

LAND DEVELOPMENT

170 Attachment 4

Schedule of Limitations
Township of Union
Part 1

District	RA, RB, RC Residential	RD Residential	RT Residential
Permitted Principal Uses	<ol style="list-style-type: none"> 1-family dwelling. 2-family dwellings in RB District only. Multifamily dwellings in RC District only. Public parks, playgrounds and conservation areas. Public buildings and uses (except schools). 	<ol style="list-style-type: none"> 1-family dwelling. Senior citizen housing Public parks, playgrounds and conservation areas. Public buildings and uses (except schools). 	<ol style="list-style-type: none"> 1-family dwelling. Single-Family Attached/Townhome dwellings Public parks, playgrounds, and conservation areas. Public buildings and uses (except schools).
Permitted Accessory Uses	<ol style="list-style-type: none"> Private parking garages. Private residential toolsheds or storage buildings not exceeding 10 feet in height. Fences and walls Signs Private residential swimming pools, including outdoor hot tubs Off-street parking Accessory uses customarily incidental to the above principal uses. Home Professional offices. Lampposts, trellises, patios, decks and similar utility, ornamental and landscaping structures. Solar Installations 	<ol style="list-style-type: none"> Private parking garages. Private residential toolsheds or storage buildings not exceeding 10 feet in height. Fences and walls Signs Private residential swimming pools, including outdoor hot tubs Off-street parking Accessory uses customarily incidental to the above principal uses. Home Professional offices. Lampposts, trellises, patios, decks and similar utility, ornamental and landscaping structures. Solar Installations 	<ol style="list-style-type: none"> Private parking garages. Private residential toolsheds or storage buildings not exceeding 10 feet in height. Fences and walls Signs Private residential swimming pools, including outdoor hot tubs Off-street parking Accessory uses customarily incidental to the above principal uses. Home Professional offices. Lampposts, trellises, patios, decks and similar utility, ornamental, and landscaping structures. Solar Installations
Conditional Uses	<ol style="list-style-type: none"> Places of Assembly Public & Private Schools Accessory Dwelling units in the RA & RB zones Community Residences 	<ol style="list-style-type: none"> Places of Assembly Public & Private Schools Community Residences 	<ol style="list-style-type: none"> Places of Assembly Public & Private Schools Community Residences

LAND DEVELOPMENT

District	AH-1 Affordable Housing-1 District	AH-2 Affordable Housing-2 District	AH-3 Affordable Housing-3 District
Permitted Principal Uses	<ol style="list-style-type: none"> 1. Inclusionary multifamily dwellings. 	<ol style="list-style-type: none"> 1. Inclusionary multifamily dwellings, including townhouses and/or apartments. 2. Mixed-use development, provided inclusionary multifamily dwellings are provided. The following nonresidential uses are permitted in the mixed-use development on the first floor: <ol style="list-style-type: none"> i. Restaurant, category one and two. ii. Bar. iii. Offices. iv. Medical offices. v. Museum. vi. Gallery. vii. Passenger station. viii. Places of Assembly. ix. Fitness Centers x. Retail Services xi. Uses similar to those permitted above as determined by the Planning Board. 3. Existing uses shall be permitted to expand not more than 25% of the floor area existing at the time of the ordinance passage. 	<ol style="list-style-type: none"> 1. Inclusionary multifamily dwellings. 2. Mixed-use development, provided inclusionary multifamily dwellings are provided. The following nonresidential uses are permitted in the mixed-use development on the first floor: <ol style="list-style-type: none"> i. Restaurant, category one and two. ii. Offices. iii. Medical offices. iv. Museum. v. Gallery. vi. Places of Assembly. vii. Fitness centers viii. Instructional Use ix. Retail Services x. Uses similar to those permitted above as determined by the Planning Board.
Permitted Accessory Uses	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to, any of the above permitted uses. 2. Surface parking areas, private garages and parking structures. 3. Residential Swimming Pools 4. Temporary construction trailers, leasing and/or sales offices. 5. Utilities and related facilities. 6. Flag poles, clock towers and statuary. 7. Signs 8. Solar Installations 9. Electric Vehicle Charging Stations 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to, any of the above permitted uses. 2. Surface parking areas, private garages and parking structures. 3. Residential Swimming pools. 4. Temporary construction trailers, leasing and/or sales offices. 5. Utilities and related facilities. 6. Flag poles, clock towers and statuary. 7. Signs 8. Solar Installations 9. Electric Vehicle Charging Stations 	<ol style="list-style-type: none"> 1. Accessory uses customarily incidental to, any of the above permitted uses. 2. Surface parking areas. 3. Residential Swimming pools. 4. Temporary construction trailers, leasing and/or sales offices. 5. Utilities and related facilities. 6. Flag poles, clock towers and statuary. 7. Signs 8. Solar Installations 9. Electric Vehicle Charging Stations
Conditional Uses	<ol style="list-style-type: none"> 1. Cellular telecommunications antennas 	<ol style="list-style-type: none"> 1. Cellular telecommunications antennas. 	<ol style="list-style-type: none"> 1. Cellular telecommunications antennas.

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District	NC	CC	Commercial/ Industrial
Permitted Principal Uses	<ol style="list-style-type: none"> 1. One-and two-family detached housing 2. Townhouses 3. Multifamily residential 4. Long Term Care Facilities 5. Offices. 6. Medical Offices and Hospitals. 7. Veterinary Hospitals and Kennels. 8. Public parks. 9. Child-Care Centers. 10. Public buildings and uses 11. Car service of not more than 3 vehicles. 12. Places of Assembly. 13. Funeral homes. 14. Banks and financial institutions. 15. Retail sales and services 16. Restaurants, category one and two 17. Brew Pubs 18. Community Facilities 19. Instructional Use Public parking garages and lots 20. Flex Space. 21. A combination of any of the above uses. 22. Public Utility Buildings & Facilities 	<ol style="list-style-type: none"> 1. Retail Sales and Services 2. Restaurants, category one and two 3. Brew Pubs. 4. Offices. 5. Medical Offices. 6. Veterinary Hospitals and Kennels. 7. Child-Care Centers. 8. Public buildings and uses. 9. Car service of not more than 3 vehicles. 10. Places of Assembly. 11. Funeral homes. 12. Banks and financial institutions. 13. Indoor Recreation Facilities. 14. Fitness centers. 15. Instructional use. 16. Community Facilities. 17. Multifamily residential uses above the ground floor. 18. Indoor agriculture. 19. Automobile sales. 20. Hotels & motels. 21. Flex space. 22. A combination of any of the above uses. 23. Public Utility Buildings & Facilities. 	<ol style="list-style-type: none"> 1. Manufacturing. 2. Research laboratories. 3. Warehousing & Distribution Centers. 4. Data centers. 5. Offices. 6. Car services 7. Indoor and Outdoor Recreation Facilities. 8. Instructional use. 9. Fitness Centers. 10. Indoor Agriculture. 11. Places of Assembly. 12. Public buildings and uses (except schools). 13. Public parking garages. 14. Public Parks. 15. Self storage facilities. 16. Outdoor storage 17. Community facilities 18. Public Utility Buildings & Facilities 24. Wireless telecommunications towers and antennas.
Permitted Accessory Uses	<ol style="list-style-type: none"> 1. Fences and walls 2. Signs 3. Off-street parking 4. Outdoor cafes accessory to permitted restaurants 5. Home Professional Offices 6. Private residential swimming pools, accessory to residential uses 7. Solar Installations 8. Electric Vehicle Charging Stations 9. Alternative Treatment Centers, accessory to Medical Offices and Hospitals. 	<ol style="list-style-type: none"> 1. Fences and walls 2. Signs 3. Off-street parking 4. Outdoor storage accessory to permitted automobile sales 5. Outdoor cafes accessory to permitted restaurants 6. Private residential swimming pools, accessory to residential uses 7. Solar Installations 8. Electric Vehicle Charging Stations 9. Alternative Treatment Centers, accessory to Medical Offices. 	<ol style="list-style-type: none"> 1. Fences and walls 2. Signs 3. Off-street parking 4. Commercial Uses ancillary to a permitted use 5. Uses customary and incidental to permitted uses, including but not limited to employee cafeterias and locker rooms. 6. Concession Stands 7. * Solar Installations 8. Electric Vehicle Charging Stations 10. Noncommercial Antennas and Towers
Conditional Uses	<ol style="list-style-type: none"> 1. Fitness Centers 2. Automobile service stations 3. Repair garages 4. Long Term Care Facilities 	<ol style="list-style-type: none"> 1. Adult Business 2. Automobile service stations 3. Repair garages 4. Medical marijuana and Cannabis dispensaries. 5. Vertically Integrated Cannabis Facilities. 6. Restaurant, Category three 	<ol style="list-style-type: none"> 1. Retail sales and services. 2. Automobile service stations 3. Repair garages 4. Car Wash 5. Cannabis Cultivation Centers, Cannabis Manufacturers, Cannabis Wholesalers, and Cannabis Distributors

LAND DEVELOPMENT
Schedule of Limitations
Township of Union
Part 2

District	OSR Open Space & Recreation	C Cemetery	DC Downtown Core	DC Downtown Transition
Permitted Principal Uses	<ol style="list-style-type: none"> 1. Parks, open space, and conservation areas 2. Playgrounds 3. Outdoor Recreation Facilities 	<ol style="list-style-type: none"> 1. Cemeteries 2. Places of Assembly 	<ol style="list-style-type: none"> 1. Any use permitted in the NC District. 2. retail sales of goods and services. 3. Restaurants, category 1 and 2. 4. Brew Pubs. 5. Places of Assembly 6. Public parking facilities. 7. Outdoor cafes 8. Fitness Centers. 9. Instructional Use. 10. Flex Space 11. Mixed-use development pursuant to § 170-802. 	<ol style="list-style-type: none"> 1. All uses permitted in the DC Zone.
Permitted Accessory Uses	<ol style="list-style-type: none"> 1. Fences and walls 2. Signs 3. Off-street parking 4. Offices and maintenance facilities serving a permitted use 5. Concession Stands 6. Interpretive centers serving a permitted use. 7. Solar Installations rooftop only 8. Accessory uses customarily incidental to, any of the above permitted uses 9. Electric Vehicle Charging Stations 	<ol style="list-style-type: none"> 1. Fences and walls 2. Signs 3. Off-street parking 		
Conditional Uses	<ol style="list-style-type: none"> 1. Community Facilities 2. Museums and Galleries 			

2014-2015
 10/20/2014
 10/20/2014

LAND DEVELOPMENT

Schedule of Limitations
 Township of Union
 Part 3

District	TO Transit Oriented	MUOD Mixed Use Overlay	IOR Inclusionary Residential Overlay
Permitted Principal Uses	1. Multifamily Housing 2. Colleges and Universities 3. Retail Sales 4. Retail Services 5. Public & Private Schools 6. Parking facilities for short- and long- term parking for passengers utilizing the transportation center. 7. Restaurants, category one and two 8. Bars. 9. Brew Pubs. 10. Flex Space 11. Offices 12. Banks and financial institutions 13. Medical Offices 14. Any combination of the above uses 15. Townhomes	1. Any underlying permitted use 2. Offices	1. Any underlying permitted use
Permitted Accessory Uses (§ 170-126)	1. Fences and walls 2. Signs 3. Off-street parking 4. Uses customary and incidental to colleges and universities, including but not limited to food service, bookstores, and athletic facilities. 5. Solar Installations 6. Electric Vehicle Charging Stations	1. Fences and walls 2. Signs 3. Off-street parking 4. Satellite Dish Antennas Electric Vehicle Charging Stations	1. Fences and walls 2. Signs 3. Off-street parking including parking structures 4. Residential swimming pools. 5. Temporary construction trailers, leasing and/or sales offices 6. Utilities 7. Flag poles, clock towers, statuary 8. Satellite Dish Antennas Electric Vehicle Charging Stations
Conditional Uses	1. Corporate suites.	1. Inclusionary Multifamily Development 2. Cellular Telecommunication Antennas	1. Inclusionary Multifamily Development 2. Cellular Telecommunication Antennas

170 Attachment 3
Schedule of Zoning Requirements Area, Yard and Bulk Requirements
Except as Otherwise Specified in Chapter 170 Township of Union
Part 1

Zone	Primary Principal Use	Required Lot Size and Dimension				Minimum Required Yard Lengths						Maximum Height		Maximum Coverage		Maximum Floor Area Ratio (percent)	Density (units per acre)
		Minimum Lot Size	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Principal Building			Accessory Building			Principal Building (feet)	Accessory Buildings (feet)	Buildings (percent)	Impervious Surfaces (percent)			
					Front (feet)	Side (feet)	Rear (feet)	Side (feet)	Rear (feet)								
RA	1-family dwellings	5,000 ⁸ sf	50'	100	25'	5'	25 ^{4*}	3	3	3	32 ²	2	14	40%	60%	--	
RB	2-family dwellings	5,000 ⁸ sf	50'	100	25'	5'	25 ^{4*}	3	3	3	32 ²	2	14	40%	60%	--	
RC	Multifamily dwellings																
RD	Residential Senior housing																
RT	Townhome dwellings																
AF-1	Inclusionary multifamily dwellings	See 170-706	150	100	25	10	10	10	10	5	55	4	See 170-706	50	85		See 170-706
AF-2	Inclusionary multifamily dwellings; mixed-use development	1 acre			See 170-706	10	0	10	10	10	75	6	20	90	95	400	35
AF-3	Inclusionary multifamily dwellings; mixed-use development	15,000 sf	150	100	See 170-706	20	20	10	10	10	45	4	20	35	65		See 170-706
NC	Neighborhood Com	15,000 sf	150	100	10	10	20	10	10	10	35	3	15	30%	80%	90%	30
CC	Corridor Commercial	40,000 sf	200	200	50'	20'	50'	50'	50'	50	35	3	15	30%	80%		
CI	Commercial/Industrial	80,000 sf	200	400	50'	25'	50'	50'	25	50	45	3	15	50%	80%		
OSR	Open Space & Recreation																
C	Cemetery																

- NOTES:**
- 1 Measured between side lot lines at setback line. In no event shall the width be less than 75% of the required frontage at any point.
 - 2 May be reduced to the average established setback in the block and on the same side of the street, but to not less than 20 feet; maximum setback: 35 feet.
 - 3 A twelve-foot street side yard shall be required for corner lots in addition to a five-foot interior side yard.
 - 4 Or 10% of the lot depth, whichever is greater.
 - 5 Main roofs shall have a minimum grade of five inches per foot.
 - 6 Six thousand square feet when part of a major subdivision.
 - 7 Sixty feet when part of a major subdivision.
 - 8 Setback of rear yard from front attached to dwelling: 10 feet.
 - 9 Transition buffers may be required as per § 170-1213

LAND DEVELOPMENT

Schedule of Zoning Requirements Area, Yard and Bulk Requirements
Except as Otherwise Specified in Chapter 170 Township of Union
Part 2 – Overlay Zones

Zone	Required Lot Size and Dimension		Minimum Required Yard Setbacks						Maximum Height		Maximum Coverage		Density (units per acre)
	Minimum Lot Size	Minimum Lot Width (feet)	Principal Building			Accessory Building			Principal Building (feet)	Accessory Buildings (feet)	Buildings (percent)	Impervious Surfaces (percent)	
			Front (feet)	Side (feet)	Rear (feet)	Side (feet)	Rear (feet)						
MCO D	1 acre	150	0 min / 15 max	10	0	10	10	10	43	4	50	80	35
IOR	15,000 sf	150	25	20	20	10	10	35	3	35	65		

Part 3 – Downtown Zones

Zone	Required Lot Size and Dimension		Minimum Required Yard Setbacks						Maximum Height		Maximum Coverage		Maximum Floor Area Ratio (percent)
	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Principal Building (feet)			Accessory Building			Principal Building (feet)	Accessory Buildings (feet)	Buildings (percent)	Impervious Surfaces (percent)	
			Front	Side	Rear	Side	Rear						
DC	10,000	100	--	20	--	20	52	4	15	80	90	--	
DT	12,500	125	5	5	20	5	10	40	3	15	50	80	150

LAND DEVELOPMENT

Schedule of Zoning Requirements Area, Yard and Bulk Requirements
 Except as Otherwise Specified in Chapter 170 Township of Union
 Part 4 - Transit Oriented

Zone	Primary Principal Use	Required Lot Size and Dimension		Minimum Required Yard Setback			Maximum Height		Minimum Height Principal Building (feet) (stories)	Maximum Coverage Buildings (percent)	Maximum Coverage Impervious Surfaces (percent)	Maximum Floor Area Ratio (percent) ¹	Maximum Density (Units per acre)				
		Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Principal Building (feet) (stories)	Accessory Building (feet) (stories)	Principal Building (feet) (stories)	Accessory Building (feet) (stories)									
TO	Residential Townhomes and Multifamily Housing	-	-	-	15	0	10*	10	45	3	20	1	-	80%	85%	250%	35
	Public & Private Schools, Colleges, and Universities				30	30	10	10	75*	6	20	1		80%	85%		
	Stand-Alone Public Parking garage facilities	-	-	-	10	0	10	0	5	55	20	1	-	90%	95%		
	All other Permitted Uses	-	-	-	10	0	10	0			20	1	35	80%	90%	400%	

NOTES:

1. Floor area ratio shall not include parking garage, floors or decks.
2. Maximum height for lots fronting Morris Avenue shall be 5 stories and 75 feet. Minimum height for all other lots shall be 4 stories and 45 feet.
3. A minimum setback of 35 feet shall be provided for all buildings (including aboveground parking garages) from Morris Avenue. On all other frontages, setbacks shall be a minimum of 15 feet for buildings that are less than 45 feet in height, a minimum of 50 feet for buildings 45 feet or greater in height and a minimum of 65 feet for aboveground parking garages.
4. Maximum Height for Public and Private Schools shall be reduced to 4 stories and 45 feet when within 300 feet from a Residential Zone.

UNION TOWNSHIP