

**Section 9.1 Purpose**

This District is intended to provide for general commercial and service uses and to provide for the orderly development and concentration of such uses to satisfy the needs of the Township.

**Section 9.2 Permitted Uses**

Land and/or buildings in this District may be used for the following purposes by right:

A. Business services, including the following:

1. Business, professional or governmental offices.
2. Financial institutions, including banks, savings and loan association offices, credit unions and associated drive-thru facilities, subject to Site Plan Review Requirements of Article 14.

B. Clothing service, including the following:

1. Dry cleaning establishments occupying a total floor area not to exceed two thousand (2,000) square feet using not more than two (2) clothes-cleaning units, neither of which shall have a rated capacity of more than forty (40) pounds, using cleaning fluid which is nonexplosive and nonflammable, and subject to the off-street parking requirements of Article 16.
2. Self-service laundry and dry cleaning establishments.

C. Food services including the following:

1. Supermarket/grocery stores.
2. Wholesale food distributors.
3. Drive-in restaurants or other drive-in or drive-up establishments serving food and/or beverages.
4. Restaurants.

D. Personal services, including the following:

1. Barber shops.
2. Beauty shops.
3. Health salons, exercise/body building facilities.
4. Motels, motor courts.
5. Hotels
6. Veterinary offices, including retail sales of pet supplies and minor surgery/sterilization of small animals.
7. Mini-storage/self storage facilities.

E. Recreation/amusement businesses, including the following:

1. Bowling alleys.
2. Golf driving ranges.
3. Movie theaters.
4. Archery/pistol ranges (indoors).
5. Arcades.
6. Drive-in movie theaters.

F. Miscellaneous retail, including but limited to the following:

1. Clothing/apparel store.
2. Auto parts sales.
3. Drug stores/pharmacies.
4. Plumbing and heating equipment, including wood-burning stoves.
5. Home improvement stores/lumber yards.
6. Equipment rental/sales.
7. Pet stores.
8. Shoe stores.
9. Jewelry.
10. Arts/crafts.
11. Discount merchandizing.

G. Hospitals/convalescent homes

H. Uses similar to the above, as determined by the Florence Township Planning Commission.

- I. Accessory buildings and uses customarily incidental to the above permitted uses, subject to the requirements of Section 2.18.
- J. Signs, as subject to the requirements in Article 15.
- K. Off-street parking and loading facilities, in accordance with the requirements of Article 16.
- L. Temporary buildings and trailers for use incidental to construction, as subject to the requirements in Section 2.24 and related relevant requirements.
- M. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage yards.
- N. Open air businesses, as subject to the local, County and/or State Health Code requirements.
- O. Nurseries for Plants and Flowers.
- P. Parks/Recreational Facilities.
- Q. Trailer Sale Yards.

**Section 9.3 Special Land Uses**

The following Special Uses may be approved by the Planning Commission subject to the applicable standards in Article 14.

- A. Vehicle sales and service, including the following:
  - 1. Automobile service stations, quick oil change shops.
  - 2. Automobile car washes.
  - 3. New and used car/truck dealerships.
  - 4. Farm implement sales and service.
  - 5. Recreation vehicle sales and service.
- B. Mortuaries/Funeral Homes.

C. Commercial Kennels, as subject to Special Land Use conditions highlighted in Article 14 and the local, County and/or State license and Health Code requirements.

**Section 9.4 District Regulations**

As required in Article 12.

**Section 9.5 Parking**

As required in Article 16

**Section 9.6 Signs**

As required in Article 15.

**Section 9.7 Site Plan Review**

For all uses permitted in the C Commercial District, a site plan in accordance to any and all relevant requirements in Article 14 shall be submitted. No building permit shall be issued until the Florence Township Board has approved the site plan after recommendation from the Florence Township Planning Commission in accordance with Article 14.

