard (Towing and Salvage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Light Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Light Metal Processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufacture and Assembly of Electronic and Communication Components, Systems, Equipments; including semiconductors, computers, optical and scientific instruments and equipment excluding use of volatile materials or components	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufacture and Assembly of Metal and Wood Products	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufacture of Concrete, Masonry, Bituminous or Birds Products	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Packaging products: cosmetics, and toiletries; drugs, perfumes, pharmaceuticals, surgical, medical instruments and supplies.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Printing, Publishing, Bookbinding or Similar	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreation Storage and Pumping	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Establishment Processing and Combining of Food Products (except Meat and Fish) - Food Processing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Processing and compounding to manufacture recyclable materials into usable products	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Processing and compounding to manufacture recyclable materials into usable products	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Quarries	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Recycling, Collection or Transfer on tracts of 10 Acres or more	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Scientific and Research Development Laboratories	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Solar Energy Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Solid Waste Storage and Disposal	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ultra-Light Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Warehousing/Logistics Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Wind Energy Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

ZONING

Principal Institutional Uses	Zoning Districts																
	AP - Agricultural Protection	R - Rural	SR - Semi-Rural	S - Suburban & VO - Village Overlay*	U - Urban & UO - Urban Residential Overlay*	C-Commercial District	WC - Wescosville Commercial District*	HC - Highway Commercial District	C-SC - Commercial-Spring Creek	I - Industrial	HI-SC - Highway Industrial-Spring Creek	HE - Highway Enterprise	ORLIC - Office, Research Light Industrial Center	ETV-1 - East Texas Village-1 Overlay *	ETV-2 - East Texas Village-2 Overlay *	ETV-3 - East Texas Village-3 Overlay *	HLRO - Hills at Lock Hidge Overlay
Principals Institutional Uses	AP	R	SR	S	U	C	WC	HC	C-SC	I	HI-SC	HE	ORLIC	ETV-1	ETV-2	ETV-3	HLRO
Cemetery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Club, Lodge or Social Building	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Community Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Cultural Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Emergency Services, Police, Fire, Ambulance and Rescue	P	P	P	P	P	N	N	N	N	P	P	P	P	P	P	P	P
Facilities owned & Operated by the Township	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Facilities owned & Operated by Federal, State or other Government entities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Group Care Facility	N	N	N	N	N	C	N	N	C	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	C	N	N	C	N	N	N	N	N	N	N	N
Non Profit /Company Sponsored Recreation or Technical Training, Education Facility	N	N	N	N	N	N	N	N	N	P	C	C	C	N	N	N	N
Life Care Center	N	N	N	N	N	C	C	C	C	N	N	N	N	C	H	C	N
Place of Worship	C	P	P	P	P	P	P	P	C	P	C	C	P	C	C	C	P
Public and Private Educational Institutions- Dance Studios, etc.	N	N	N	N	N	C	P	P	P	N	N	N	N	C	C	C	N
Public and Private Schools	C	C	C	C	C	C	C	C	C	N	C	C	C	C	C	C	C
Public Utility Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational Uses, Non-Profit or Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Substance Abuse and Treatment Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Temporary Parking Lot per WC Zone	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N
Wireless Communications Facilities	C	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	N