

AIRPORT OVERLAY (UTILITY RUNWAY NONPRECISION INSTRUMENT APPROACH)
AIRPORT OVERLAY (UTILITY RUNWAY VISUAL APPROACH)
DISTRICT BOUNDARY

RURAL DEVELOPMENT DISTRICT (RD)
RD
RURAL DEVELOPMENT DISTRICT (RD) - The purpose of this district is to provide for agriculture and low density single family residential development in rural areas of the Township where public sewers are not available and to provide for accessory uses and compatible public and semi-public uses as conditional uses or uses by special exception.

LOW DENSITY SINGLE FAMILY RESIDENTIAL (R1)
R1
LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1) - The purpose of this district is to preserve natural features and resources while encouraging low density single family residential development suited to the natural conditions and to provide for accessory uses and compatible public and semi-public uses as conditional uses or uses by special exception.

MULTIFAMILY RESIDENTIAL DISTRICT (R3)
R3
MULTIFAMILY RESIDENTIAL DISTRICT (R3) - The purpose of this district is to reserve areas for the development of higher density multifamily housing in the Township in appropriate locations which are served by public water and sewage and are located on arterial or collector roads close to shopping and community services and to provide for compatible public, semi-public, and accessory uses as conditional uses or uses by special exception.

ONE AND TWO FAMILY VILLAGE RESIDENTIAL DISTRICT (R2)
R2
ONE AND TWO FAMILY VILLAGE RESIDENTIAL DISTRICT (R2) - The purpose of this district is to protect established villages, as designated in the Township Zoning Ordinance; to encourage single family and two family developments at moderate densities in locations in the Township where utilities and transportation facilities are anticipated in the future; and to provide for accessory uses and compatible public and semi-public uses as conditional uses or uses by special exception.

LOCAL COMMERCIAL DISTRICT (C1)
C1
LOCAL COMMERCIAL DISTRICT (C1) - The purpose of this district is to provide opportunities for the growth of small businesses in the Township and to provide for the shopping and service needs of the Township residents in central locations along the regional highway network which can be adequately buffered from adjoining residential areas.

GENERAL COMMERCIAL DISTRICT (C2)
C2
GENERAL COMMERCIAL DISTRICT (C2) - 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 (1) or more larger sites which have access to the regional highway network.

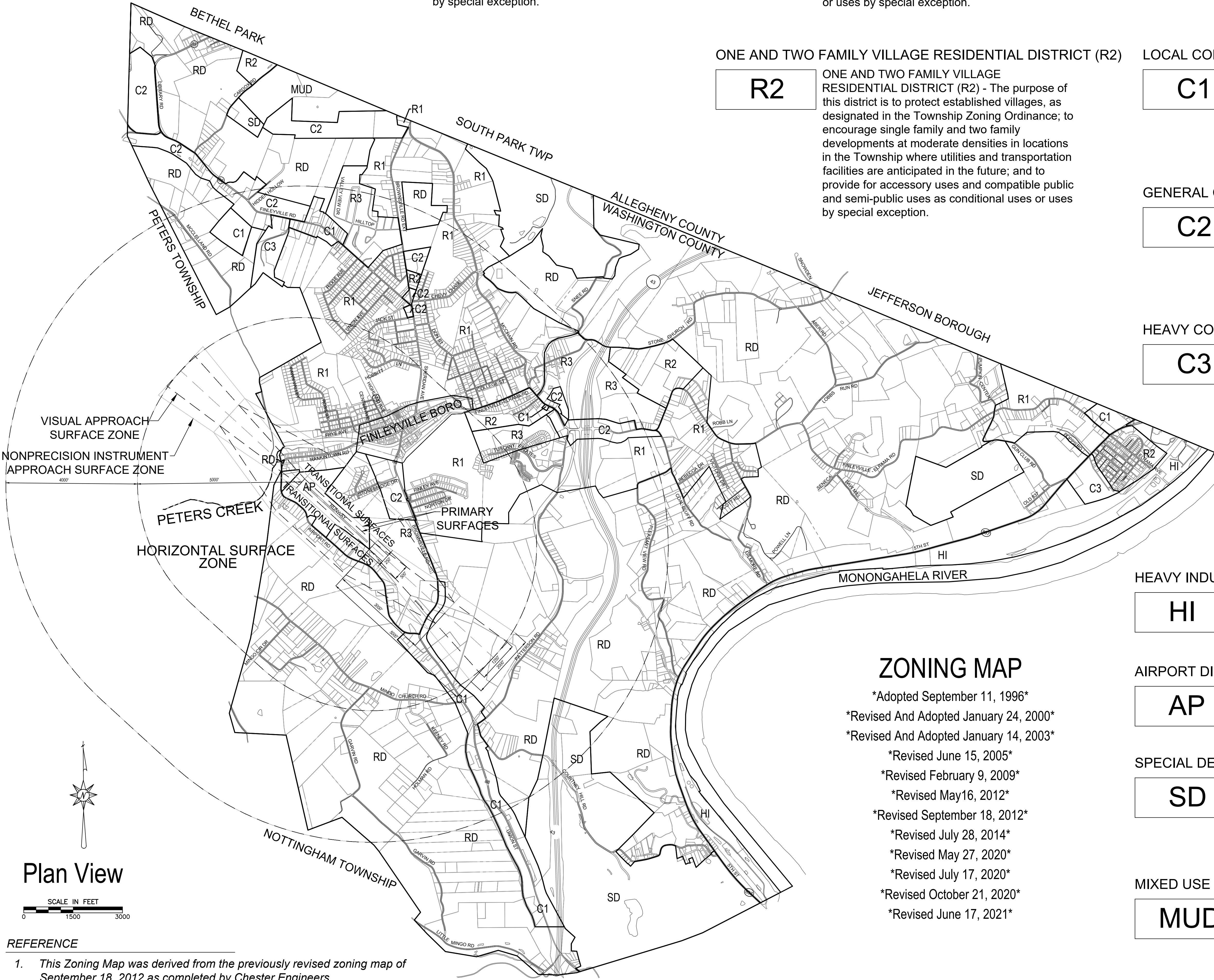
HEAVY COMMERCIAL DISTRICT (C3)
C3
HEAVY COMMERCIAL DISTRICT (C3) - The purpose of this district is to provide for a mix of commercial and light industrial uses, other than manufacturing, in appropriate locations in the Township on sites which have adequate area to accommodate the uses and which can be reasonably buffered from adjoining residential areas.

HEAVY INDUSTRIAL DISTRICT (HI)
HI
HEAVY INDUSTRIAL DISTRICT (HI) - The purpose of this district is to encourage the continuation and revitalization of heavy industry in those areas of the Township which have already been established for these uses.

AIRPORT DISTRICT (AP)
AP
AIRPORT DISTRICT (AP) - The purpose of this district is to provide for the existing facility for small aircraft landings and departures and to encourage the development of compatible supporting uses for the facility.

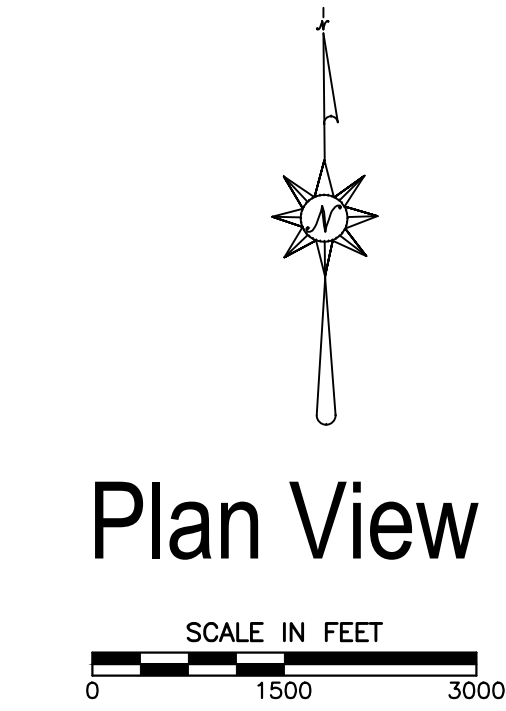
SPECIAL DEVELOPMENT DISTRICT (SD)
SD
SPECIAL DEVELOPMENT DISTRICT (SD) - The purpose of this district is to accommodate the existing Sanitary Landfill and existing waste disposal sites of the Coal Companies and the Electric Power Generating Plants and provide for the reclamation of the sites and the appropriate re-use of the reclaimed property.

MIXED USE / OVERLAY DISTRICT (MUD)
MUD
MIXED USE / OVERLAY DISTRICT (MUD) - The purpose of this district is to provide for a wide range of residential, commercial, business, professional office, and light industrial uses and to provide for accessory uses and compatible public and semi-public environment.



ZONING MAP

- *Adopted September 11, 1996*
- *Revised And Adopted January 24, 2000*
- *Revised And Adopted January 14, 2003*
- *Revised June 15, 2005*
- *Revised February 9, 2009*
- *Revised May16, 2012*
- *Revised September 18, 2012*
- *Revised July 28, 2014*
- *Revised May 27, 2020*
- *Revised July 17, 2020*
- *Revised October 21, 2020*
- *Revised June 17, 2021*



REFERENCE
1. This Zoning Map was derived from the previously revised zoning map of September 18, 2012 as completed by Chester Engineers.

DESCRIPTION	NO.	DATE

UNION TOWNSHIP
ZONING MAP
Washington County, Pennsylvania

PROJECT NO.:	15.044.43
DATE:	6/17/2021
SCALE:	1"=1500'
DRN. BY:	SPO
CHECKED BY:	JH



harshman
CE GROUP, LLC

100 COURSON HILL ROAD
WASHINGTON, PA 15301

DRAWING NO.:

15.044.43

SHEET NUMBER 1 OF 1