

LAND DEVELOPMENT

170 Attachment 4

Township of Union

Schedule of Limitations
(permitted and conditional uses)

[Amended 12-16-2022 by Ord. No. 5747; 2-28-2023 by Ord. No. 5757; 5-23-2023 by Ord. No. 5767; 8-22-2023 by Ord. No. 5777; 12-17-2024 by Ord. No. 5842]

Part 1

District	RA, RB, RC Residential	RD Residential	RT Residential
Permitted Principal Uses	<ol style="list-style-type: none"> 1. 1-family dwelling. 2. 2-family dwellings in RB District only. 3. Multifamily dwellings in RC District only. 4. Public parks, playgrounds and conservation areas. 5. Public buildings and uses (except schools). 	<ol style="list-style-type: none"> 1. 1-family dwelling. 2. Senior citizen housing. 3. Public parks, playgrounds and conservation areas. 4. Public buildings and uses (except schools). 	<ol style="list-style-type: none"> 1. 1-family dwelling. 2. Single-family attached/townhome dwellings. 3. Public parks, playgrounds, and conservation areas. 4. Public buildings and uses (except schools).
Permitted Accessory Uses	<ol style="list-style-type: none"> 1. Private parking garages. 2. Private residential toolsheds or storage buildings not exceeding 10 feet in height. 3. Fences and walls. 4. Signs. 5. Private residential swimming pools, including outdoor hot tubs. 6. Off-street parking. 7. Accessory uses customarily incidental to the above principal uses. 8. Home professional offices. 	<ol style="list-style-type: none"> 1. Private parking garages. 2. Private residential toolsheds or storage buildings not exceeding 10 feet in height. 3. Fences and walls. 4. Signs. 5. Private residential swimming pools, including outdoor hot tubs. 6. Off-street parking. 7. Accessory uses customarily incidental to the above principal uses. 8. Home professional offices. 	<ol style="list-style-type: none"> 1. Private parking garages. 2. Private residential toolsheds or storage buildings not exceeding 10 feet in height. 3. Fences and walls. 4. Signs. 5. Private residential swimming pools, including outdoor hot tubs. 6. Off-street parking. 7. Accessory uses customarily incidental to the above principal uses. 8. Home professional offices.

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District	RA, RB, RC Residential	RD Residential	RT Residential
	<ol style="list-style-type: none"> 9. Lampposts, trellises, patios, decks and similar utility, ornamental and landscaping structures. 10. Solar installations. 11. Short-term rentals. 	<ol style="list-style-type: none"> 9. Lampposts, trellises, patios, decks and similar utility, ornamental and landscaping structures. 10. Solar installations. 11. Short-term rentals. 	<ol style="list-style-type: none"> 9. Lampposts, trellises, patios, decks and similar utility, ornamental, and landscaping structures. 10. Solar installations. 11. Short-term rentals.
Conditional Uses	<ol style="list-style-type: none"> 1. Places of assembly. 2. Public and private schools. 3. Accessory dwelling units in the RA and RB zones. 4. Community residences. 	<ol style="list-style-type: none"> 1. Places of assembly. 2. Public and private schools. 3. Community residences. 	<ol style="list-style-type: none"> 1. Places of assembly. 2. Public and private schools. 3. Community residences.

District	AH-1 Affordable Housing-1 District	AH-2 Affordable Housing-2 District	AH-3 Affordable Housing-3 District
Permitted Principal Uses	<ol style="list-style-type: none"> 1. Inclusionary multifamily dwellings. 	<ol style="list-style-type: none"> 1. Inclusionary multifamily dwellings, including townhouses and/or apartments. 2. Mixed-use development, provided inclusionary multifamily dwellings are provided. The following nonresidential uses are permitted in the mixed-use development on the first floor: <ol style="list-style-type: none"> i. Restaurant, category one and two. ii. Bar. iii. Offices. iv. Medical offices. v. Museum. vi. Gallery. vii. Passenger station. viii. Places of assembly. ix. Fitness centers. 	<ol style="list-style-type: none"> 1. Inclusionary multifamily dwellings. 2. Mixed-use development, provided inclusionary multifamily dwellings are provided. The following nonresidential uses are permitted in the mixed-use development on the first floor: <ol style="list-style-type: none"> i. Restaurant, category one and two. ii. Offices. iii. Medical offices. iv. Museum. v. Gallery. vi. Places of assembly. vii. Fitness centers. viii. Instructional use. ix. Retail services. x. Uses similar to those permitted above as

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District	AH-1 Affordable Housing-1 District	AH-2 Affordable Housing-2 District	AH-3 Affordable Housing-3 District
		<ul style="list-style-type: none"> x. Retail services. xi. Uses similar to those permitted above as determined by the Planning Board. <p>3. Existing uses shall be permitted to expand not more than 25% of the floor area existing at the time of the ordinance passage.</p>	<p>determined by the Planning Board.</p>
Permitted Accessory Uses	<ul style="list-style-type: none"> 1. Accessory uses customarily incidental to any of the above permitted uses. 2. Surface parking areas, private garages and parking structures. 3. Residential swimming pools. 4. Temporary construction trailers, leasing and/or sales offices. 5. Utilities and related facilities. 6. Flag poles, clock towers and statuary. 7. Signs. 8. Solar installations. 9. Electric vehicle charging stations. 	<ul style="list-style-type: none"> 1. Accessory uses customarily incidental to any of the above permitted uses. 2. Surface parking areas, private garages and parking structures. 3. Residential swimming pools. 4. Temporary construction trailers, leasing and/or sales offices. 5. Utilities and related facilities. 6. Flag poles, clock towers and statuary. 7. Signs. 8. Solar installations. 9. Electric vehicle charging stations. 	<ul style="list-style-type: none"> 1. Accessory uses customarily incidental to any of the above permitted uses. 2. Surface parking areas. 3. Residential swimming pools. 4. Temporary construction trailers, leasing and/or sales offices. 5. Utilities and related facilities. 6. Flag poles, clock towers and statuary. 7. Signs. 8. Solar installations. 9. Electric vehicle charging stations.
Conditional Uses	<ul style="list-style-type: none"> 1. Cellular telecommunications antennas. 	<ul style="list-style-type: none"> 1. Cellular telecommunications antennas. 	<ul style="list-style-type: none"> 1. Cellular telecommunications antennas.

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District	NC Neighborhood Commercial	CC Corridor Commercial	C/I Commercial/Industrial
Permitted Principal Uses	<ol style="list-style-type: none"> 1. Offices. 2. Medical offices and hospitals. 3. Veterinary hospitals and kennels. 4. Public parks. 5. Child-care centers. 6. Public buildings and uses. 7. Car service of not more than 3 vehicles. 8. Places of assembly. 9. Funeral homes. 10. Banks and financial institutions. 11. Retail sales and services. 12. Restaurants, category one and two. 13. Brew pubs. 14. Community facilities. 15. Instructional use. 16. Public parking garages and lots. 17. Flex space. 18. A combination of any of the above uses. 19. Public utility buildings and facilities. 	<ol style="list-style-type: none"> 1. Retail sales and services. 2. Restaurants, category one and two. 3. Brew pubs. 4. Offices. 5. Medical offices. 6. Veterinary hospitals and kennels. 7. Child-care centers. 8. Public buildings and uses. 9. Car service of not more than 3 vehicles. 10. Places of assembly. 11. Funeral homes. 12. Banks and financial institutions. 13. Indoor recreation facilities. 14. Fitness centers. 15. Instructional use. 16. Community facilities. 17. Multifamily residential uses above the ground floor. 18. Indoor agriculture. 19. Automobile sales. 20. Hotels and motels. 21. Flex space. 22. A combination of any of the above uses. 23. Public utility buildings and facilities. 	<ol style="list-style-type: none"> 1. Manufacturing. 2. Research laboratories. 3. Data centers. 4. Offices. 5. Car services. 6. Indoor and outdoor recreation facilities. 7. Instructional use. 8. Fitness centers. 9. Indoor agriculture. 10. Places of assembly. 11. Public buildings and uses (except schools). 12. Public parking garages. 13. Public parks. 14. Self-storage facilities. 15. Outdoor storage. 16. Community facilities. 17. Public utility buildings and facilities. 18. Wireless telecommunications towers and antennas.

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District	NC Neighborhood Commercial	CC Corridor Commercial	C/I Commercial/Industrial
Permitted Accessory Uses	<ol style="list-style-type: none"> 1. Fences and walls. 2. Signs. 3. Off-street parking. 4. Outdoor cafes accessory to permitted restaurants. 5. Home professional offices. 6. Private residential swimming pools, accessory to residential uses. 7. Solar installations. 8. Electric vehicle charging stations. 9. Alternative treatment centers, accessory to medical offices and hospitals. 10. Short-term rentals. 	<ol style="list-style-type: none"> 1. Fences and walls. 2. Signs. 3. Off-street parking. 4. Outdoor storage accessory to permitted automobile sales. 5. Outdoor cafes accessory to permitted restaurants. 6. Private residential swimming pools, accessory to residential uses. 7. Solar installations. 8. Electric vehicle charging stations. 9. Alternative treatment centers, accessory to medical offices. 	<ol style="list-style-type: none"> 1. Fences and walls. 2. Signs. 3. Off-street parking. 4. Commercial uses ancillary to a permitted use. 5. Uses customary and incidental to permitted uses, including but not limited to employee cafeterias and locker rooms. 6. Concession stands. 7. Solar installations. 8. Electric vehicle charging stations. 9. Noncommercial antennas and towers.
Conditional uses	<ol style="list-style-type: none"> 1. Fitness centers. 2. Automobile service stations. 3. Repair garages. 4. Long-term care facilities. 	<ol style="list-style-type: none"> 1. Adult business. 2. Automobile service stations. 3. Repair garages. 4. Medical marijuana and cannabis dispensaries. 5. Vertically integrated cannabis facilities. 6. Restaurant, category three. 7. Smoke shops. 8. Body art establishments. 	<ol style="list-style-type: none"> 1. Retail sales and services. 2. Automobile service stations. 3. Repair garages. 4. Car wash. 5. Cannabis cultivation centers, cannabis manufacturers, cannabis wholesalers, and cannabis distributors.

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Part 2

District	OSR Open Space & Recreation	C Cemetery	DC Downtown Core	DT Downtown Transition
Permitted Principal Uses	<ol style="list-style-type: none"> 1. Parks, open space, and conservation areas. 2. Playgrounds. 3. Outdoor recreation facilities. 	<ol style="list-style-type: none"> 1. Cemeteries. 2. Places of assembly. 	<ol style="list-style-type: none"> 1. Any use permitted in the NC District. 2. Multifamily residential above the ground floor. 3. Retail sales of goods and services. 4. Restaurants, category 1 and 2. 5. Brew pubs. 6. Places of assembly. 7. Public parking facilities. 8. Outdoor cafes. 9. Fitness centers. 10. Instructional use. 11. Flex space. 12. Mixed-use development pursuant to § 170-802. 	<ol style="list-style-type: none"> 1. All uses permitted in the DC Zone.
Permitted Accessory Uses	<ol style="list-style-type: none"> 1. Fences and walls. 2. Signs. 3. Off-street parking. 4. Offices and maintenance facilities serving a permitted use. 5. Concession stands. 6. Interpretive centers serving a permitted use. 7. Solar installations, rooftop only. 8. Accessory uses customarily incidental to any of the above permitted uses. 9. Electric vehicle charging stations. 	<ol style="list-style-type: none"> 1. Fences and walls. 2. Signs. 3. Off-street parking. 	<ol style="list-style-type: none"> 1. All accessory uses permitted in the NC District. 	<ol style="list-style-type: none"> 1. All accessory uses permitted in the NC District.
Conditional Uses	<ol style="list-style-type: none"> 1. Community facilities. 2. Museums and galleries. 		<ol style="list-style-type: none"> 1. One- and two-family detached housing. 	

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Part 3

District	TO Transit Oriented	MUOD Mixed Use Overlay	IOR Inclusionary Residential Overlay
Permitted Principal Uses	<ol style="list-style-type: none"> 1. Multifamily housing. 2. Colleges and universities. 3. Retail sales. 4. Retail services. 5. Public and private schools. 6. Parking facilities for short-and long-term parking for passengers utilizing the transportation center. 7. Restaurants, category one and two. 8. Bars. 9. Brew pubs. 10. Flex space. 11. Offices. 12. Banks and financial institutions. 13. Medical offices. 14. Any combination of the above uses. 15. Townhomes. 	<ol style="list-style-type: none"> 1. Any underlying permitted use. 2. Offices. 	<ol style="list-style-type: none"> 1. Any underlying permitted use.
Permitted Accessory Uses (§ 170-126)	<ol style="list-style-type: none"> 1. Fences and walls. 2. Signs. 3. Off-street parking. 4. Uses customary and incidental to colleges and universities, including but not limited to food service, bookstores, and athletic facilities. 5. Solar installations. 6. Electric vehicle charging stations. 7. Short-term rentals. 	<ol style="list-style-type: none"> 1. Fences and walls. 2. Signs. 3. Off-street parking. 4. Satellite dish antennas. 5. Electric vehicle charging stations. 6. Short-term rentals. 	<ol style="list-style-type: none"> 1. Fences and walls. 2. Signs. 3. Off-street parking including parking structures. 4. Residential swimming pools. 5. Temporary construction trailers, leasing and/or sales offices. 6. Utilities. 7. Flag poles, clock towers, statuary. 8. Satellite dish antennas. 9. Electric vehicle charging stations.
Conditional Uses	<ol style="list-style-type: none"> 1. Corporate suites. 	<ol style="list-style-type: none"> 1. Inclusionary multifamily development. 2. Cellular telecommunication antennas. 	<ol style="list-style-type: none"> 1. Inclusionary multifamily development. 2. Cellular telecommunication antennas.