

LAND DEVELOPMENT

223 Attachment 1

City of Union City

Schedule of Bulk Regulations
[Amended 5-18-2021 by Ord. No. 2021-8]

Zone	Use	Minimum Lot Dimensions (feet)			Minimum Yards - Principal Building (feet)				Maximum Height - Principal Building		Maximum Coverage		Residential Density
		Area	Width	Depth	Front ¹	Side (one)	Side (both)	Rear	Stories	Feet	Building	Lot	
R	All permitted uses	2,500	25	100	7 or prevailing setback per § 223-8B(4), whichever is greater	2	5	20 ²	3	38	65%	95%	—
C-N	All permitted uses	2,500	25	100	0	0/5 if provided	—	20	4 stories/45 feet		80%	100%	Each building shall have a maximum of 3 residential units
MU	Multifamily dwellings up to 3 stories	10,000 square feet	100	100	10 feet or prevailing setback per § 223-8B(4)	3	12	25	3 stories/40 feet		60%	75%	—
	Multifamily dwellings 4 to 6 stories	12,500	100	100	10 feet or prevailing setback per § 223-8B(4)	5	15	25	4 stories/60 feet (5 stories/60 feet for lot area of 15,000 square feet or greater)		50%/70% when parking provided in building	75%/90% when parking provided in building	—

UNION CITY CODE

Zone	Use	Minimum Lot Dimensions (feet)			Minimum Yards - Principal Building (feet)				Maximum Height - Principal Building		Maximum Coverage		Residential Density
		Area	Width	Depth	Front ¹	Side (one)	Side (both)	Rear	Stories	Feet	Building	Lot	
	All other uses	5,000	50	100	10	3	12	25	4 stories/50 feet (5 stories/60 feet for lot area of 15,000 square feet or greater)		50%/70% when parking provided in building	75%/90% when parking provided in building	—
P	Age-restricted and affordable housing on lots less than 10,000 square feet	5,000	50	100	10 or prevailing setback per § 223-8B(4)	6	12	25	3	40	60%	75%	N/A
	Age-restricted and affordable housing on lots greater than 10,000 square feet	10,000	100	100	10 or prevailing setback per § 223-8B(4)	5	15	25	4 stories/45 feet		50%/70% when parking provided in building	75%/90% when parking provided in building	N/A
	All permitted uses	—	—	—	10	10	20	25	4	50	—	50%	N/A
P-A	All permitted uses	—	—	—	10	10	20	25	1	20	—	50%	N/A
HPOD	In accordance with the applicable requirements of the R District												
PPOD	As per § 223-42H												
Regulations for redevelopment areas are per the applicable redevelopment plan.													

NOTES:

¹ Prevailing front yard setback shall be calculated per § 223-8B(4)

² Clear and unobstructed. Mechanical/HVAC equipment is only permitted in rear yards and a minimum twenty-foot rear yard setback is provided.