

## Chapter 405. Zoning Code

### Article XI. General Industrial Zoning Districts

#### Section 405.420. General Purpose and Description.

[R.O. 2012 §405.420; Ord. No. 4123 § 1, 6-12-2017<sup>[1]</sup>; Ord. No. 4142 § 1, 10-9-2017; Ord. No. 4157, 12-11-2017; Ord. No. 4698, 8-12-2024]

- A. "I-1" General Industrial District. This district is intended to provide for the conduct of manufacturing, assembly and fabrication and for warehousing, distribution, wholesaling and service operations which create a minimum amount of nuisance outside the plant; are conducted entirely within enclosed buildings, do not use the open area around such buildings for storage of raw materials or manufactured products or for any other industrial purpose other than transporting goods between buildings; provide for enclosed or screened loading and unloading berths; and which are not noxious or offensive by reason of the emission of smoke, dust, fumes, gas odors, noises, or vibrations beyond the confines of the building. This district shall be located to provide substantial frontage along circumferential collector roads with ready access to the arterial network to minimize conflicts between truck and local passenger automobile traffic and along railroad access corridors where possible. Sufficient depth of area should be provided to facilitate buffering of any adjacent residential uses.
- B. "I-2" General Industrial District.
  - 1. This district is intended to provide for the conduct of light manufacturing, assembly and fabrication and for warehousing, distribution, wholesaling and service operations which create a minimum amount of nuisance outside the plant; are conducted entirely within enclosed buildings, do not use the open area around such buildings for storage of raw materials or manufactured products or for any other industrial purpose other than transporting goods between buildings; provide for enclosed or screened loading and unloading berths; and which are not noxious or offensive by reason of the emission of smoke, dust, fumes, gas odors, noises, or vibrations beyond the confines of the building. This district shall be located to provide substantial frontage along circumferential collector roads with ready access to the arterial network to minimize conflicts between truck and local passenger automobile traffic and along railroad access corridors where possible. Sufficient depth of area should be provided to facilitate buffering of any adjacent residential uses.
  - 2. All uses in the "I-2" General Industrial District shall meet the following performance standards:  
Performance Standards. To be a permitted industrial use in the Light Industrial District ("I-2"), whether as a permitted use, accessory use or as a Conditional use, such use must meet the following performance standards:
    - a. Physical Appearance. All operations shall be carried on within an enclosed building except delivered materials or equipment in operable condition may be stored in the open for no more than twenty-four (24) hours. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from the street.

Except as set forth above, all storage of materials, products or equipment shall be within a fully enclosed building.

A solid or semi-solid fence or wall at least six (6) feet, but not more than eight (8) feet high, and having a density of not less than seventy percent (70%) per square foot or a barrier of vegetation as called for by City ordinances in Appendix B shall be provided adjacent to an adjoining residential district at the determination of the Zoning Enforcement Official or City Administrator. If the adjacent residential district and the industrial district are separated by a street right-of-way, then said fence, wall or barrier shall be used along the interior side of said street. Said fence, wall or barrier shall be maintained in good condition by the owner or owners of the property in the "I-2" District.

- b. Fire Hazard. No operation shall involve the use of highly flammable gases, acid, liquids, grinding processes or other hazardous processes. Nothing in this Section is designed to prohibit the use of normal heating fuels, motor fuels and welding gases when handled in accordance with other City ordinances.
- c. Noise. No operation shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of such noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges. All noises shall be muffled so as not to be objectionable due to intermittence, heat frequency or shrillness.
- d. Sewage And Liquid Wastes. No operation shall be carried on which involves the discharge into a sewer, water course or the ground of liquid wastes of any radioactive nature, or liquid wastes of a chemical nature which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations.
- e. Air Contaminants. Air contaminants and smoke shall be less dark than designated Number One on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number One shall be permitted for one (1) four (4) minute period in each one-half (1/2) hour. Light colored contaminants of such an opacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted. Particulate matter of dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two-tenths (.2) grains per cubic foot as corrected to a temperature of five hundred degrees Fahrenheit (500° F.), except for a period of four (4) minutes in any one-half (1/2) hour, at which time it may equal, but not exceed six-tenths (0.6) grains per cubic foot as corrected to a temperature of five hundred degrees Fahrenheit (500° F.).

Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this Section, there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public in general or to endanger the comfort, repose, health or safety of any such considerable number of persons or to the public in general or to cause or have a natural tendency to cause injury or damage to business, vegetation or property.

- f. Odor. The emissions of odors that are generally agreed to be obnoxious to any considerable number of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or the roasting of nuts and coffee shall not be considered obnoxious within the meaning of this Article.
- g. Gases. The gases sulphur dioxide and hydrogen sulfide shall not exceed five (5) parts per million. All nitrous fumes shall not exceed one (1) part per million. Measurements shall be

taken at the property line of the particular establishment involved.

- h. Vibration. All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall such vibration exceed a displacement of three-thousandths (3/1,000) of an inch measured at the property line. The use of steam or broad hammers shall not be permitted in this district.
- i. Glare And Heat. All glare, such as welding arcs and open furnaces, shall be shielded so that they shall not be visible from the property line. No heat from furnaces or processing equipment shall be sensed at the property line to the extent of raising the temperature of air or materials more than five degrees Fahrenheit (5° F.).
- j. Residential Use. No structure shall be used for residential purposes except that a watchman may reside on the premises.

C. "I-3" General Industrial District.

- 1. The purpose of the "I-3" General Industrial Zone is to provide sites for industrial activities requiring large land areas, which have generally greater impacts on the community, and which may be incompatible with other uses. Uses may include manufacturing, assembly and fabrication and for warehousing, distribution, wholesaling and service operations which may create a minimum nuisance outside the plant; are conducted entirely within enclosed buildings, do not use the open area around such buildings for storage of raw materials or manufactured products or for any other industrial purpose other than transporting goods between buildings; provide for enclosed or screened loading and unloading berths; and which are not noxious or offensive by reason of the emission of smoke, dust, fumes, gas odors, noises, or vibrations beyond the confines of the building.
- 2. This district shall be located a minimum of one thousand (1,000) feet to the nearest residential zoning district to provide adequate buffer between the district and residentially zoned property within the City. The district shall be situated to provide substantial frontage along circumferential collector roads with ready access to the arterial network to minimize conflicts between truck and local passenger automobile traffic and along railroad access corridors where possible.
- 3. All uses in the "I-3" General Industrial District shall meet the following performance standards.
- 4. Performance standards. To be a permitted industrial use in the Light Industrial District ("I-3"), whether as a permitted use, accessory use or as a conditional use, such use must meet the following performance standards:
  - a. Physical Appearance. All operations shall be carried on within an enclosed building except delivered materials or equipment in operable condition may be stored in the open for no more than twenty-four (24) hours. Normal daily waste of an inorganic nature may be stored in containers not in building when such containers are not readily visible from the street.

Except as set forth above, all storage materials, products or equipment shall be within a fully enclosed building.
  - b. Fire Hazard. No operation shall involve the use of highly flammable gases, acid, liquids, grinding processes or other hazardous processes. Nothing in this Section is designed to prohibit the use of normal heating fuels, motor fuels and welding gases when handled in accordance with other City ordinances.
  - c. Noise. No operation shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of such noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges. Al

noises shall be muffled so as not to be objectionable due to intermittence, heat frequency or shrillness.

- d. Sewage And Liquid Wastes. No operation shall be carried on which involves the discharge into a sewer, water course or the ground of liquid waste of any radioactive, nature, or liquid wastes of a chemical nature which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations.
- e. Air Contaminants. Air contaminants and smoke shall be less dark than designated Number One on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number One shall be permitted for one (1) four (4) minute period in each one-half (1/2) hour. Light colored contaminants of such an opacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted. Particulate matter of dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two-tenths (0.2) grains per cubic foot as corrected to a temperature of five hundred degrees Fahrenheit (500° F.), except for a period of four (4) minutes in any one-half (1/2) hour, at which time it may equal, but not exceed six-tenths (0.6) grains per cubic foot as corrected to a temperature of five hundred degrees Fahrenheit (500° F.).

Due to the fact that the possibilities of air-contamination cannot reasonably be comprehensively covered in this Section, there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public in general or to endanger the comfort, repose, health or safety of any such considerable number of persons or to the public in general or to cause or have a natural tendency to cause injury or damage to business, vegetation or property.

- (1) Odor. The emissions of odors that are generally agreed to be obnoxious to any considerable number of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or the roasting of nuts and coffee shall not be considered obnoxious within the meaning of this Section.
- (2) Gasses. The gases sulfur dioxide and hydrogen sulfide shall not exceed five (5) parts per million. All nitrous fumes shall not exceed one (1) part per million. Measurements shall be taken at the property line of the particular establishment involved.
- (3) Vibration. All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall such vibration exceed a displacement of three-thousandths (3/1,000) of an inch measured at the property line. The use of steam or broad hammers shall not be permitted in this district.
- (4) Glare And Heat. All glare, such as welding arcs and open furnaces, shall be shielded so that they shall not be visible from the property line. No heat from furnaces or processing equipment shall be sensed at the property line to the extent of raising the temperature of air or materials more than five degrees Fahrenheit (5° F.).
- (5) Residential Use. No structure shall be used for residential purposes except that a watchman may reside on the premises.

[1] *Editor's Note: Ord. No. 4123 also changed the title of Article XI from "I-1" General Industrial District" to "General Industrial Zoning Districts."*

## Section 405.425. Permitted Uses.

[R.O. 2012 §405.425; Ord. No. 3749 §1, 9-10-2012; Ord. No. 4123 § 1, 6-12-2017; Ord. No. 4157, 12-11-2017; Ord. No. 4698, 8-12-2024]

The permitted uses in the "I-1" "I-2," and "I-3" General Industrial Districts shall be as set out in Appendix A of this Title. In addition, retail sales of products related to the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five percent (25%) of the gross floor area of the principal structure or ten thousand (10,000) square feet, whichever is less, shall be permitted. Products related to the principal use include products manufactured, printed, processed, assembled, compounded, serviced, repaired, produced, distributed or sold wholesale on site by the principal use.

## Section 405.427. Conditional Uses.

[R.O. 2012 §405.427; Ord. No. 4123 § 1, 6-12-2017; Ord. No. 4157, 12-11-2017; Ord. No. 4698, 8-12-2024]

The conditional uses in the "I-1," "I-2," and "I-3" General Industrial Districts shall be as set out in Appendix of this Title.

## Section 405.430. Conditional Land Use and Development Permits.

[R.O. 2012 §405.430; Ord. No. 4123 § 1, 6-12-2017; Ord. No. 4157, 12-11-2017]

A. The following Planned Industrial Development and land uses may be permitted under conditions and requirements specified in Article **XVII**, Conditional Uses, of this Chapter in either General Industrial District.

1. General Purpose And Description. The purpose of Planned Industrial Development is to provide for modern industrial facilities of integrated design in appropriate locations to serve the community. The planned developments submitted may vary from an airport, industrial park, truck stop, etc., depending upon proposed planned development. All applications for Planned Industrial Developments shall be governed by the requirements and procedures set forth in Sections **405.675** through **405.720** of Article **XVII** pertaining to Conditional Uses. In order to qualify as a planned industrial developer, the property proposal area must be established on a tract of land in single ownership or management control.

2. (Reserved)<sup>[1]</sup>

[1] *Editor's Note: Former Subsection (A)(2), regarding open storage, was repealed 4-9-2018 by Ord. No. 4186.*

3. Bed And Breakfast Establishments.

## Section 405.435. Accessory Land Uses and Developments.

[R.O. 2012 §405.435; Ord. No. 4123 § 1, 6-12-2017; Ord. No. 4157, 12-11-2017]

A. The following Planned Industrial Development and land uses may be permitted under conditions and requirements specified in Article **XVII**, Conditional Uses, of this Chapter in either General Industrial District.

1. Accessory uses or buildings customarily incidental to the above uses.
2. Refuse Disposal. The storage and collection of refuse shall be so managed as to create no health hazard, rodent harboring, insect breeding areas, accident hazards, or air pollution. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers which shall be provided in sufficient number and capacity to accommodate all refuse. Satisfactory containers shall be

provided at permanent locations, in areas appropriately and visually screened and accessible to solid waste collection vehicles.

## Section 405.440. Area Requirements.

[R.O. 2012 §405.440; Ord. No. 4123 § 1, 6-12-2017; Ord. No. 4157, 12-11-2017]

Every building hereafter erected shall be on a lot of not less than fifteen thousand (15,000) square feet and a width at the established building line of one hundred (100) feet.

## Section 405.450. Yard Requirements.

[R.O. 2012 §405.450; Ord. No. 3078 §1, 2-13-2006; Ord. No. 4123 § 1, 6-12-2017; Ord. No. 4157, 12-11-2017; Ord. No. 4698, 8-12-2024]

- A. Front Yard. All buildings and structures shall have a front yard of at least fifty (50) feet. Buildings and structures placed on corner lots shall observe the front yard requirement on one (1) street. Which yard shall be determined by the Zoning Enforcement Official. The yard which also abuts a street but is not designated as the front yard shall be considered a side yard and shall be subject to the requirements as hereinafter set forth. In making the determination the Zoning Enforcement Official shall consider the impact such determination will have on traffic as well as the impact on health, safety and welfare of the City as a whole.
- B. Side Yard. All buildings and structures shall have total side yards of at least twenty-five (25) feet.
- C. Rear Yard. All buildings and structures shall have a rear yard of at least thirty (30) feet.
- D. Yards Adjacent To Residential Districts. All buildings and structures on lots adjacent or abutting residential districts shall be located as to provide side yards or rear yards of at least thirty (30) feet and shall include therein a buffer as described in this Section, in so far as they do not conflict with the performance standards set forth for the "I-2" General Industrial District.
- E. Railroad Siding Frontage. No yards shall be required for those portions of lots which front on railroad sidings.
- F. Buffers And Screening. A typical opaque planting screen, in accordance with Appendix B of this Title, shall be planted wherever an "I-1" General Industrial District abuts a residential district. The requirements for the "I-2" General Industrial District are set forth in the Performance Standards set forth for the district. The requirements for "I-3" General Industrial District require a minimum 500-foot buffer between the district and residentially zoned property within the City.

## Section 405.455. Supplemental Regulations.

[R.O. 2012 §405.455; Ord. No. 4123 § 1, 6-12-2017; Ord. No. 4157, 12-11-2017; Ord. No. 4698, 8-12-2024]

Supplemental regulations for each Industrial District shall be as permitted in Article **XVI** of this Chapter, in so far as they do not conflict with the performance standards set forth for the "I-2" General Industrial District.

## Section 405.460. Sign Regulations.

[R.O. 2012 §405.460; Ord. No. 4123 § 1, 6-12-2017; Ord. No. 4157, 12-11-2017]

Signs shall be as permitted in Article **XVIII** of this Chapter, in so far as they do not conflict with the performance standards set forth for the "I-2" General Industrial District.

## Section 405.465. Off-Street Parking and Loading Requirements.

[R.O. 2012 §405.465; Ord. No. 4123 § 1, 6-12-2017; Ord. No. 4157, 12-11-2017]

Off-street parking and loading facilities shall be provided as required in Article XIX of this Chapter, in so far as they do not conflict with the performance standards set forth for the "I-2" General Industrial District.

## Article XV-A. Railroad Overlay District

### Section 405.634. Railroad Overlay District.

[Ord. No. 4645, 12-18-2023]

- A. Boundary Of District. The District shall be bounded by the following: Beginning at the intersection of Washington Avenue and Grant Street, thence east on Grant Street to Union Avenue, thence north on Union Avenue to Franklin Avenue, thence east on Franklin Avenue to Church Street, thence north on Church Street to Hambro Avenue, thence west on Hambro to Washington Avenue, thence south on Washington Avenue to Park Avenue, thence west on Park Avenue to Christina Avenue, thence south on Christina Avenue to Flat Creek, thence south and east along Flat Creek to Washington Avenue, thence north on Washington Avenue to the point of beginning.
- B. Purpose Of The District.
  - 1. The purpose of this District is to recognize the unique attributes of the area identified as Railroad Overlay District on the Official Zoning District Map and to encourage the development, redevelopment, and revitalization of this area. The regulations of this overlay district are intended to allow greater design flexibility in development than is permitted by the other district regulations.
  - 2. It is hereby recognized that there exists those parts of the City that have developed for commercial use along long established railway lines, which were developed before the institution of the Zoning Code. The redevelopment of these parcels either individually, or collectively, might impose unnecessary or undesirable rigidities on the site plan and thereby prevent achievement of the best possible plan within the Code. Therefore this Article has the following intents:
    - a. To permit flexibility in site design by taking into consideration varying conditions present on a proposed site.
    - b. To achieve more efficient use of land within the City, and still staying within the framework and intent of the Zoning Code, which can result from older developments not being able to be redeveloped under strict compliance with the Zoning Code.
    - c. To foster a more stable community by providing a vehicle for the redevelopment of commercial land uses.
    - d. To encourage and redevelopment of buildings, roads, parking lots, and other facilities and activities within the District.
    - e. To encourage the safety of pedestrian and vehicular traffic by reducing the number of traffic conflict points within a redevelopment.
- C. Objective Of The District. This District is intended to achieve these objectives while promoting and protecting the public health, safety, and welfare of the City, and while safeguarding the present and future use and development of areas within the District boundary. The provisions of this Article shall supersede other Zoning Code regulations which are in conflict herewith except for these provisions

regarding infrastructure improvements. All requirements pertaining to infrastructure improvements set forth in other subdivision regulations shall be applicable to the District.

D. Improvements Within Railroad Overlay District Allowed.

1. Any improvements to property in the District which is a non-conforming use under the Zoning Code, shall comply with the District regulations applicable to such improvements, regarding lot area, setbacks, parking, right-of-way and sidewalk access, and vehicular circulation regulations.
2. Developments which are permitted and conditional uses shall be developed in accordance with the underlying zoning district regulations. Existing land uses within the overlay district which are otherwise permitted under the Railroad Overlay District, shall be considered conforming uses even if the property has a different zoning category than those set forth in Appendix A of the Land Use Code of the City of Union.

E. Lot Area Requirements. There are no minimum lot area requirements in the District; provided, however, that the lot size shall be sufficient to accommodate the proposed use with all appurtenant requirements.

F. Setback Requirements. No setback requirements shall be required. Buildings and other improvements shall be oriented such that sight distance is not diminished. Sight distance shall be determined in accordance with American Association of State Highway and Transportation Officials, (AASHTO) standards.

G. Parking Requirements. The parking requirements for residential uses and businesses located in the District for previously developed property shall be reviewed as part of the building permit or business license application upon the application by the developer. In cases where minimum parking spaces cannot be provided on site, or a shared parking agreement cannot be reached, the Planning and Zoning Commission shall review a parking plan. The Planning and Zoning Commission shall inform the Board of Aldermen of the action taken on the parking plan.

H. Public Roadway And Sidewalk Upgrades And Right-Of-Way Dedication. Because of space constraints, it is recognized that the traditional roadway and sidewalk cross-sections established by the City Code will not be practical in many areas of this Railroad Overlay District. With this in mind, the Planning and Zoning Commission shall determine the extent of public roadway and sidewalk improvements, and right-of-way dedication to be required on new developments or improvements. A traffic study may be required by the City Engineer, at the applicant's cost, to determine what improvements are necessary. In cases where a traffic study is not warranted, the City Engineer shall determine the extent of the reduced roadway or sidewalk cross-section improvements to be used. For the purpose of being consistent, as the City approves developments in the downtown area and on specific streets within the downtown area, the City will develop a pattern of the approved roadway and sidewalk cross-sections, and these will provide a template for future projects. The Engineering Division shall collect and maintain a library of the roadway and sidewalk cross-sections that get approved on projects within this District.

I. Vehicular Circulation Guidelines.

1. Whenever possible, internal access drives should be located to join together existing public streets and/or connect to adjacent private drives, so that the internal circulation functions as an integral part of the surrounding transportation network.
2. Developers shall provide at least one (1) vehicular link to each abutting property to the extent practical. This is most often accomplished by joining adjacent parking lots. If the lot is undeveloped or underdeveloped, developers shall provide (at an appropriate grade) part of the connection or maintain the potential for a future link.
3. Developers shall minimize or eliminate curb cuts along public streets. Where possible, shared vehicular access with adjacent properties and/or the utilization of alleys for access to the property shall be maintained.



## LAND USE

### *Title IV Attachment 1*

#### City of Union

#### APPENDIX A

##### LISTING OF PERMITTED AND CONDITIONAL USES\*

[R.O. 2012 App. A; Ord. No. 2709 §1, 1-14-2002; Ord. No. 2711 §§1 — 2, 1-14-2002; Ord. No. 2747 §1, 6-10-2002; Ord. No. 2841 §2, 7-14-2003; Ord. No. 2928 §1, 9-20-2004; Ord. No. 3068 §1, 1-9-2006; Ord. No. 3707 §1, 2-13-2012; Ord. No. 3765 §4, 1-14-2013; Ord. No. 3812 §1, 7-15-2013; Ord. No. 3835 §1, 11-12-2013; Ord. No. 3929 §1, 2-9-2015; Ord. No. 4124 § 1, 6-12-2017; Ord. No. 4131, 8-14-2017; Ord. No. 4143, 10-9-2017; Ord. No. 4161, 12-18-2017; Ord. No. 4284, 5-13-2019; Ord. No. 4302, 7-8-2019; Ord. No. 4368, 4-13-2020; Ord. No. 4452, 7-12-2021; Ord. No. 4478, 10-11-2021; Ord. No. 4609, 6-12-2023]

The terminology used in Appendix "A" is based on the four-digit level of coding and classification of land use contained in the Standard Land Use Coding Manual prepared by the Urban Renewal Administration, Housing and Home Finance Agency and Bureau of Public Roads Department of Commerce, January, 1965. The classification system has been modified to include new uses that have developed since 1965 and the numerical coding system has been modified accordingly. The coding and classification system has also been modified in certain instances to clarify terminology.

The Standard Land Use Coding Manual (SLU) contains additional descriptive information that could be helpful in the interpretation of a particular use and should be used as a reference document to support these regulations.

The Standard Industrial Classification Manual (SIC) may also be helpful in the interpretation of industrial uses. Although this document is coded differently than the SLU Manual, it contains more detailed descriptions.

Both SLU and SIC Coding Manuals are available from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

\* For conditions and procedures to be adhered to for uses listed as conditional in this Appendix see Article XVII of Chapter 405 of this Title.

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
A											
Abrasive and miscellaneous non-metallic mineral products — manufacturing									C		
Abstracting services						P	P	P	C	P	
Accounting and bookkeeping services						P	P	P	C	P	
Accounting, computing and office machines — manufacturing									P	P	
Accounting, computing, office machine — retail						P	P		C		
Advertising displays and signs — manufacturing						C	C		P	P	
Advertising services, general						P	P		P	P	
Agricultural chemicals and fertilizers — manufacturing									C		
Agricultural chemicals and fertilizers — wholesale							C		C		
Agricultural fertilizers, hazardous — retail									C		
Agricultural fertilizers, nonhazardous — retail							P		P	P	
Agricultural or farming									C		P
Air-conditioning, heating and plumbing contracting, sales and services							P		P	P	
Air-conditioning, refrigerated equipment and supplies — wholesale							C		P	P	
Aircraft and accessories — retail							C		P	P	
Aircraft and parts — manufacturing									P	P	
Aircraft storage and equipment maintenance									P	P	
Airports									C		C
Airport freight terminals									C		
Airport passenger terminals									C		
Alcoholic beverages, beer and wine — wholesale							P		P	P	
Alteration, pressing and garment repair services						P	P		C	P	
Ambulance services						P	P		C		
Ammunition manufacturing and complete assembly of guided missiles and space vehicles									C		
Ammunition, small arms — manufacturing									C		
Amphitheaters							P		C		P
Amusement, athletic and sporting goods and toys — manufacturing									P	P	
Amusement establishment						P	P		C		
Amusement parks							P		C		
Animal boarding facilities and kennels							C		P	C	C

# LAND USE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Animal hospital services							P		P	C	
Antiques — retail						P	P	P	C		
Apiary farms and processing									C		P
Apparel and accessories — manufacturing									P	P	
Apparel and accessories — retail						P	P	P	C		
Apparel and accessories — wholesale							C		P	P	
Apparel belts — manufacturing									P	P	
Apparel findings and related products — manufacturing									P	P	
Appliance (household) — manufacturing									P	P	
Appliances (household) — retail						P	P		C		
Appliances (Electrical), televisions, phonographs, tape players, radio sets — wholesale							C		P	P	
Appliance repair service						P	P		P	P	
Aquariums, commercial							P		C		
Arboretums and botanical gardens							P		C		P
Arcades						P	P		C		
Archery range, indoor							P		C		
Archery range, outdoor							C		C		
Architectural, engineering and planning — professional services						P	P	P	C	P	
Arenas and fieldhouses							P		C	C	
Armature rewinding services									P	P	
Armed forces reserve center									P	P	
Art galleries or studios						P	P	P	C	C	
Artists — painters, sculptors, composers and authors						P	P	P	C	C	
Asphalt construction, paving services									P		
Asphalt felts and coatings — manufacturing									C		
Asphalt plants									C		
Athletic, amusement and sporting goods and toys — manufacturing									P	P	
Athletic field or playfield							P		C		
Auditing, accounting and bookkeeping services						P	P	P	C	P	
Auditoriums							P		C	C	
Auto accessory stores						P	P		C	C	
Automatic temperature controls — manufacturing									P	P	
Automobile and other motor vehicle and equipment — manufacturing									P	P	
Automobile and other motor vehicle repair services, body shops, rebuilding and painting							C		P	C	

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Automobile and other motor vehicles — retail (See Used car/truck — retail)							P		C	C	
Automobile and other motor vehicles — wholesale							C		C	C	
Automobile and truck rental services							P		P	C	
Automobile equipment — wholesale							P		P	P	
Automobile parking — commercial lots						P	P		C		
Automobile parts and supplies — retail						P	P		C	C	
Automobile towing services — storage limited to 24 hours							P		P	P	
Automobile wash services							P	C	P	P	
B											
Bags except textile bags — manufacturing									C	P	
Bakeries manufacturing — retail									P	P	
Bakery products — manufacturing									P	P	
Bakery shops						P	P	P	P	P	
Banks, financial institutions						P	P	P	C	C	
Barber services						P	P	P	C	C	
Battery and tire service stations							P		P	P	
Beauty services						P	P	P	C	C	
Bed and breakfast establishments	C		C	C		P	P	P	C	C	
Beer, wine and alcoholic beverages — wholesale							P		P	P	
Bicycles, motorcycles, parts manufacturing									P	P	
Bicycles — repair, sales and rental						P	P		C	C	
Biological products — manufacturing									C	C	
Blacksmith and welding services									C		
Blankbooks, loose leaf binders and devices — manufacturing									P	P	
Blast furnaces, steel works and the rolling of ferrous metals									C		
Blueprinting and photography services						P	P		C	C	
Boarding and rooming houses							P		C	C	
Boat rentals							P		C	C	
Boat showrooms							P		C	C	
Bookbinding and miscellaneous related work — manufacturing									P	P	
Bookkeeping, auditing and accounting services						P	P	P	C	C	
Books, magazines and newspapers distributing — wholesale							P		P	P	
Books — publishing and printing							C	P	P	P	
Books — retail						P	P		C	C	

# LAND USE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Boot and shoe cut stock and findings — manufacturing									P	P	
Bottled gas — retail						P	P		C		
Bottling works									P	P	
Bowling alleys						P	P		C	C	
Boxes and paperboard containers — manufacturing									P	P	
Brandy, brandy spirits and wine — manufacturing									P	P	
Brick and structural clay tile — manufacturing									P	P	
Brooms and brushes — manufacturing									P	P	
Building construction — general contracting services							P		P		
Building materials — retail							P		C		
Building materials and lumber — wholesale									P		
Building paper and building board — manufacturing									P	P	
Bulk petroleum stations and terminals — wholesale									C		
Bus garaging and equipment maintenance							C		P		
Bus passenger terminals						P	P		C		
Business and management consulting services						P	P	P	C	C	
Business offices not elsewhere listed						P	P	P	C	C	
Business forms — manufacturing									P	P	
Butter — manufacturing									P	P	
C											
Cabinet making establishments							C		P	P	
Cable TV maintenance yard							C		P		
Cameras and photographic supplies — retail						P	P	P	C	C	
Camping facilities									C	C	C
Campgrounds — group									C	C	C
Candy and other confectionery products — manufacturing									P	P	
Candy — retail						P	P	P	C	C	
Canning and preserving of fruits, vegetables and seafoods — manufacturing									P	P	
Canvas products — manufacturing									P	P	
Carbon black — manufacturing									C		
Cardboard, paperboard and diecut paper — manufacturing									P	P	
Carpenter shops							C		P	P	
Carpet and rug cleaning, installation and repair services							P		C	C	
Carpet and rug — manufacturing									P	P	
Catering establishment						P	P		C	C	

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Cement (hydraulic) — manufacturing									C		
Cemeteries							C		C		C
Ceramic wall and floor tile — manufacturing									P	P	
Cereal preparations — manufacturing									P	P	
Cheese (natural and processed) — manufacturing									P	P	
Chemicals and fertilizers — mining									C		
Chemicals, industrial — wholesale									C		
Chemicals, industrial organic and inorganic — manufacturing									C		
Chewing gum — manufacturing									P	P	
China, glassware and metalware — retail						P	P	P	C	C	
Chiropractors, optometrists, and other similar health services						P	P	P	C	C	
Chocolate and cocoa products — manufacturing									P	P	
Churches, synagogues and temples	P	C	P	P	P				C	C	P
Cigarettes and cigars — manufacturing									P	P	
Cigarettes and cigars — retail						P	P	P	C	C	
Civic, social and fraternal associations						P	P	P	C	C	
Clay, ceramic and refractory minerals — mining									C		
Clay refractories — manufacturing									C	C	
Cleaning, polishing and sanitation preparations except soap and detergents — manufacturing									C	C	
Clock, watch and jewelry repair services						P	P	P	C	C	
Clocks, watches, clockwork operated devices and parts — manufacturing									P	P	
Clothing factories									P	P	
Coffee roasting and coffee products — manufacturing									P	P	
Commercial and industrial machinery, equipment and supplies — wholesale							C		P	P	
Commercial vegetable, flower and gardening							C		C	C	P
Commodity and security brokers, dealers and exchanges and services						P	P		C	C	
Communication equipment — manufacturing									P	P	
Composting plants									C		
Computer service business — residential	P		P	P	P				C	C	P
Computer service business — retail								P			

# LAND USE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Computing, accounting, and office machines — manufacturing									P	P	
Computing, accounting, office machine — retail						P	P	P	C	C	
Concrete brick and block — manufacturing									C		
Concrete products — manufacturing									P		
Concrete plants									C		
Concrete construction and paving services							C		P		
Confectionery products and candy — manufacturing								P	P	P	
Confectionery, nut and candy — retail						P	P	P	C	C	
Confectionery — wholesale							P		P	P	
Construction and lumber materials — wholesale									P		
Construction, mining, and materials handling machinery and equipment — manufacturing									P	P	
Construction equipment — retail							C		P		
Convalescent, nursing and rest home services							P		C	C	
Convents	C		C	P	C				C	C	
Correctional institutions									C	C	
Cosmetics, perfumes and other toiletries — manufacturing									C	C	
Costume jewelry, novelties, buttons, and miscellaneous notions — manufacturing									P	P	
Cotton, manmade fibers, silk and wool — weaving and manufacturing									P	P	
Cottonseed oil milling									C	C	
Cotton — wholesale									P	P	
Country club	C		C	C			C		C	C	P
Crating and packing services							P		P	P	
Credit reporting, adjustment and collection services						P	P	P	C	C	
Credit unions and agricultural, business and personal credit services						P	P		C	C	
Crematorium						C			C		C
Curtains and draperies — manufacturing									P	P	
Curtains, draperies and upholstery — retail						P	P	P	C	C	
Cutlery, hand tools and general hardware — manufacturing									P	P	
Cut stone and stone products — manufacturing									C		
D										I-1	
Dance halls						P	P		C		
Day care home — adult	C		C	C		P	P		C	C	C
Day care home — child	C		C	C		P	P		C	C	C

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Dental equipment and supplies — manufacturing									P	C	
Dental laboratory services						P	P		C	P	
Dental office						P	P	P	C	C	
Department stores						P	P		C	C	
Detective and protective services						P	P		C		
Diaper services						P	P		P	C	
Direct mail advertising services						P	P		P	P	
Direct selling organizations — retail						P	P		C	P	
Discount and variety stores — retail						P	P		C	C	
Disinfecting and exterminating services						P	P		C		
Distilling, rectifying and blending liquors									P	C	
Distribution — commercial, 10,000 sq. ft. and under							C		P	P	
Dormitories				C			C		C	C	
Draperies, and curtains — manufacturing									P	C	
Draperies, curtains and upholstery — retail						P	P	P	C	P	
Drawing, rolling and extrusion of nonferrous metals — manufacturing									C	C	
Dressmaking, millinery and tailoring						P	P		C	C	
Drug rehabilitation center							P		C	C	
Drug stores						P	P	P	C	C	
Drugs, drug proprietaries and druggist sundries — wholesale									P	C	
Dry cleaning and pressing establishment						P	P	P	C	P	
Dry cleaning plants									P	C	
Dry goods haberdashery and wearing apparel						P	P		C	P	
Dry goods and notions — wholesale									P	C	
Dude ranches									C	P	C
Duplicating, mailing and stenographic services						P	P		P	C	
Dwelling, in nonresidential structure						P	C		C	P	
Dwelling, mobile home on permanent foundation					P				C		
Dwelling, multi-family, garden apartments				P		P	P		C		
Dwelling, single-family	P	P	P	P		P	P		C	C	P
Dwelling, single-family attached, condominiums				P		P	P		C	C	
Dwelling, single-family attached, zero lot line			C	P						C	
Dwelling, two-family and duplexes to include condominium ownership			C	P		P	P		C	C	
Dyeing plants									P	C	
E										P	



# LAND USE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Earthenware, table and kitchen articles — manufacturing									P		
Educational and scientific research services						P	P		C	P	
Eggs and poultry — retail						P	P		C	C	
Electrical apparatus and equipment, wiring supplies, and construction materials — wholesale							P		P	C	
Electrical contractor services						P	P		C	P	
Electrical appliance stores and repair						P	P		C	C	
Electrical appliances, phonographs, televisions, tape players and radio sets — wholesale									P	C	
Electrical industrial apparatus — manufacturing									P	P	
Electrical supplies — retail						P	P		C	P	
Electrical transmission and distribution equipment — manufacturing									P	C	
Electric generation plants									C	P	C
Electric utility maintenance yard									P	C	
Electricity regulating substations	C		C	C	C		C		C	P	C
Electric lighting and wiring equipment — manufacturing									P	C	
Electrometallurgical products and processing — manufacturing									P	P	
Electronic appliance stores and repair						P	P		C		
Electronic components and accessories — manufacturing									P	C	
Electronic parts and equipment — wholesale									P	P	
Employment services						P	P		C	P	
Engineering, planning and architectural professional services						P	P	P	C	C	
Engineering, laboratory, and scientific and research instruments and associated equipment — manufacturing									P	C	
Engines and turbines — manufacturing									P	P	
Envelope — manufacturing									P	P	
Equipment and supplies for service establishments — wholesale									P	P	
Equipment rental and leasing services							P		P	P	
Exhibition halls							P		P	P	
Explosives — manufacturing									C	P	
Exterminating and disinfecting services						P	P	P	C		
Extraction of raw materials, rock crushing — excavation and storage									C	C	

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Extracts and flavoring syrups — manufacturing									P		
Extrusion, drawing, and rolling of nonferrous metals — manufacturing									P	P	
F										P	
Fabricated structural metal products — manufacturing									P		
Fabricated wire products — manufacturing									P	P	
Fairgrounds							C		C	P	
Farm machinery and equipment — retail							P		P	C	
Farm machinery and equipment — manufacturing									P	P	
Farm machinery and equipment — wholesale							P		P	P	
Farm products warehousing and storage excluding stockyard									C	P	P
Farm supplies — retail						C	P		P	C	
Farms, commercial forestry									C	P	P
Farms, grain crops									C	C	C
Farms, hay and alfalfa									C	C	C
Farms, fiber crops									C	C	C
Farms, fruits, nuts or vegetable									C	C	C
Farms, nursery stock							C		C	C	P
Feed or grain storage — commercial or cooperative							C		P	C	
Feed and seed — retail						P	P		C	P	
Felt goods — manufacturing									P	C	
Fertilizers, agricultural hazardous — retail							C		C	P	
Fertilizers, agricultural nonhazardous — retail							P		P		
Fertilizers and chemicals — mining									C	P	
Filling stations — emergency towing and repair							P		C		
Fire protection and related activities						P	P		C		
Fish and seafoods — retail						P	P		C	C	
Fish and seafoods — wholesale							P		P	C	
Fish farms									C	P	C
Fish hatcheries									C	C	C
Fishing and hunting									C	C	P
Flat glass — manufacturing									P	C	
Floor coverings — retail						P	P		C	P	
Florists — retail						P	P	P	C	C	
Flour and other grain mill products — manufacturing									P	C	
Flour blending and preparing — manufacturing									P	P	
Food and beverage service						P	P		C	P	
Food canning and packing establishments									P	C	

# LAND USE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Food lockers, frozen						P	P		C	P	
Forests and orchards									C	C	P
Foundries, iron and steel — manufacturing									C	C	
Foundries, nonferrous metals — manufacturing									C		
Fraternal organizations and clubs						P	P	P	C		
Fraternity and sorority houses			C	C		P			C	C	
Freight forwarding services									P	C	
Frozen desserts and ice cream — manufacturing									P	P	
Frozen desserts and ice cream — retail						P	P	P	C	P	
Fruits and vegetables (fresh) — wholesale									P	C	
Fruit stores and stands						P	P		C	P	
Fuel, except fuel oil and bottled gas — retail						P	P		C	C	
Fuel oil — retail							C		P		
Funeral homes and mortuaries						P	P		C		
Fur dressing and dyeing — manufacturing									C	C	
Fur goods — manufacturing									C	C	
Furniture and home furnishings — wholesale									P	C	
Furniture (household) — manufacturing									P	P	
Furniture (office) — manufacturing									P	P	
Furniture — retail						P	P	P	C	P	
Fur repair and storage services						P	P		C	C	
Furriers — retail						P	P		C	C	
Furs (raw), hides and skins — wholesale									C	C	
G										C	
Garden supplies and seed stores						P	P		C		
Garment repair, alteration and pressing services						P	P	P	C	C	
Gasoline service stations — retail						P	P		C	C	
Gas pressure control stations									C		
Gas production plants									C		
Gas storage and distribution points									C		
Gas utility maintenance yard									C		
Gelatin and glue — manufacturing									C		
General stores — retail						P	P	P	C		
Gift shops						P	P	P	C	C	
Glass and glassware, pressed or blown — manufacturing									P	C	
Glass containers — manufacturing									P	P	
Glass, flat — manufacturing									P	P	
Glass, paint and wallpaper — retail						P	P		C	P	
Go-cart tracks							C		C	C	

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Golf courses							C		C	C	P
Golf driving ranges							C		C	C	P
Gravel and sand quarrying									C	C	
Grain — wholesale									P	C	
Grains, feeds and hay — retail							P		C	P	
Greases and lubricating oils — manufacturing									C	C	
Green houses							P		C	C	P
Greeting card — manufacturing									P	C	
Grist milling services									P	P	
Groceries — retail						P	P	P	C	P	
Groceries — wholesale							P		P	C	
Group homes	C		C	C	C				C	P	C
Gum and wood chemicals — manufacturing									C	C	
Guns, howitzers, mortars and related equipment — manufacturing									C	C	
Guns, small arms — manufacturing									P		
Gymnasiums						C	P		C		
Gypsum products — manufacturing									C	C	
H										C	
Hardware — retail						P	P		C		
Hardware — wholesale							P		P	C	
Hardwood dimension and flooring — manufacturing									P	P	
Hats, caps, and millinery — manufacturing							C		P	P	
Health resorts							P		C	P	C
Health and exercise spas						C	P		C	C	C
Hearing aids, optical goods, orthopedic appliances and other similar devices — retail						P	P	P	C	C	
Heating, air-conditioning and plumbing contracting services							P		P	C	
Heating and plumbing equipment and supplies — retail						P	P		C	P	
Heating, apparatus (except electrical and plumbing fixtures) — manufacturing									P	C	
Heliport pads							C		C	P	C
Hides, skins and raw furs — wholesale									P	C	
Hobby stores						P	P	P	C		
Holding and investment services						P	P	P	C	C	
Home occupations, customary	P	C	P	P					P	C	
Hospitals, clinics	C		C	C			P		C	P	
Hotels, including dining and meeting						P	P		C	C	
House furnishings, textile (except curtains and draperies) — manufacturing									C	C	

# LAND USE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Household appliances — manufacturing									P	C	
Household appliance stores and repair shops						P	P		C	P	
Hunting and fishing									C	C	P
I										C	
Ice cream and frozen desserts — manufacturing									P		
Ice cream — retail						P	P	P	C	P	
Ice manufacturing and distribution							C				
Ice plants									P	C	
Ice — retail						P	P		C	P	
Ice skating rinks, indoor							P		C	C	
Impound yards (storage over 24 hours)									P	C	
Indoor firing ranges							C		C		
Industrial laundry and linen supply services									P		
Industrial leather belting and packing — manufacturing									P	P	
Industrial and commercial machinery, equipment and supplies — wholesale							P		P	P	
Industrial machinery and equipment — manufacturing									P	P	
Industrial waste disposal									C	P	
Instruments for mechanical measuring and controlling except automatic temperature controls — manufacturing									P		
Insurance agents and brokers services						P	P	P	C	P	
Insurance carriers						P	P		C	C	
Interior decorating shops, upholstery, etc.						P	P		C	C	
Investment and holding services						P	P		C	C	
J										C	
Janitorial services						P	P		P		
Jewelry and precious metals — manufacturing							C		P	P	
Jewelry stores and watch repair						P	P	P	C	P	
Junk yard									C	C	
K											
Kennels							P		P		
Kennels — boarding							C		P	C	
Kennels — breeding									C	C	
Knit goods — manufacturing									P	C	
L										P	
Labor unions and similar labor organizations						P	P		C		
Lace goods — manufacturing									P	C	
Lamp shades — manufacturing									P	P	

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Landscape contracting services							P		P	P	
Landscape nursery and garden supplies — retail							P		C	P	
Launderette and laundromat — self-service						P	P	P	C	C	
Laundering and dry cleaning pickup service							P		P	C	
Laundering and dry cleaning, self-service						P	P		C	P	
Lawn care — services							P		P	C	
Leather goods and luggage stores						P	P		C	P	
Leather gloves and mittens — manufacturing									P	C	
Leather tanning and finishing — manufacturing									C	P	
Legal services						P	P	P	C	C	
Libraries	P		P	P		P	P		C	C	P
Licensed medical marijuana cultivation facilities									C		C
Licensed medical marijuana dispensary facilities						C	P				
Licensed medical marijuana-infused products manufacturing facilities									C		
Licensed medical marijuana testing facilities									C		
Lime products — manufacturing									C	C	
Linen supply and industrial laundry services									P	C	
Linoleum, asphalted-felt-base, and other hard surface floor cover — manufacturing									C	P	
Liquid petroleum gas — wholesale									P	C	
Liquor — retail, package goods only						P	P	C	C	P	
Lockers, shelving, partitions and office and store fixtures — manufacturing									P	C	
Locksmith services						P	P	P	C	P	
Logging operation and sawmills									C	C	C
Lubricating oils and presses — manufacturing									C	C	
Luggage — manufacturing									P	C	
Lumber and building materials — wholesale									P	P	
Lumber yards — retail							P		C		
M											
Machine shops									P		
Magazines and newspapers — retail						P	P	P	C	P	
Magazines, books, and newspapers distributing — wholesale							P		P	C	
Mail order houses — retail									P	P	
Mailing, duplicating and stenographic services						P	P		P	P	

# LAND USE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Malt liquors — manufacturing									P	P	
Malt — manufacturing									C	P	
Management and business consulting services						P	P		C	C	
Masonry, stonework, tile setting and plastering services							P		P	C	
Massage services						P	P		C	P	
Matches — manufacturing									C	C	
Mausoleums							C		C		C
Meat and meat packing products — wholesale							P		P	C	
Meat packing — manufacturing									C	P	
Meat markets						P	P	P	C	C	
Medical and surgical instruments and apparatus — manufacturing									P	C	
Medical clinics						P	P		C	P	
Medical laboratory services						P	P		P	C	
Medical office						P	P	P	C	P	
Medicinal chemicals — manufacturing									P	C	
Messenger service						P	P		C	P	
Metal cans — manufacturing									P	C	
Metal coating, engraving and allied services — manufacturing									P	P	
Metal mining services									C	P	
Metal ore mining									C		
Metal products, fabricated structural — manufacturing									C		
Metals and minerals, except petroleum products and scrap — wholesale									P	C	
Metals, nonferrous, rolling, drawing, and extrusion — manufacturing									C	P	
Metal stamping — manufacturing									P	C	
Metalworking machinery and equipment — manufacturing									P	P	
Microbreweries and Distilleries							C				
Military administration or command centers							P		P	P	
Military communication centers							P		P		
Military defense installations							P		P		
Military training bases									C		C
Millwork — manufacturing									P		
Milk distribution stations									P	P	
Miniature golf course							P		C	P	
Mobile home parks, planned					P				C	C	
Mobile homes — manufacturing									P	C	
Mobile homes on permanent foundation					P				C	P	
Mobile home sales									P	C	

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Monasteries	C		C	P	C				C	P	
Monuments — retail						P	P		C	C	
Mortician's goods — manufacturing									P	C	
Motels and hotels						C	P		C	P	
Motion picture distribution services							P		P	C	
Motion picture production studios							P		P	P	
Motorcycles, repair, sales and rental							P		C	P	
Motor freight garaging and equipment maintenance									P	C	
Motor freight terminals							C		P	P	
Museums						P	P		C		
Musical instruments and supplies — retail						P	P		C	C	
Musical instruments and parts — manufacturing							C		P	C	
N										P	
Newspapers and magazines — retail						P	P	P	C		
Newspapers — production and printing operations						P	P		P	C	
News syndicate services						P	P		C	P	
Newsstands						P	P	P	C	C	
Noodles, macaroni, spaghetti and vermicelli — manufacturing									P	C	
Notions, dry goods — wholesale									P	P	
Novelties, gifts and souvenirs — retail						P	P		C	P	
Nursing home				C		P	P		C	C	C
Nuts, bolts, screws, rivets, and washers, and screw machine products — manufacturing									P	C	
O										P	
Office — business and professional						P	P		P		
Office and store fixtures, partitions, shelves and lockers — manufacturing									P	P	
Office, computing and accounting machines — manufacturing									P	P	
Office, computing, and accounting machines — retail						P	P		C	P	
Office equipment and typewriter — sales and service						P	P		C	C	
Office furniture — manufacturing									P	C	
Oilcloth, plastic fabric and vinyl products — manufacturing									C	P	
Ophthalmic goods — manufacturing									P	C	
Optical goods, hearing aids, orthopedic appliances and other similar devices — retail						P	P	P	C	P	
Optical goods factories									P	C	
Optometrists, chiropractors and other similar health services						P	P	P	C	P	



# LAND USE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Ornamental iron works — manufacturing									P	C	
Orthopedic, prosthetic and surgical appliances and supplies — manufacturing									P	P	
Outdoor advertising services									P	P	
P										P	
Packing and crating services							P		P		
Padding and upholstery filling — manufacturing									P	P	
Paint and wallpaper — retail						P	P		C	P	
Painting and paper hanging services						P	P		C	C	
Paints, varnishes, lacquers, enamels, and allied products — manufacturing									C	C	
Paperboard containers and boxes — manufacturing									P	C	
Paper coating and glazing — manufacturing									C	P	
Paper, except building paper — manufacturing									C	C	
Parking garages						P	P		C	C	
Parks, public	P		P	P	P	P	P		P	C	P
Pattern shop						P	P		P	P	
Paving mixtures — manufacturing									C	P	
Pencil factories									P	C	
Pens, pencils and other office and artist's materials — manufacturing									P	P	
Perfumes, cosmetics and other toiletries — manufacturing									C	P	
Periodicals, publishing and printing							P		P	C	
Personal service shops						P	P		C	P	
Pet shops							P		C	C	
Petroleum bulk stations and terminals — wholesale									C	C	
Petroleum pressure control stations									C		
Pets and pet grooming — retail						P	P		C		
Pharmaceutical preparations — manufacturing									P	C	
Photocopying shops						P	P	P	P	P	
Photoengraving						P	P		P	P	
Photofinishing services						P	P		P	P	
Photographic equipment and supplies — manufacturing									P	P	
Photographic studies and services	C		C	C	C	P	P		C	P	
Photographic supplies and cameras — retail						P	P	P	C	C	
Physicians' services						P	P	P	C	C	
Plant nurseries							P		C	C	P
Planning mills and saw mills, general — manufacturing									C	C	

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Planning, architectural and engineering professional services						P	P		C	C	
Plastering, masonry, stone work and tile setting services							P		P	C	
Plastic, fabric, vinyl products and oilcloth — manufacturing									C	P	
Plastics materials and synthetic resins, synthetic rubber, synthetic and other manmade fibers (except glass) — manufacturing									C	P	
Plastic products — manufacturing									C	P	
Playfields and athletic fields							P		C	P	
Pleating, decorative and novelty stitching and tubing for the trade — manufacturing									P	C	
Plumbing, air-conditioning contracting services						P	P		C	P	
Plumbing and heating equipment and supplies — retail						P	P		C	C	
Plumbing and heating equipment and supplies — wholesale							P		P	C	
Plumbing fixtures and heating apparatus (except electrical) — manufacturing									P	P	
Plumbing showrooms						P	P		C	P	
Plywood and veneer — manufacturing									C	C	
Porcelain electrical supplies — manufacturing									P	C	
Postal offices						P	P		C	P	
Pottery — manufacturing									P	C	
Poultry and eggs — retail						P	P		C	P	
Poultry and poultry products — wholesale									P	C	
Poultry and small game dressing and packing									C	P	
Prefabricating wooden buildings and structural members — manufacturing									P	C	
Preserving and canning of fruits, vegetables and seafoods — manufacturing									P	P	
Pressed and molded pulp goods — manufacturing									C	P	
Primary smelting and refining of nonferrous metals — manufacturing									C	C	
Printing ink — manufacturing									C		
Printing shops						P	P		P	C	
Printing, publishing, and engraving plants									P	P	
Prisons									C	P	
Private clubs and lodges						P	P	P	C	C	C

# LAND USE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Processing waste and recovering fibers and flock — manufacturing									C	C	
Professional equipment and supplies — wholesale									P	C	
Professional offices not elsewhere listed						P	P		C	P	
Public utility collection offices						P	P		C	C	
Public utility substations	C		C	C	C	C	C		C	C	C
Pulp — manufacturing									C	C	
Q										C	
Quarries, excavation and rock removal operations									C		
Quarrying, stone									C		
R											
Race tracks									C		C
Race tracks and courses — vehicle									C	C	
Radioactive materials processing and storage — manufacturing									C	C	
Radioactive waste materials disposal									C		
Radio broadcasting studios							C		C		
Radio, television and communication transmitting — receiving or relay towers and facilities							C		C	C	C
Radios, televisions, phonographs, recorders and tape players repair services						P	P		C	C	
Radios, televisions, phonographs, recorders and tape players — retail						P	P		C	C	
Railroad equipment and maintenance yard									C	C	
Railroad equipment — manufacturing									C		
Railroad freight terminals									P	C	
Railroad passenger terminals							P		P		
Raincoats and other waterproof outer garments — manufacturing									P		
Real estate agents, brokers and management services						P	P		C	P	
Reclaiming rubber									C	C	
Recreational camps									C	C	C
Recreational land uses not for profit									C	C	C
Recreation centers							P		C	P	
Recycling centers									P	C	
Refining and smelting (primary) of nonferrous metals									C		
Refining and smelting (secondary) of nonferrous metals and alloys									C	P	
Refrigerated warehousing (except food lockers)							P		P		
Refuse incineration									C	C	

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Religious camps and retreats									C	C	C
Research and development organizations									P	P	
Resorts (general)							P		C	P	C
Rest, nursing and convalescent home service						P	P		C		
Restaurants, shops — consumption on-premises only						P	P	P	C	P	
Restaurants, drive-in, drive-through, car service							P		C	P	
Retail trade not elsewhere listed						C	P		C	P	
Retirement home				C			C		C	C	
Reupholstery and furniture repair services							C		P	P	
Rice milling									P	C	
Riding stables									C	P	C
Rifle ranges									C	C	C
Road maintenance yards									P	P	
Roadside stands — temporary and seasonal							P		C	P	
Robes and dressing gowns — manufacturing									P	C	
Roller skating rinks — indoor							P		C		
Rolling, drawing and extrusion of nonferrous metals — manufacturing									C	C	
Rolling of ferrous metals, blast furnaces and steel works									C	P	
Roofing and sheet metal contracting services							P		P		
Roofing supply shops							P		C		
Rooming and boarding houses							P		C	C	
Rubber footwear — manufacturing									C	C	
Rubber products, fabricated — manufacturing									C	C	
Rug and carpet cleaning and repair services							P		C		
Rug and carpet — manufacturing									C	C	
S										C	
Sanatorium							P		C	C	
Sand and gravel quarrying									C	P	
Sanitary landfill									C	C	
Sanitary paper products — manufacturing									C	C	
Sausages and other prepared meal products — manufacturing									P	C	
Savings and loan associations						P	P	P	C	C	
Sawmills and logging operation									C	P	C
Schools, other	C		C	C	C	C	C	P	C		C
Schools, public	P		P	P	P	P	P		P		P
Scientific and education research services						P	P		C	P	

# LAND USE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Scrap and waste materials, nonmetallic — wholesale									P	C	
Screw machine products and bolts, nuts, screws, rivets, and washers — manufacturing									P	C	
Secondary smelting and refining of nonferrous metals — manufacturing									C	P	
Second hand merchandise — retail						C	P		C	P	
Security and commodity brokers, dealers, exchanges and services						P	P	P	C	C	
Seed treating									P	P	
Service industry machines — manufacturing									P	P	
Sexual novelty — retail									C	C	
Shades and venetian blinds — manufacturing									P	C	
Sheet metal services							P		P	C	
Shelving, partitions, lockers and office and store fixtures — manufacturing									P	P	
Shoe repair						P	P	P	C	C	
Shoes — manufacturing									P	C	
Shoes — retail						P	P	P	C		
Shoes — wholesale							P		P	C	
Shortening, table oils, margarine, and other edible fats and oils — manufacturing									C		
Signs and advertising displays — manufacturing							P		P		
Silverware and plated ware — manufacturing									P	C	
Skating rink							P		C	C	
Skeet shooting ranges									C	C	C
Skins, hides and raw furs — wholesale									C	C	
Small engine repair							P	C	P	C	
Smelting and refining (primary) of nonferrous metals									C	P	
Smelting and refining (secondary) of nonferrous metals									C	C	
Soaps and detergents (except specialty cleaners) — manufacturing									C	C	
Social, civic and fraternal associations						P	P	P	C	P	
Social correctional, treatment and counseling services							C		C	C	
Solid waste transfer stations									C	C	
Sorority and fraternity houses			C	C		P			C	C	
Souvenirs, gifts and novelties — retail						P	P	P	C	P	
Soybean oil milling									C	C	

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Sporting, toys, amusement and athletic goods — manufacturing									P	C	
Sporting goods — retail						P	P		C	C	
Sports complexes							C		C	C	C
Stadiums							C		C	P	C
Stationery — retail						P	P		C	P	
Steel pipe and tubes — manufacturing									P	C	
Steel wire drawing, steel nails and spikes — manufacturing									P	C	
Steel works, blast furnaces and the rolling of ferrous metals									C	P	
Stenographic, duplicating, and mailing services						P	P		P	C	
Stone products and cut stone — manufacturing									C	C	
Stone — Quarrying									C	C	
Stone work, masonry, tile setting and plastering services							P		P	P	
Storage and warehousing of nonhazardous products							P		P	P	
Storage and warehousing of hazardous products									C	P	
Storage facility — self service							P		P	P	
Store and office fixture, lockers, partitions and shelving — manufacturing									P		
Stores — art, book, school supply and stationery						P	P	P	C	C	
Substance abuse facility							C		C		
Sugar refining — manufacturing									C	C	
Surgical and medical instruments and apparatus — manufacturing									P	P	
Swimming clubs							P		C		C
Synthetic resins, synthetic rubber, elastic materials, synthetic and other manmade fibers (except glass) — manufacturing									C	C	
T										P	
Tailor shops						P	P	P	C	C	
Tanks (military) and tank components — manufacturing									C		
Tattoo parlor						P	C	P		C	
Taverns and lounges						P	P		C	C	
Taxicab dispatch						P	P		C	P	
Telegraph service station						P	P		C	C	
Telephone business office						P	P		C	C	
Telephone exchange stations							P		C	C	
Telephone maintenance yard									P	P	
Telephone relay towers (microwave)									C	C	
Television broadcasting studios							C		C	C	

# LAND USE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Television, radios, phonographs, recorders and tape players — manufacturing									P	C	
Television, radios, phonographs, recorders and tape players repair service						P	P		C	C	
Television, radios, phonographs, recorders and tape players — retail						P	P		C		
Tennis clubs							P		C	C	C
Textile bags — manufacturing									P	C	
Testing, research, and development services						P	P		C	C	
Theaters, legitimate						P	P		C	P	
Theaters, motion pictures, indoor						P	P		C	P	
Theaters, motion picture, outdoor							C		C	P	C
Threads and yarns — manufacturing									P	C	
Tile setting, masonry, plastering and stone work services							P		P	C	
Tire cord and fabric — manufacturing									C	C	
Tires and inner tubes — manufacturing									C	P	
Tires and inner tubes — wholesale							P		P	P	
Title abstracting services						P	P		C	P	
Tobacco stores						P	P	P	C	P	
Tobacco and snuff — manufacturing									C	C	
Tobacco leaf — wholesale									P	P	
Tobacco stemming and removing									P	C	
Toys, amusement, sporting and athletic goods — manufacturing									P		
Transportation equipment and supplies (except motor vehicles) — wholesale							P		P	P	
Trap and skeet shooting ranges									C		C
Travel arranging services						P	P	P	C		
Truck terminals									P		
Truck wash services							C		P		
Turbines and engines — manufacturing									P	P	
U										P	
Upholstery, draperies and curtains — retail						P	P		C	P	
Upholstery filling and padding — manufacturing									P		
Used car/truck — retail							P		C	P	
V										P	
Variety stores						P	P	P	C		
Vegetables and fruit — retail						P	P		C		
Vegetables and fruit — wholesale							P		P		
Vegetable oil milling (except cottonseed and soybean)									C	P	

# UNION CITY CODE

LAND USE CATEGORY	ZONING DISTRICT — CONDITIONAL OR PERMITTED USE										
	R-1	R-1A	R-2	R-3	R-4	B-1	B-2	B-3	I-1	I-2	NU
Veneer and plywood — manufacturing									C		
Vending machine operators — retail							P		C	P	
Venetian blinds and shades — manufacturing							P		P	P	
Veterinary clinics						C	P		C	P	C
Video tapes, equipment — sales and rental						P	P	P	C	P	
Vinyl products, plastic fabric and oilcloth — manufacturing									C	P	
Vitreous china plumbing fixtures, china, earthenware fillings and bathroom accessories — manufacturing									C		
Vitreous china, table and kitchen articles — manufacturing									C		
W											
Wallpaper — manufacturing									C	P	
Wallpaper and paint — retail						P	P		C	P	
Water treatment, plants									C		
Water utility maintenance yard									P		
Water well drilling services							P		P		
Welding shops							C		P		
Welfare and charitable services						P	P		C	P	
Wet corn milling									C		
Window cleaning services						P	P	P	C		
Wine, beer, and alcoholic beverages — wholesale							P		P	C	
Wine, brandy and brandy spirits — manufacturing							C		P	C	
Wire products (fabricated) — manufacturing									P		
Wooden containers — manufacturing									P		
Wool preserving — manufacturing									C	P	
Wool and mohair — wholesale									P		
Worm farms									C	P	C
Y										P	
Yarns and threads — manufacturing								P	P	P	
Z										P	
Zoos							C		C		C