

Proposed Amendments to the Union Area Comprehensive Plan

The following amendments are proposed for Chapter 10, Land Use Plan:

The future land use plan for the Borough of Union City is proposed to be amended as follows. Note that the proposed amendments apply only to the Borough of Union City, and do not apply to Union Township.

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The following are general descriptions of the various land use districts identified on the Union City Future Land Use Plan Map:

Suburban Residential: The purpose of the Suburban Residential District is to accommodate low and medium density, residential growth within Union City Borough. Those areas designated Suburban Residential are to be used primarily for single-family residential and two-family residential dwellings; and associated public, institutional and recreational uses, in general conformance with the Union Area Comprehensive Plan.

Urban Residential: The purpose of the Urban Residential District is to accommodate all basic forms of housing including single family detached dwellings and higher density housing structures for more than one family. It includes single family attached dwellings (such as duplexes, townhouses, and condominiums), apartment buildings, and similar uses.

Residential Limited Business: The purpose of the Residential Limited Business District is to provide for a mixture of residential and compatible, non-residential uses in areas located along major transportation corridors or on the periphery of more intensive development.

Central Business District: The purpose of the Central Business District is to encourage the development and expansion of Union City Borough's traditional central business district in a manner that allows the existing character of development to be preserved to the greatest extent possible. The intent is to allow for sidewalk-fronting buildings and a dense development pattern that allows common walls; and to accommodate parking in a convenient manner that does not interfere with street traffic. The district allows for a wide variety of commercial, service, office, retail, and related uses.

Commercial: The purpose of the Commercial District is to provide land for the purpose of supplying commodities or services to the general public. Included are uses relating to both retail and wholesale trade, professional and personal services, general office facilities, sales and service, entertainment, restaurants, motels or hotels, and similar uses.

Industrial: The purpose of the Industrial District is to provide areas where various industrial, heavy commercial, and high impact land uses can be conducted or developed without creating undesirable or incompatible situations and/or conflicts with adjacent land uses and zoning districts and without causing increased traffic congestion and/or traffic circulation problems and conflicts.

Floodplain: The Floodplain designation is an overlay designation that consists of all floodplain areas identified by FEMA. The desire is to mitigate the risk of damage to property and loss of life due to flooding within these areas.

Amendments to the comp plan will include an updated Union City Future Land Use Map.

The future land use map will be based on the new zoning map, as follows:

Future Land Use Plan Designation	Mapped As/Comparable Zoning District
Suburban Residential	R-1, Suburban Residential
Urban Residential	R-2, Urban Residential
Residential Limited Business	RLB, Residential Limited Business
Central Business District	C-1, Central Business District
Commercial	C-2, Commercial
Industrial	I-1, Industrial
Floodplain Overlay	n/a – Regulated by Union Twp Flood Ordinance