

*Township of Union, PA
Thursday, May 2, 2024*

Chapter 280. Zoning

Article X. C-3 Heavy Commercial District

§ 280-54. Purpose.

The purpose of this district is to provide for a mix of commercial and light industrial uses, other than manufacturing, in appropriate locations in the Township on sites which have adequate area to accommodate the uses and which can be reasonably buffered from adjoining residential areas.

§ 280-55. Authorized uses.

In the C-3 Heavy Commercial District only the following uses are authorized.

A. Permitted uses.

(1) Principal uses.

- (a) Bakery.
- (b) Business services.
- (c) Business or professional offices.
- (d) Candy or ice cream store.
- (e) Commercial school.
- (f) Contracting business.
- (g) Convenience store.
- (h) Day-care center.
- (i) Delicatessen.
- (j) Financial institutions.
- (k) Garden nursery.
- (l) Indoor amusement.
- (m) Laundry or dry cleaning establishment.
- (n) Lumberyard.
- (o) Motel/hotel.
- (p) Personal services.
- (q) Pet grooming.

- (r) Pharmacy.
- (s) Repair shop.
- (t) Restaurant.
- (u) Retail stores.
- (v) Tavern.
- (w) Vehicle accessory sales and installation.
- (x) Warehousing.
- (y) Essential services.

(2) Accessory uses.

- (a) Signs, subject to Article **XIX**.
- (b) Off-street parking and loading, subject to Article **XVIII**.
- (c) Accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.
- (d) Drive-through facilities, subject to § **280-109**.
- (e) Fences, subject to § **280-106**.
- (f) Home office or home occupation in a dwelling which is a nonconforming use.
- (g) Temporary construction trailer, model home or sales office, subject to § **280-110**.

B. Conditional uses.

(1) Principal uses.

- (a) Billboards, subject to § **280-102A(3)**.
- (b) Commercial recreation, subject to § **280-102A(9)**.
- (c) Hospital, clinic or nursing home, subject to § **280-102A(16)**.
- (d) Mini warehouses or self-storage buildings, subject to § **280-102A(19)**.
- (e) Private club, subject to § **280-102A(23)**.
- (f) Public utility installation, subject to § **280-102A(26)**.

C. Uses by special exception.

(1) Principal uses.

- (a) Animal hospital, subject to § **280-102A(2)**.
- (b) Apartment above office or retail, subject to § **280-102A(3)**.
- (c) Car wash, subject to § **280-102A(5)**.
- (d) Funeral home, subject to § **280-102A(14)**.
- (e) Light manufacturing, subject to § **280-102A(18)**.
- (f) Public parking lot or garage, subject to § **280-102A(24)**.
- (g) Junkyard, subject to § **280-102A(28)**.

- (h) Service station, automobile, subject to § **280-102A(29)**.
 - (i) Shopping center, subject to § **280-102A(30)**.
 - (j) Temporary use or structure, other than a construction trailer, model home or sales office, subject to § **280-102A(33)**.
 - (k) Truck and heavy equipment rental, sales and service, subject to § **280-102A(34)**.
 - (l) Vehicle rental, sales and service, subject to § **280-102A(35)**.
 - (m) Vehicle repair garage, subject to § **280-102A(36)**.
 - (n) Comparable uses not specifically listed, subject to § **280-102A(10)**.
- (2) Accessory uses: none.

§ 280-56. Area and bulk regulations.

In the C-3 General Commercial District all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XVI.

- A. Minimum lot area: 40,000 square feet.
- B. Minimum lot width: 100 feet.
- C. Maximum lot coverage: 65%.
- D. Minimum front yard: 35 feet.
- E. Minimum rear yard.
 - (1) All principal structures.
 - (a) Adjoining any R district: 50 feet.
 - (b) All others: 30 feet.
 - (2) Accessory structures: 15 feet.
- F. Minimum side yard.
 - (1) All principal structures.
 - (a) Adjoining any R district: 50 feet.
 - (b) All others: 15 feet.
 - (2) Accessory structures: 15 feet.
- G. Special yard requirements: see § **280-106**.
- H. Permitted projections into required yards: see § **280-107**.
- I. Maximum height.
 - (1) All principal structures: three stories and no more than 45 feet.
 - (2) All accessory structures: one story and no more than 15 feet.
- J. Height exceptions: see § **280-108**.

§ 280-57. Parking and loading.

See Article XVIII.

§ 280-58. Signs.

See Article XIX.

§ 280-59. Screening and landscaping.

See § 280-106.

§ 280-60. Storage.

See § 280-112.