

SECTION 1002 COMMERCIAL TWO (C-2)

- A. The purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.

Section 1002.1 Principally Permitted And Accessory Uses

- A. Table 5-4, in [Section 505.3](#), identifies the principally permitted and accessory uses within the C-2 district.

Effective on: 12/20/2022

Section 1002.2 Conditional Uses and Criteria

- A. Table 5-4, in [Section 505.3](#), identifies those uses which are conditionally permitted within the C-2 district, subject to the approval and qualifications of the Board of Adjustment, provided: a) the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; b) the activity will further add to, not detract from, the creation of a compact, multi-purpose, and pedestrian oriented commerce center; and c) the arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.

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Section 1002.3 Intensity

- A. The intensity of use in a Commercial Two district of under four (4) acres shall not exceed 12,000 square feet of gross floor area per acre of land. The intensity of use in a Commercial Two district larger than four (4) acres shall not exceed 15,000 square feet of gross floor area per acre of land.

Effective on: 12/20/2022

Section 1002.4 Minimum Size

- A. The minimum size of a Commercial Two district shall not be less than two (2) acres.

Effective on: 12/20/2022

Section 1002.5 Minimum Standards

- A. See [SECTION 3111](#) for dimensional standards.

Effective on: 12/20/2022

Section 1002.6 Specific Use Standards

- A. Automotive Leasing or Rental
1. Shall be limited to a maximum storage of fifty (50) vehicles.
- B. Body-Art Services
1. Within the City of Florence, body-art services are only allowed when not adjoining a residential zoned property.
- C. Cannabis Business (applies only to the City of Union)
1. Shall only take place in an enclosed, locked facility.
 2. Shall not be located within one thousand (1,000) feet of an existing elementary or secondary school or daycare center.
 3. Shall not be located within five hundred (500) feet of a public park or playground.
 4. Shall not be located within five hundred (500) feet of a religious assembly facility.
 5. Shall not be located within five hundred (500) feet of a sexually oriented business.

6. A dispensary shall not be located within one thousand (1,000) feet of an existing dispensary.

D. Eating and Drinking Establishments

1. Drive-in facilities shall only be allowed as an accessory use.

E. Kennel

1. Within the City of Florence, kennels are only allowed when not adjoining a residential zoned property.

F. Motorcycle Sales

1. There shall be no outside storage.

G. Multi Family Dwelling Unit

1. Designated resident parking shall be provided when dwelling units are part of a mixed use or multi-use building or development.

H. Radio and TV Station

1. Relay, transmitting or receiving towers, or similar free standing equipment shall be prohibited.

I. Townhouse Dwelling Unit

1. Designated resident parking shall be provided when dwelling units are part of a mixed use or multi-use building or development.

J. Truck and Trailer Rental

1. The display of trucks and trailers shall only be permitted in the side or rear yard.

K. Veterinary Animal Hospital or Clinic

1. Boarding of animals shall be prohibited.

[Ord. # F-O-21-2024, R-24-023-A, 11/19/2024; Ord. # U-O-2024-18, R-24-023-A, 12/16/2024]

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