

Union City Borough Zoning Districts and Uses

Draft, October 12, 2017

Article 5 Zoning Districts & Use Tables

504 District Purposes

504.01 R-1 Suburban Residential District

The purpose of the R-1, Suburban Residential Zoning District is to accommodate low and medium density, residential growth within Union City Borough. Those areas designated R-1 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.

504.02 R-2 Urban Residential District

The purpose of the R-2, Urban Residential Zoning 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.

504.03 RLB Residential Limited Business District

The purpose of the RLB, 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.

504.04 C-1 Central Business District

The purpose of the C-1, 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.

504.05 C-2 Commercial District

The purpose of the C-2, 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.

504.06 I-1 Industrial District

The purpose of the I-1, 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.

505 District Use Table

The types of uses permitted for each zoning district are listed in the following table and are considered principal uses unless they are listed in the accessory use section. Uses shall be defined according to the common meaning of the term or according to definitions as set forth in Article 2. Uses that are not listed for a district are not permitted.

Uses permitted within each zoning district are identified as those Permitted by Right (zoning decision by Zoning Administrator); and those Permitted by Special Exception (zoning decision by Zoning Hearing Board).

Some of the uses permitted must comply with certain criteria, which are set forth in Article 10, or in other areas of this Ordinance. The District Use Table identifies applicable sections (in parenthesis) that apply to each particular use. Note that these section numbers are provided for reference purposes only, and that all applicable regulations of this Ordinance apply, regardless of whether or not they are specifically referenced in the District Use Table.

Key:	P = Permitted Use SE = Special Exception	R-1	R-2	RLB	C-1	C-2	I-1
Residential Uses							
Single-Family Dwellings		P	P	P			
Two-Family Dwelling		P	P	P			
Multiple-Family Dwelling (3 to 4 units)			P	P			
Multiple-Family Dwelling (5 or more units)			SE	SE			
Mixed Use Structures (Residential and Commercial) (1002.10)				P	P	P	
Mobile Home Parks (1002.11)		SE	SE	SE			
Assisted Living Facility			SE	SE		SE	
Bed and Breakfast Inns		P	P	P			
Boarding Houses and Group Quarters			SE	SE			
Accessory Uses							
Accessory Structures and Uses Customarily Incidental to Principal Use		P	P	P	P	P	P
Beekeeping		SE	SE				
Drive Through Facilities for Commercial Uses					P	P	
Home Based Business or Occupation (1002.09)		P	P	P	P	P	
Kennel Accessory				P	P	P	
Roadside Stand for the Sale of Agricultural Products Grown on Site		P					

Key:	P = Permitted Use SE = Special Exception	R-1	R-2	RLB	C-1	C-2	I-1
Non-Residential Uses							
Agriculture (1002.02)	P						
Adult Related Uses (1002.01)							SE
Airports, Heliports and Helistops						SE	SE
Alternate Fuel Production							SE
Animal Shelter						P	P
Assembly or Finishing of Products					SE		P
Auction House					P	P	P
Automobile/Vehicle Service and Repair Facilities				SE		P	P
Banks/Financial Institutions				SE	P	P	
Brew Pub					P	P	P
Business Services				P	P	P	P
Campgrounds and Recreational Vehicle Parks (1002.03)	SE						
Car Wash Facilities				SE		P	SE
Cemeteries (1002.04)	SE						
Child Day Care Center (1002.05)				P	P	P	
Child Day Care Home (Family) (1002.05)	P	P	P				
Child Day Care Home (Group) (1002.05)	P	P	P				
Commercial Recreation, Indoor				SE	P	P	
Commercial Recreation, Outdoor						SE	
Contracting Operation							P
Convenience Store/Automotive Fueling Station						P	
Day Care Center for Adults (1002.05)				P	P	P	
Distilleries, Breweries					SE	SE	SE
Distribution Centers							P
Dry Cleaning, Laundry Services and Laundromats				SE	P	P	
Emergency Medical Treatment Facility				SE	P	P	
Emergency Services Stations	SE	SE	SE	SE	SE	P	P
Essential Services, Class 1	P	P	P	P	P	P	P
Essential Services, Class 2 (1002.06)	SE	SE	SE	SE	SE	SE	SE
Farmer's Market (1002.07)				P	P	P	
Flea Market (1002.07)					P	P	
Forestry	P	P	P	P	P	P	P
Funeral Homes, Mortuaries and Crematoriums (1002.08)					P	P	
Garden Center				SE	P	P	
Heavy Industry/Manufacturing							SE
Hospitals						SE	

Key:	P = Permitted Use SE = Special Exception	R-1	R-2	RLB	C-1	C-2	I-1
Hotels and Motels					P	P	
Houses of Worship		SE	SE	SE	SE	SE	SE
Industrial Parks							SE
Kennels						P	P
Laundry and/or Dry Cleaning Establishment (Industrial)							P
Libraries, Museums and Art Galleries		P	P	P	P	P	P
Light Industry/Manufacturing							P
Manufactured/Mobile Home Sales Lot						P	
Mineral Extraction, Sand and Gravel Pits							SE
Municipal Buildings and Structures		P	P	P	P	P	P
Natural Gas Compressor Station							SE
Natural Gas Processing Plant							SE
Natural Gas, Oil and Gas Development							P
Nursing Homes						SE	
Offices (Medical, Dental, Business and Professional)				P	P	P	
Offices, Corporate or Related to a Principal Use				P	P	P	P
Parking, as a principal use					P	P	P
Parks and Playgrounds		P	P	P	P	P	P
Personal Services Establishments				P	P	P	
Pet Grooming Establishment				P	P	P	
Plant Nurseries and Greenhouses				SE	P	P	
Public Utility Buildings (106 C)					P	P	P
Recycling Centers							P
Rental Services				SE	P	P	P
Research Laboratory							P
Restaurants				SE	P	P	SE
Retail Business (less than 10,000 square feet)				SE	P	P	
Retail Business (less than 20,000 square feet)					P	P	
Retail Business (20,000 square feet or greater)					SE	SE	
Schools (public or private; elementary or secondary)		SE	SE	SE		SE	
Scrap (Junk or Salvage) Yard (1002.12)							SE
Self-Storage Facilities				SE		P	P
Social Clubs and Fraternal Organizations				SE	P	P	
Solid Waste Processing and/or Disposal Facilities (1002.13)							SE
Target Ranges and Paintball Facilities (1002.14)						P	P
Taverns and Nightclubs					SE	SE	SE
Transportation Terminal							P
Treatment Center/Pre-Release Detention Facility (1002.15)							SE

Key:	P = Permitted Use SE = Special Exception	R-1	R-2	RLB	C-1	C-2	I-1
Truck and Heavy Equipment Sales, Service and Repair Services							P
Vehicle Sales, Rentals and Service						P	
Veterinary Clinics				P	P	P	
Wholesale, Warehouse and Storage Facilities							P
Wireless Communications Facilities, Non-Tower (1101)		P	P	P	P	P	P
Wireless Communications Facilities, Tower-Based (1101)						SE	SE

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