

LAND DEVELOPMENT

170 Attachment 3

Township of Union

Schedule of Zoning Requirements Area, Yard and Bulk Requirements  
 Except as Otherwise Specified in Chapter 170 Township of Union  
 [Amended 2-28-2023 by Ord. No. 5757; 12-17-2024 by Ord. No. 5842; 2-11-2025 by Ord. No. 5848]

Part 1

Zone	Primary Principal Use	Required Lot Size and Dimension			Minimum Required Yard Lengths					Maximum Height		Maximum Coverage		Maximum Floor Area Ratio (percent)	Density (units per acre)	
		Minimum Lot Size	Minimum Lot Width <sup>1</sup> (feet)	Minimum Lot Depth (feet)	Principal Building			Accessory Building		Principal Building		Accessory Buildings (feet)	Buildings (percent)			Impervious Surfaces (percent)
					Front (feet)	Side (feet)	Rear (feet)	Side (feet)	Rear (feet)	(feet)	(stories)					
RA	1-family dwellings	5,000 <sup>6</sup> square feet	50 <sup>7</sup>	100	25 <sup>2</sup>	5 <sup>3</sup>	25 <sup>4,8</sup>	3	3	27 <sup>5</sup>	2	14	45%	65%	—	
RB	2-family dwellings	5,000 <sup>6</sup> square feet	50 <sup>7</sup>	100	25 <sup>2</sup>	5 <sup>3</sup>	25 <sup>4,8</sup>	3	3	27 <sup>5</sup>	2	14	45%	65%	—	
RC	Multifamily dwellings	See § 170-703														
RD	Residential senior housing	See § 170-704														
RT	Townhome dwellings	See § 170-705														
AH-1	Inclusionary multifamily dwellings	See § 170-706	150	100	25	10	10	10	5	55	4	See § 170-706	50	85		See § 170-706
AH-2	Inclusionary multifamily dwellings; mixed-use development	1 acre			See § 170-706	10	0	10	10	75	6	20	90	95	400	35
AH-3	Inclusionary multifamily dwellings; mixed-use development	15,000 square feet	150	100	See § 170-706	20	20	10	10	45	4	20	35	65		See § 170-706
NC	Neighborhood Core	15,000 square feet	150	100	10	10	20	10	10	35	3	14	30%	80%	90%	
CC	Corridor Commercial	40,000 square feet	200	200	50 <sup>9</sup>	20 <sup>9</sup>	50 <sup>9</sup>	20	50	35	3	15	30%	80%		
C/I	Commercial/Industrial	80,000 square feet	200	400	50 <sup>9</sup>	25 <sup>9</sup>	50 <sup>9</sup>	25	50	45	3	15	50%	80%		
OSR	Open Space & Recreation	See § 170-1001														
C	Cemetery	See § 170-1002														

NOTES:

- 1 Measured between side lot lines at setback line. In no event shall the width be less than 75% of the required frontage at any point.
- 2 May be reduced to the average established setback in the block and on the same side of the street, but to not less than 20 feet; maximum setback: 35 feet.
- 3 A twelve-foot street side yard shall be required for corner lots in addition to a five-foot interior side yard.
- 4 Or 10% of the lot depth, whichever is greater.
- 5 Main roofs shall have a minimum grade of five inches per foot.
- 6 Six thousand square feet when part of a major subdivision.
- 7 Sixty feet when part of a major subdivision.
- 8 Setback of rear yard from deck attached to dwelling: 10 feet.
- 9 Transition buffers may be required as per § 170-1213.

UNION CODE

Part 2 – Overlay Zones

Zone	Primary Principal Use	Required Lot Size and Dimension			Minimum Required Yard Lengths					Maximum Height		Maximum Coverage		Maximum Floor Area Ratio (percent)	Density (units per acre)	
		Minimum Lot Size	Minimum Lot Width <sup>1</sup> (feet)	Minimum Lot Depth (feet)	Principal Building			Accessory Building		Principal Building (feet)	Accessory Buildings (feet)	Buildings (percent)	Impervious Surfaces (percent)			
					Front (feet)	Side (feet)	Rear (feet)	Side (feet)	Rear (feet)							
MUO D	Mixed Use	1 acre			0 min/15 max	10	0	10	10	45	4	20	50%	80%	150%	35
IOR	Inclusionary multifamily development	15,000 square feet	150	100	25	20	20	10	10	35	3	20	35%	65%		

Part 3 - Downtown Zones

Zone	Principal Use	Required Lot Size and Dimension			Minimum Required Yard Setbacks					Maximum Height		Maximum Coverage		Maximum Floor Area Ratio (percent)	
		Minimum Lot Size (square feet)	Minimum Lot Width <sup>1</sup> (feet)	Minimum Lot Depth (feet)	Principal Building (feet)			Accessory Building (feet)		Principal Building (feet)	Accessory Buildings (feet)	Buildings (percent)	Impervious Surfaces (percent)		
					Front	Side	Rear	Side	Rear						
DC	Downtown Core	10,000	100	100	—	—	20	—	20	52	4	15	80%	90%	—
DT	Downtown Transition	12,500	125	100	5	5	20	5	10	40	3	15	50%	80%	150%

Part 4 - Transit Oriented

Zone	Primary Principal Use	Required Lot Size and Dimension			Minimum Required Yard Lengths					Maximum Height		Minimum Height		Maximum Height		Maximum Floor Area Ratio (percent) <sup>1</sup>	Maximum Density (units per acre)		
		Minimum Lot Size (square feet)	Minimum Lot Width <sup>1</sup> (feet)	Minimum Lot Depth (feet)	Principal Building			Accessory Building		Principal Building (feet)	Accessory Building (feet)	Principal Building (feet)	Accessory Building (feet)	Buildings (percent)	Impervious Surfaces (percent)				
					Front (feet)	Side (feet)	Rear (feet)	Side (feet)	Rear (feet)										
TO																			
	Residential townhomes and multifamily housing	—	—	—		15	0	10 <sup>6</sup>	10	45	3	20	1	—		80%	85%	250%	35
	Public and private schools, colleges, and universities					30	30	10	10	75 <sup>4</sup>	6 <sup>4</sup>	20	1			80%	85%		
	Stand-alone public parking garage facilities	—	—	—	— <sup>3</sup>	10	0	10	0	5	55	20	1	—		90%	95%		
	All other permitted uses	—	—	—	— <sup>3</sup>	10	0	10	0			20	1	35	2	80%	90%	400%	

NOTES:

- 1 Floor area ratio shall not include parking garage floors or decks.
- 2 Maximum height for lots fronting Morris Avenue shall be 6 stories and 75 feet. Maximum height for all other lots shall be 4 stories and 45 feet.
- 3 A minimum setback of 35 feet shall be provided for all buildings (including aboveground parking garages) from Morris Avenue. On all other frontages, setbacks shall be a minimum of 15 feet for buildings that are less than 45 feet in height, a minimum of 50 feet for buildings 45 feet or greater in height and a minimum of 65 feet for aboveground parking garages.
- 4 Maximum height for public and private schools shall be reduced to 4 stories and 45 feet when within 300 feet from a residential zone.