

# CITY OF UNION

## Industrial and Mining Uses

Industrial uses include light and heavy manufacturing, warehousing, distribution and developments that mix office with industrial operations. The city contains 51.2 acres (1.4% of the city's land area) of industrial land and 407.7 acres (11.3% of the city's land area) of land that is used for sand and gravel type mining. Combined, these land uses total 12.7% of the cities total land area. Industrial areas are located along major roads such as Frederick Pike, Old Springfield Road and State Route 48 while mining areas are located in the floodplain of the Stillwater River.



*Union is open for business as evidenced by the business park sign.*



*Teco is one of the industrial uses in the business park.*

## Commercial, Retail and Mixed Uses

Commercial and retail uses include shops, stores, offices and other business activities. Commercial and mixed-use areas make up less than 1% of the land area of Union. State Route 48 and Martindale Road in downtown Union contain most of Union's retail and commercial land uses. These two roads are the most heavily traveled and therefore are generally, the most appropriate location for commercial and retail uses.

The State Route 48 corridor can be characterized as a mix of retail, office, civic and residential uses. Major retail uses include a drug store, a gasoline station, restaurants, a furniture store, and car repair. These uses serve both the local neighborhoods and traffic traveling through the city. Careful consideration should be given to protecting residential areas adjacent to these commercial areas.



*Gasoline stations were an important business to the community in the past and continue to be vital today.*



*Significant retail uses are focused at the south end of the Main Street and include this drugstore.*



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*Residential uses are common on the east side of Main Street in downtown Union. It is important to note that first floor residential uses may not be viable along SR 48 in the downtown over the long term as traffic noise and commercial development pressures increase.*

## Civic and Institutional Uses

Civic and public land uses include schools, government buildings such as city hall, fire and police department buildings, and religious buildings. The City of Union has one elementary school, several government buildings and several churches. Civic buildings re-enforce the identity of the community and can be a focal point for local neighborhoods. Union is fortunate to have civic buildings located throughout the community providing an amenity for the specific surrounding neighborhood.



*Union Elementary School is a focal point for the surrounding neighborhood and an amenity for the city.*



*City Hall anchors the north end of Main Street.*