

109.12 TABLE OF PERMITTED USES FOR NON-RESIDENTIAL DISTRICTS

PERMITTED USES	DISTRICTS					
	A-1	A-2	A-3	A-4	A-5	IND
Airport	N	SE	N	N	N	SE
Ambulance Service	SE	P	N	SE	N	N
Amusement Centers (non-sexual)	SE	SE	N	N	SE	N
Amusement Park, Arcade, Kiddie Land	N	P	N	N	P	P
Antique Shop	P	P	N	P	P	N
Apparel & Clothing Store	P	P	P	N	P	N
Apparel Manufacturing, etc. hosiery	N	N	N	N	N	P
Appliance Sales & Service	P	P	P	N	P	N
Arcade – (No video poker or gambling)	P	P	N	N	P	N
Armory	N	P	N	N	N	N
Assembly hall, Coliseum, Stadium	P	P	N	SE	SE	P
Art Store	P	P	P	SE	P	N
Automatic Car Wash	N	P	N	N	N	N
Automobile or Truck Wrecker Service & Holding Area	N	P	N	N	N	P
Automobile Parking Lot	P	P	P	P	P	P
Automobile Parts Sales	P	P	N	N	P	N
Automobile Truck & Trailer Rentals	N	P	N	N	P	N
Automobile or Truck Repair Garage (excluding body painting)	SE	P	N	N	N	P
Automobile or Truck Repair Garage (including body painting)	N	P	N	N	N	P
Automobile Racing	N	SE	N	N	N	SE
Automobile Sales & Service	SE	P	N	N	N	N
Automobile Upholstery Shop	N	P	N	N	N	N
Automobile Car Wash	N	P	N	N	P	N
Bakery	P	P	N	N	P	P
Bank	P	P	N	N	P	N
Barber Shop &/or Barber Shop Supply Store	P	P	SE	N	P	N
Bars/Tavern – (Non-Sexual Oriented)	P	SE	N	N	SE	N
Beauty Shop &/ or Beauty Shop Supply Store	P	P	SE	N	P	N
Bed & Breakfast Inn	P	N	N	SE	N	N
Boat Sales & Service	N	P	N	N	N	N
Body Piercing or other disfiguring processes	N	SE	N	N	N	N
Book Store, (Non-Adult)	P	P	P	N	P	N
Bottling Works	N	P	N	N	N	P
Bowling Alley	N	P	N	N	P	N
Broker, Investment Company	P	P	P	P	P	N
Building Cleaning, disinfecting, & etc. not more than 2,000 sq. feet of floor space.	P	P	N	N	N	P
Building Cleaning, disinfecting & etc. with no limit of floor space.	N	N	N	N	N	P
Building, electrical, plumbing, mechanical and related contractors with enclosed storage occupying no more than 2,000 sq. ft. (storage space must be in the rear of the property.)	P	P	P	N	P	P
Bus Station (Passenger)	SE	P	N	N	N	P

PERMITTED USES	DISTRICTS					
	A-1	A-2	A-3	A-4	A-5	IND
Leather Goods Manufacturer	N	N	N	N	N	P
Leather Goods Store	P	P	N	P	N	N
Letters, Duplicating & Mailing (copy, fax, mailbox service)	P	P	N	N	P	P
Libraries, public or private parks, playgrounds, museums, theaters, (not sexually oriented)	P	P	P	P	P	N
Light mechanical or industrial operations not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibration, noise, odor or effluents.	N	N	N	N	N	P
Liquor Store	SE	P	N	N	P	N
Loan Company	N	P	N	N	P	N
Machine Shops	N	P	N	N	N	P
Manufactured home & travel trailer sales	N	P	N	N	N	N
Manufacturing, processing, storage or other commercial or industrial use not specifically mentioned and subject to other provisions of this ordinance.	N	N	N	N	N	P
Meat processing & packing <u>excluding slaughter.</u>	N	SE	N	N	N	P
Medical supplies-(braces, artificial limbs & etc.)	P	P	N	P	P	N
Massage/Steam bath(s)-(not sexually Oriented) (SC Licensed)	N	P	N	N	P	N
Miniature Golf Course	N	P	N	P	P	N
Mobile Office-(accessory to active project) (1-year maximum)	SE	SE	S	SE	SE	SE
Monument Sales	N	P	N	P	N	N
Mortuary	N	P	N	P	N	N
Motorcycle Repair, Rental & Sales (no outside storage)	N	P	N	N	P	N
Multiple Occupancy Office Building (same professions as listed in the office building classification)	P	P	P	SE	P	N
Music Store/Studio (sale of cd's etc.) (must use sound proofing)	P	P	N	N	P	N
Newspaper/Magazine Store (retail sales)	N	P	N	N	P	N
Newspaper/Magazine Storage Warehouse	N	P	N	N	N	P
Newspaper/Magazine Publishing	P	P	N	N	N	P
Nightclub	SE	SE	N	N	SE	N
Nursing Home	N	SE	N	P	N	N
Office Building or individual office (business occupancy) for accountant, architect, attorney, dentist, physician, stock broker, real estate broker or similarly related profession.	P	P	P	P	P	N
Offices of civic or political organizations	P	P	P	N	N	P
Office Supply & Equipment Store	P	P	P	N	N	P
Oil, gasoline & bottled gas bulk sales	N	N	N	N	N	P
Optical Equipment Sales & Manufacturer (eye glasses)	P	P	P	N	P	P
Outside storage of heavy materials & equipment	N	SE	N	N	N	P
Paint & Wallpaper Store	P	P	N	N	P	N
Penal & Correctional Institutions	N	SE	N	N	N	P
Pet Shop	P	P	N	N	P	N
Pharmaceutical Manufacturer	N	SE	N	N	N	P

PERMITTED USES	DISTRICTS					
	A-1	A-2	A-3	A-4	A-5	IND
Cafeteria	P	P	N	N	P	N
Camera Shop	P	P	P	N	P	N
Candy Manufacturer	SE	P	N	N	SE	N
Candy Store	P	P	P	N	P	N
Catering Establishment	SE	P	P	N	SE	N
Cemeteries	SE	SE	P	N	N	N
Charitable Organizations (Licensed 501(c)(3) Organizations)	P	P	P	P	P	N
Children's Homes (Boys &/or Girls Home) (501(c)(3) only)	SE	N	P	P	N	N
Churches	N	P	P	P	N	N
City incinerators, dumps & land fill	N	N	N	N	N	SE
Civic Club Offices	P	P	N	P	P	N
Clothing Manufacturer	N	P	N	N	N	P
Club, Lodge or similar non-profit Organization	N	P	N	N	N	N
Cold Storage Plant	N	N	N	N	N	P
College or University	P	SE	SE	P	SE	SE
Commercial Vehicle Storage-(non-accessory use)	N	N	N	N	N	P
Community Center	P	SE	N	N	N	N
Convalescent Home	N	SE	N	P	N	N
Convenient Store	N	P	N	N	N	P
Cosmetic Supply Store	P	P	P	N	P	N
Convents & Monasteries	N	N	N	P	N	N
Credit Bureaus	P	P	N	N	P	N
Crematorium (as an accessory use to a mortuary)	N	P	N	P	N	N
Dairy Products and Ice Cream Store	P	P	P	N	P	N
Dairy Products Processing, Bottling & Distribution	N	P	N	N	N	P
Dance Hall (non-sexually oriented)	SE	P	N	N	SE	N
Dance Studio (non-sexually oriented)	P	P	N	N	P	N
Day Care Center	N	P	P	N	N	N
Delicatessen	P	P	N	N	P	N
Department Store (retail mercantile occupancy)	P	P	N	N	P	N
Dressmaker	P	P	P	N	P	N
Driving School	N	P	N	N	N	N
Driving Range-(Commercial)	N	P	N	N	N	P
Drugstore, Pharmacy	P	P	P	SE	P	N
Dry Cleaner & laundry (retail only) (self-service & full-service)	P	P	P	N	P	N
Dwelling multi-family	SE	SE	N	P	N	N
Dwelling single-family	N	N	N	P	N	N
Dwelling, single-family located on floors above, below or behind a street-level floor in which a commercial use is located.	SE	N	N	P	N	N
Commercial establishment where the breeding or sale of animals is the principal purpose of the enterprise, with no animals to be located within 500 feet of any residentially zoned property or fifty (50) feet from any property line.	N	SE	N	N	N	P

PERMITTED USES	DISTRICTS					
	A-1	A-2	A-3	A-4	A-5	IND
Pharmaceutical Sales	P	P	N	N	P	N
Photography Studio (non-sexually oriented)	P	P	P	P	P	N
Pool Hall (non-sexually oriented)	SE	SE	N	N	SE	N
Post Office (US Postal Service only)	P	P	N	N	P	N
Pottery and/or Porcelain Manufacture	N	P	N	N	N	P
Printing, publishing, or engraving service (<2000 sq. ft. net)	P	P	N	N	P	P
Printing, publishing, or engraving service (>2000 sq. ft. net)	N	P	N	N	N	P
Public/Private parking lot/area (<20,000 sq. ft.)	P	P	P	N	P	P
Public/Private parking lot/area (>20,000 sq. ft.)	SE	P	SE	N	P	P
Public/Private parking structure	SE	P	SE	N	P	P
Public utility building & use	P	P	P	P	P	P
Public utility storage yard	N	N	N	N	N	P
Pyrotechnics (Fireworks)(sales only-no manufacturing) (per laws of SC)	N	P	N	N	P	P
Radio and/or television stations, (no transmitting towers)	P	P	N	N	P	P
Radio and/or television stations (with transmission towers.)	SE	SE	N	N	SE	SE
Radio & television sales/service	P	P	N	N	P	N
Railroad Passenger Station	SE	P	N	N	N	P
Restaurant-(dine-in and/or takeout service)	P	P	N	N	P	N
Restaurant Equipment & Supply Store	SE	P	N	N	N	P
Seamstress/Tailor Service	P	P	N	P	P	N
Security System Sale/Service	SE	P	N	N	P	N
Sewing Machine Sales/Service	P	P	N	N	P	N
Shoe Repair & Sales	P	P	N	N	P	N
Sign Manufacture & Sales	SE	P	P	N	P	P
Skating Rink	N	P	N	N	P	N
Small Household Appliance Repair (no outside storage)	P	P	P	N	P	P
Small Engine Repair/Sales/Service	P	P	N	SE	P	N
Sporting Goods Manufacturer	N	SE	N	N	N	P
Sporting Goods Store	P	P	N	N	N	N
Student Housing	SE	SE	N	SE	N	N
Taxi Office/Service	P	P	N	N	N	N
Telephone Sales/Service (including telegraph service)	P	P	N	N	P	N
Textile finishing, coloring and/or manufacturing	N	P	N	N	N	P
Theater (performing arts and/or motion pictures) (enclosed) (non-sexually oriented)	P	P	N	SE	P	N
Theater (performing arts) (outdoors) (non-sexually oriented)	SE	P	N	SE	N	N
Tire recapping & re-treading	N	N	N	N	N	P
Tire Sales & Service	P	P	N	N	P	P
Tobacco Products Manufacture	N	N	N	N	N	P
Toy Store (children's only) (non-sexually oriented)	P	P	N	N	P	N
Trade/Vocational Schools (public body)	SE	P	N	SE	SE	N
Transportation/Utility Easements & Right-of-Way	P	P	P	P	P	P
Travel Agencies	P	P	N	N	P	N
Treatment Plant (for cleaning, dyeing or laundering)	N	N	N	N	N	P
Truck/Rail Freight Yard or Terminal	N	N	N	N	N	P

PERMITTED USES	DISTRICTS					
	A-1	A-2	A-3	A-4	A-5	IND
Electrical & Industrial equipment assembly & repair.	N	P	N	N	N	P
Express Office (merchandise freight service, e.g. UPS, FedEx, etc.)	N	P	N	N	N	P
Fair, carnival, rodeo & etc.	N	P	N	N	N	P
Farm machinery & implement sales & service	N	P	N	N	N	P
Farmer's Market	SE	P	N	SE	N	P
Feed & seed, packaged retail sales	SE	P	N	N	P	P
Flea markets & open air retail sales	SE	P	N	N	SE	N
Florist Shop	P	P	N	P	P	N
Food Processing Wholesale	N	N	N	N	N	P
Fun Park (outdoor skateboarding, go-carts, batting cages)	SE	P	N	N	N	N
Furniture Manufacturing (including cabinet maker)	N	P	N	N	SE	P
Furniture Repair & Upholstery	P	P	N	N	P	N
Furniture Store (sales)	P	P	N	N	P	N
Gasoline Service Station – with no body repair, or painting of vehicles. Dispensing gasoline, oil, grease, antifreeze, tires, batteries, seat belts, fan belts, water hoses, & etc. relating to motor vehicle only.	P	P	P	N	P	P
Gift Shop (greeting cards, figurines, and related items)	P	P	P	N	P	N
Glass Manufacturer	N	N	N	N	N	P
Golf Course, (excluding commercial driving range)	N	P	N	N	N	P
Golf Driving Range (commercial)	N	P	N	N	N	P
Government Offices & Jail	P	P	N	N	N	N
Greenhouse & Plant Nursery – (commercial)	N	P	N	N	P	P
Grocery Store or Supermarket	P	P	P	N	P	N
Gymnasium & Health Center–(commercial)	P	P	N	N	P	N
Gymnasium & Health Center–(Institutional)	P	P	N	P	N	N
Hardware/Variety Store	P	P	P	N	P	N
Heating, plumbing & air-conditioning equipment sales	SE	P	P	N	N	P
Heliprot	SE	P	P	N	N	P
Hobby Shop (collectibles ie, baseball cards, toys)	P	P	P	N	P	N
Home Occupation, (Subject to Sec. 110.5 & 110.5.1)	N	N	P	P	N	N
Hospital	N	SE	P	SE	N	N
Hospital, dental & medical professional	SE	P	N	N	P	P
Hotel & Motel	P	P	N	N	N	N
Household Appliance Manufacturer	N	N	N	N	N	P
Ice Manufacturer	N	P	N	N	N	P
Industrial Research & Industrial Educational Facilities	N	P	N	N	N	P
Instrument & Meter Manufacturing	N	N	N	N	N	P
Interior Decorating Shop	P	P	N	N	P	N
Ironworks (blacksmithing, ornamental iron works) (enclosed)	SE	P	N	N	N	P
Jewelry Store/stone cutting polishing	P	P	N	N	P	N
Kennel – (Commercial establishment with interior kennel facilities provided exterior walls are sound proof.)	N	P	N	N	N	P
Key Shop – (Locksmith Service)	P	P	N	N	P	N
Laboratory - Medical & Dental	N	P	P	SE	N	P

PERMITTED USES	DISTRICTS					
	A-1	A-2	A-3	A-4	A-5	IND
Uniform Sales and/or Rental (clothing)	P	P	N	N	P	P
Veterinary Clinic	P	P	P	N	P	N
Video Poker Parlor (amusement only)	N	SE	N	N	N	N
Video Poker Machine (accessory use only) (amusement only)	N	SE	N	N	N	N
Warehousing, moving and/or storage facilities	N	P	P	N	N	P
Welding Service/Shop	N	P	N	N	N	P
Wholesale/Distribution (onsite storage)	N	P	N	N	SE	P
Veterinary Clinic	P	P	P	N	P	N

**PROHIBITED USES IN THE CITY OF UNION:**

Prohibited uses in the City of Union are as listed herein: The manufacturing of acid, cement, lime, gypsum, plaster of Paris, explosives, creosote, emery cloth, sandpaper, carborundum, pumice, fertilizer, poison gases, bleaching powder, chlorine, celluloid, pyroxylin, gas, glue & pulp. Also, distillation of bones, nitrating process, petroleum refining, wood distillation, garbage, offal or dead animal dumping, stock yards or the slaughter of animals, and automobile/truck salvage yards.

In any case where a use is not specifically referred to by the Table of Permitted Uses – Non-Residential Districts in Section 109.12, it's status under this Section shall be determined by the Zoning Administrator, by reference to the most clearly analogous use or uses so determined by the Zoning Administrator. Such determination shall thereafter have general application to all uses of the same type.