

*Township of Union, PA  
Monday, October 27, 2025*

## Chapter 280. Zoning

### Article IX. C-2 General Commercial District

#### § 280-47. Purpose.

The purpose of this district is to provide opportunities for commercial development which meets the general needs of the population within the market area for shopping and services and which allows for an integrated shopping center on one or more larger sites which have access to the regional highway network.

#### § 280-48. Authorized uses.

In the C-2 General 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) Custom crafting, including, inter alia, on-site woodwork and assembly with mail order service and retail with storage.
- (i) Day-care center.
- (j) Delicatessen.
- (k) Financial institutions.
- (l) Garden nursery.

- (m) Health club.
- (n) Indoor amusement.
- (o) Laundry or dry cleaning establishment.
- (p) Motel/hotel.
- (q) Personal services.
- (r) Pet grooming.
- (s) Pharmacy.
- (t) Repair shop.
- (u) Restaurant.
- (v) Retail sales.
- (w) Tavern.
- (x) Vehicle accessory sales and installation.
- (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) Fences, subject to § **280-106**.
- (e) Home office or home occupation in a dwelling which is a nonconforming use.
- (f) Drive-through facilities, subject to § **280-109**.
- (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(4)**.
- (b) Commercial recreation, subject to § **280-102A(9)**.
- (c) Hospital, clinic or nursing home, subject to § **280-102A(16)**.
- (d) Private club, subject to § **280-102A(23)**.
- (e) Public utility installation, subject to § **280-102A(26)**.
- (f) Mini warehouses or self-storage buildings, subject to § **280-102A(19)**.

- (g) Large-scale commercial buildings, subject to § **280-102A(30)**.  
[Added 5-12-2008 by Ord. No. 2008-4]

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) Public parking lot or garage, subject to § **280-102A(24)**.
- (f) Service station, automobile, subject to § **280-102A(29)**.<sup>[1]</sup>  
[1] *Editor's Note: Former Subsection C1(g), Shopping Center, which immediately followed this subsection, was repealed 5-12-2008 by Ord. No. 2008-4.*
- (g) Temporary use or structure, other than a construction trailer, model home or sales office, subject to § **280-102A(33)**.
- (h) Vehicle rental, sales and service, subject to § **280-102A(35)**.
- (i) Vehicle repair garage, subject to § **280-102A(36)**.
- (j) Comparable uses not specifically listed, subject to § **280-102A(10)**.

(2) Accessory uses: none.

## § 280-49. Area and bulk regulations.

In the C-2 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: 21,780 square feet.
- B. Minimum lot width: 100 feet.
- C. Maximum lot coverage: 50%.
- D. Minimum front yard: 35 feet.
- E. Minimum rear yard.

(1) All principal structures.

- (a) Adjoining any R district: 40 feet.
- (b) All others: 20 feet.

(2) Accessory structures: 10 feet.

F. Minimum side yard.

(1) All principal structures.

(a) Adjoining any R district: 40 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**.

## § 280-50. Parking and loading.

See Article **XVIII**.

## § 280-51. Signs.

See Article **XIX**.

## § 280-52. Screening and landscaping.

See § **280-105**.

## § 280-53. Storage.

See § **280-112**.