

Union County Unified Development Ordinance Table of Uses as of June 24, 2022

For more information, contact the Planning Department at 704-283-3565

This document shows the allowed uses in each zoning district for unincorporated Union County and the Town of Hemby Bridge

Table 25-1: Table of Allowed Uses

USE CATEGORY	RA 200	RA 40	RA 20	R 40	R 20	R 15	R 10	R 8	R 6	R 4	O	B 2	B 3	B 4	H C	L I	H I	Supplemental Regulations
RESIDENTIAL																		
Household Living																		
Detached House	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	
Dwelling unit above ground-floor office/commercial use	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	
Townhouse	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	
Two-unit House	-	P	P	S	P	P	S	P	P	P	-	-	-	-	-	-	-	
Multi-unit Building	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	Section 30.050
Manufactured Housing Unit, Class A	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	o
Manufactured Housing Unit, Class B	P	P	P	S	S	S	-	P	-	-	-	-	-	-	-	-	-	o
Manufactured Housing Unit, Class C	-	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-	o
Manufactured Housing Unit, Temporary	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	Section 30.120
Manufactured Housing Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Section 30.130
Dependent Care Residence (Temporary)	S	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	Section 30.060
Group Living (except as identified below)	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	
Continuing Care Facility	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	Section 30.050
Family Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
Fraternity/Sorority	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	
Group Home	-	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	-	
Nursing Home/Rehabilitation Center	-	S	S	S	S	S	S	S	S	S	S	P	P	P	P	-	-	
PUBLIC, CIVIC AND INSTITUTIONAL																		
Aviation Facility																		
Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S
Airstrip	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	S	S
Cemetery	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	Section 30.040
College or University																		
Campus	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	-	-	
Satellite	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	
Detention or Correctional Facility																		
Detention or Correctional Facility	-	S	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	
Fraternal Organization																		
Fraternal Organization	-	S	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	
Governmental Service																		
Governmental Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hospital																		
Hospital	-	-	-	-	-	-	-	-	-	-	S	-	-	S	P	-	-	
Library or Cultural Exhibit																		
Library or Cultural Exhibit	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	
Natural Resource Preservation																		
Natural Resource Preservation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parks and Recreation																		
Low-impact	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
High-impact	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	-	-	

Article 25 | Allowed Uses
Section 25.010 | Allowed Uses

USE CATEGORY	RA 200	RA 40	RA 20	R 40	R 20	R 15	R 10	R 8	R 6	R 4	O	B 2	B 3	B 4	H C	L I	H I	Supplemental Regulations
Subcategory																		
Specific use																		
Postal Service	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
Safety Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility or Public Service Facility																		
Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Renewable Energy Facility	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<i>(amended 1-16-18)</i>
COMMERCIAL																		
Adult Use	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	Section 30.010
Animal Service																		
Boarding or Shelter	S	S	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	
Grooming or Training	S	S	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	
Supplies	S	S	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Veterinary	S	S	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	
Commercial Service																		
Building and Maintenance Service	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	
Business Support Service	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	
Communication Service	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	
Consumer Maintenance and Repair Service	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	
Personal Improvement Service	-	-	-	-	-	-	-	-	-	-	S	P	P	P	P	P	-	
Research Service	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	
Studio, Instructional or Service	-	-	-	-	-	-	-	-	-	-	S	P	P	P	P	P	-	
Day Care Center	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	-	-	
Eating Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Entertainment and Spectator Sports																		
Indoor, Minor	S	S	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	
Indoor, Major	S	S	-	-	-	-	-	-	-	-	S	-	P	P	-	-	-	
Outdoor, Minor	S	S	-	-	-	-	-	-	-	-	-	-	S	S	S	S	-	Section 30.080
Outdoor, Major	S	S	-	-	-	-	-	-	-	-	-	-	S	S	S	S	-	Section 30.080
Financial Service (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Bank, Savings and Loan, Credit Union	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	
Funeral and Mortuary Service	-	-	-	-	-	-	-	-	-	-	S	P	P	P	P	-	-	
Lodging																		
Bed & Breakfast Inn	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	
Campground/RV Park	S	S	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	Section 30.030
Campsite, Primitive	P	P	P	P	P	P	P	P	P	-	-	P	-	P	P	-	-	Section 30.030

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USE CATEGORY																		
Subcategory																		
Specific use																		
Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	-	-	
Office	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	
Parking, Non-accessory	-	-	-	-	-	-	-	-	-	-	S	S	-	S	P	P	-	
Retail Sales (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	
Flea Market	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	
Large-format Retail (50,000 sq. ft. or more)	-	-	-	-	-	-	-	-	-	-	-	S	-	P	P	-	-	
Sports and Recreation, Participant																		
Indoor, Minor	-	-	-	-	-	-	-	-	-	-	-	S	S	P	P	P	-	
Indoor, Major	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	P	-	
Outdoor, Minor (except as identified below)	P	P	S	P	S	-	-	-	-	-	-	S	S	P	P	P	-	
Outdoor, Major (except as identified below)	S	S	-	S	-	-	-	-	-	-	-	-	-	-	P	P	-	
Shooting Range, Outdoor	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Section 30.179
Stable or Riding Academy	P	P	S	P	S	-	-	-	-	-	-	-	-	-	-	-	-	Section 30.180
Self-service Storage Facility																		
Type 1	-	-	-	-	-	-	-	-	-	-	P	S	P	P	P	-	-	
Type 2	-	-	-	-	-	-	-	-	-	-	-	S	S	S	P	P	-	
Type 3	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	-	
Trade School	-	-	-	-	-	-	-	-	-	-	-	S	S	P	P	-	-	
Vehicle Sales and Service																		
Commercial Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	
Commercial Vehicle Sales and Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
Fueling Station	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	P	-	
Personal Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	P	-	
Personal Vehicle Sales and Rentals	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	P	-	
Vehicular Equipment and Supplies	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	
Vehicle Body and Paint Shops	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	-	
WHOLESALE, DISTRIBUTION & STORAGE																		
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	
Trucking and Transportation Terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
Wholesale Sales and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
INDUSTRIAL																		
General Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	P	
Intensive Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Mining/Extraction	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	Section 15.040

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USE CATEGORY	RA 200	RA 40	RA 20	R 40	R 20	R 15	R 10	R 8	R 6	R 4	O	B 2	B 3	B 4	H C	L I	H I	Supplemental Regulations
RECYCLING AND WASTE-RELATED																		
Construction and Demolition Debris Recycling Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	
Recyclable Material Processing Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	P	
Landfill																		
Construction and Demolition Debris, On-site	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 30.090
Construction and Demolition Debris, Off-site	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	
Reclamation (1 acre or less)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 30.090
Reclamation (more than 1 acre)	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	Section 30.090
Sanitary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Solid Waste Convenience Center	S-	S	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	
Solid Waste Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	
AGRICULTURE & AGRICULTURE-RELATED, NON-EXEMPT																		
Agribusiness	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agriculture	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agritourism	P	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	
Nursery or Greenhouse	P	P	P	S	-	-	-	-	-	-	-	P	-	P	P	P	P	
Silvicultural Operations	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	P	P	
OTHER																		
Drive-in or Drive-through Facility	-	-	-	-	-	-	-	-	-	-	P	S	-	P	P	P	-	
Wireless Telecommunication Facility																		
Carrier on Wheels (COW)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 30.190
Collocation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 30.190
Concealed Wireless Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 30.190
Wireless Support Structure (up to 60 feet in height)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 30.190
Wireless Support Structure (60.01 to 200 feet in height)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	Section 30.190
Wireless Support Structure (over 200 feet in height)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	Section 30.190
All other Wireless Telecommunication Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 30.190
Radio or Television Broadcast Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 30.150