

Section 505.3 Use/District Matrix - Commercial Districts

- A. The following table identifies land uses that are allowed/prohibited by zoning district.
- B. The following symbols are used in the tables:
- "P" means that a use is principally permitted.
 - "A" means that a use is an accessory use.
 - "C" means that a use is a conditional use and is subject to review by the Board of Adjustment, pursuant to procedures contained in ARTICLE 2.
 - "-" means that a use is prohibited.
- C. The following footnotes are used in the table:
- "1" means it does not apply in the City of Florence.
 - "2" means it applies only in the City of Florence.
 - "3" means it applies only in the City of Walton.
 - "4" means it applies only in Unincorporated Boone.
 - "5" means it applies only in the City of Florence and Unincorporated Boone.
 - "6" means it applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - "7" means it applies only in the City of Union.

Table 5-4 Commercial Districts					
Use	C-1	C-2	C-3	C-4	Use Standards
AGRICULTURAL USES					
Agricultural	-	-	-	-	
Concentrated Animal Feeding Operations	-	-	-	-	
Fish Hatcheries, Fish Culture Activities, and Related Services	-	-	-	-	
Horse related uses, including riding and boarding stables, as defined by KRS 100.111(2)(c)	C	C	C	C	
Household Agriculture	-	-	-	-	
COMMERCIAL USES					
Airport	-	-	-	-	
Airstrip, Private Noncommercial	-	-	-	-	
Amusement Park	-	-	-	-	
Art Gallery	P	P	P	-	
Auto Parts Store	-	P	P	P	Sec. 2705 (GR-C Zone)
Automotive Repair Facility	C	C	P	P	
Expansion of existing auto repair uses	C	C	P	P	
Automotive Sales	-	C ³	P	p ¹	Sec. 1004.6 (C-4 Zone)
Automotive Leasing or Rental	-	C ¹	p ¹	C ¹	Sec. 1002.6 (C-2 Zone) Sec. 1101.6 (O-2 Zone)

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use - - Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Automotive sales and leasing of new and used motor vehicles when operated in conjunction with an existing automotive repair facility and requiring of no more than twelve (12) inventory vehicles on the premises	-	-	-	-	
Automotive sales and leasing of new and used motor vehicles requiring the storage of no more than twenty-five (25) vehicles on the premises	-	-	-	-	
Motorcycle Sales	-	P	P	P	Sec. 1002.6 (C-2 Zone) Sec. 1004.6 (C-4 Zone) Sec. 1104.10 (I-3 Zone) Sec. 2007 (SC Zone)
Sales and leasing of new and used recreational vehicles requiring the storage of no more than fifty (50) vehicles on the premises	-	C ¹	P	-	Sec. 1003.6 (C-3 Zone)
Automotive Wrecking	-	-	-	-	
Body Art Services	-	C ²	-	p ¹	Sec. 1002.6 (C-2 Zone) Sec. 1004.6 (C-4 Zone)
Brewpub	P	P	P	P	
Business Support Services	-	P	P	-	Sec. 2704.7 (GR-BP Zone) Sec. 2705 (GR-C Zone) Sec. 2705 (GR-BP Zone)
Campgrounds For Recreational Vehicles	-	-	-	-	
Cannabis Business					

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Cultivator - Tier I	p ⁷	p ⁷	-	-	Sec. 601.7 (A-1 Zone) Sec. 602.6 (A-2 Zone) Sec. 1001.6 (C-1 Zone) Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1004.6 (C-4 Zone) Sec. 1100.6 (O-1 Zone) Sec. 1101.6 (O-2 Zone) Sec. 1102.6 (I-1 Zone) Sec. 1103.6 (I-2 Zone) Sec. 1105.6 (O-1A Zone) Sec. 1200.6 (PF Zone) Sec. 1300.7 (A Zone) Sec. 2405 (WD Zone) Sec. 2502.6 (UC Zone) Sec. 2502.7 (UC Zone) Sec. 2503.6 (UTC Zone) Sec. 2503.7 (UTC Zone)
Cultivator - Tier II	-	-	-	-	Sec. 601.7 (A-1 Zone) Sec. 602.6 (A-2 Zone) Sec. 1001.6 (C-1 Zone) Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1004.6 (C-4 Zone) Sec. 1100.6 (O-1 Zone) Sec. 1101.6 (O-2 Zone) Sec. 1102.6 (I-1 Zone) Sec. 1103.6 (I-2 Zone) Sec. 1105.6 (O-1A Zone) Sec. 1200.6 (PF Zone) Sec. 1300.7 (A Zone) Sec. 2405 (WD Zone) Sec. 2502.6 (UC Zone) Sec. 2502.7 (UC Zone) Sec. 2503.6 (UTC Zone) Sec. 2503.7 (UTC Zone)

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Cultivator - Tier III	-	-	-	-	Sec. 601.7 (A-1 Zone) Sec. 602.6 (A-2 Zone) Sec. 1001.6 (C-1 Zone) Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1004.6 (C-4 Zone) Sec. 1100.6 (O-1 Zone) Sec. 1101.6 (O-2 Zone) Sec. 1102.6 (I-1 Zone) Sec. 1103.6 (I-2 Zone) Sec. 1105.6 (O-1A Zone) Sec. 1200.6 (PF Zone) Sec. 1300.7 (A Zone) Sec. 2405 (WD Zone) Sec. 2502.6 (UC Zone) Sec. 2502.7 (UC Zone) Sec. 2503.6 (UTC Zone) Sec. 2503.7 (UTC Zone)
Cultivator - Tier IV	-	-	-	-	Sec. 601.7 (A-1 Zone) Sec. 602.6 (A-2 Zone) Sec. 1001.6 (C-1 Zone) Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1004.6 (C-4 Zone) Sec. 1100.6 (O-1 Zone) Sec. 1101.6 (O-2 Zone) Sec. 1102.6 (I-1 Zone) Sec. 1103.6 (I-2 Zone) Sec. 1105.6 (O-1A Zone) Sec. 1200.6 (PF Zone) Sec. 1300.7 (A Zone) Sec. 2405 (WD Zone) Sec. 2502.6 (UC Zone) Sec. 2502.7 (UC Zone) Sec. 2503.6 (UTC Zone) Sec. 2503.7 (UTC Zone)

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Dispensary	P ⁷	P ⁷	C ² /P ⁷	P ⁷	Sec. 601.7 (A-1 Zone) Sec. 602.6 (A-2 Zone) Sec. 1001.6 (C-1 Zone) Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1004.6 (C-4 Zone) Sec. 1100.6 (O-1 Zone) Sec. 1101.6 (O-2 Zone) Sec. 1102.6 (I-1 Zone) Sec. 1103.6 (I-2 Zone) Sec. 1105.6 (O-1A Zone) Sec. 1200.6 (PF Zone) Sec. 1300.7 (A Zone) Sec. 2405 (WD Zone) Sec. 2502.6 (UC Zone) Sec. 2502.7 (UC Zone) Sec. 2503.6 (UTC Zone) Sec. 2503.7 (UTC Zone)
Processor	-	-	-	-	Sec. 601.7 (A-1 Zone) Sec. 602.6 (A-2 Zone) Sec. 1001.6 (C-1 Zone) Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1004.6 (C-4 Zone) Sec. 1100.6 (O-1 Zone) Sec. 1101.6 (O-2 Zone) Sec. 1102.6 (I-1 Zone) Sec. 1103.6 (I-2 Zone) Sec. 1105.6 (O-1A Zone) Sec. 1200.6 (PF Zone) Sec. 1300.7 (A Zone) Sec. 2405 (WD Zone) Sec. 2502.6 (UC Zone) Sec. 2502.7 (UC Zone) Sec. 2503.6 (UTC Zone) Sec. 2503.7 (UTC Zone)

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
<u>Producer</u>	-	-	-	-	Sec. 601.7 (A-1 Zone) Sec. 602.6 (A-2 Zone) Sec. 1001.6 (C-1 Zone) Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1004.6 (C-4 Zone) Sec. 1100.6 (O-1 Zone) Sec. 1101.6 (O-2 Zone) Sec. 1102.6 (I-1 Zone) Sec. 1103.6 (I-2 Zone) Sec. 1105.6 (O-1A Zone) Sec. 1200.6 (PF Zone) Sec. 1300.7 (A Zone) Sec. 2405 (WD Zone) Sec. 2502.6 (UC Zone) Sec. 2502.7 (UC Zone) Sec. 2503.6 (UTC Zone) Sec. 2503.7 (UTC Zone)
<u>Safety Compliance Facility</u>	-	-	C ² /P ⁷	-	Sec. 601.7 (A-1 Zone) Sec. 602.6 (A-2 Zone) Sec. 1001.6 (C-1 Zone) Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1004.6 (C-4 Zone) Sec. 1100.6 (O-1 Zone) Sec. 1101.6 (O-2 Zone) Sec. 1102.6 (I-1 Zone) Sec. 1103.6 (I-2 Zone) Sec. 1105.6 (O-1A Zone) Sec. 1200.6 (PF Zone) Sec. 1300.7 (A Zone) Sec. 2405 (WD Zone) Sec. 2502.6 (UC Zone) Sec. 2502.7 (UC Zone) Sec. 2503.6 (UTC Zone) Sec. 2503.7 (UTC Zone)
<u>Car Wash</u>	-	C	P	P	
<u>Cemetery</u>	-	-	-	-	
<u>Crematorium</u>	-	-	-	-	
<u>Cemetery, Family</u>	-	-	-	-	
<u>Commercial Parking</u>	-	-	P	-	
<u>Commercial Parking, Recreational Vehicle</u>	-	-	P	-	
<u>Construction Sales and Service</u>	-	-	P	-	
<u>Convention Facility</u>	-	P	P	P	Sec. 2704.7 (GR-BP Zone) Sec. 2705 (GR-BP Zone)
<u>Crematory</u>	P	P	P	P	
<u>Data Center</u>	-	-	-	-	Sec. 3163
<u>Drive-In Theater</u>	-	-	-	-	

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
<u>Eating and Drinking Establishments</u>	P	P	P	P	Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1004.6 (C-4 Zone) Sec. 1104.10 (I-3 Zone) Sec. 2007 (SC Zone) Sec. 2705 (GR-C Zone)
<u>Farmers Mart</u>	-	-	-	p ⁴	
<u>Ferry Boat Landing</u>	-	-	-	-	
<u>Financial Services</u>	P	P	P	P	Sec. 2704.7 (GR-BP Zone) Sec. 2705 (GR-C Zone) Sec. 2705 (GR-BP Zone)
Automatic Teller Machines	A	A	A	A	Sec. 601.7 (A-1 Zone) Sec. 602.6 (A-2 Zone) Sec. 700.6 (R Zone) Sec. 901.6 (RSE Zone) Sec. 902.6 (RS Zone)
Check Cashing (Payday Loan), as regulated by KRS 368.010 to 368.120	-	-	p ²	-	
<u>Fireworks Retail Sales</u>	-	-	C ⁵	C ⁵	
<u>Flea Market</u>	-	-	P	-	
<u>Funeral Home</u>	P	P	P	P	Sec. 2705 (GR-C Zone)
<u>Gambling Establishment</u>	-	-	-	-	
Garden and landscape sales, lawn furniture and the like, farm and garden supply outlets including equipment and vehicles	-	-	P	-	
Garden store, nursery and similar landscape sales of products produced on the premises	-	-	-	-	
<u>Greenhouse</u>	-	-	P	-	Sec. 1104.10 (I-3 Zone)
<u>Hotel or Motel and Apartment Hotel</u>	-	P	P	P	Sec. 2704.7 (GR-BP Zone) Sec. 2705 (GR-C Zone) Sec. 2705 (GR-BP Zone)
<u>Junk Yard</u>	-	-	-	-	
<u>Kennel</u>	-	C	C	-	Sec. 601.7 (A-1 Zone) Sec. 602.6 (A-2 Zone) Sec. 901.6 (RSE Zone) Sec. 902.6 (RS Zone) Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1102.6 (I-1 Zone) Sec. 1103.6 (I-2 Zone) Sec. 1106.18 (I-4 Zone) Sec. 1300.7 (A Zone) Sec. 2705 (GR-C Zone)

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Medical, Dental or Optical Clinics	P	P	P	P	Sec. 2705 (GR-C Zone)
Microbrewery	-	P	P	P	
Microdistillery	-	P	P	P	
Mobile Home display and sale from individual mobile home lot	-	-	-	-	
Office	P	P	P	P	
Pawn Shop	-	p ¹	p ²	-	
Personal Service	P	P	P	P	Sec. 909.6 (MHP Zone) Sec. 2705 (GR-C Zone)
Prefabricated Structure Sales	-	-	P	-	
Radio and TV Station	-	P	P	-	Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1100.6 (O-1 Zone) Sec. 1105.6 (O-1A Zone) Sec. 1101.6 (O-2 Zone) Sec. 1102.6 (I-1 Zone) Sec. 1103.6 (I-2 Zone) Sec. 1104.10 (I-3 Zone) Sec. 1106.18 (I-4 Zone) Sec. 1300.7 (A Zone)
Reception Hall	P	P	P	P	
Residential Storage Warehouse (mini warehouse)	-	C1	P/C ²	C	
Retail	P	P	P	P	Sec. 2705 (GR-C Zone)
Convenience Store	P	P	P	P	
Retail sales or service of gasoline, oil, marine craft accessories, grocery items, confectionary, drug and proprietary, art and craft products, books and stationary, antiques, sporting and athletic goods, bait, fuel and ice, bottled gas, newspapers and magazines, photographic supplies, gifts, novelties, souvenirs, and similar products	-	-	-	-	
Retail trade for the sale of hay, grain, feed and other farm and garden supplies and agriculture related equipment, excluding vehicles	-	-	-	-	

(1) Does not apply in the City of Florence
(2) Applies only in the City of Florence
(3) Applies only in the City of Walton
(4) Applies only in Unincorporated Boone
(5) Applies only in the City of Florence and Unincorporated Boone
(6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
(7) Applies only in the City of Union
P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Retail Filling Station (Gasoline Filling Station)	C	P	P	P	Sec. 2705 (GR-C Zone)
Roadside Stand	-	-	-	-	
Sexually Oriented Business	-	-	-	-	Sec. 3198
Short Term Rental	-	-	-	-	Sec. 3191
Studios for artists, designers, photographers, musicians and sculptors	-	-	-	-	Sec. 2705 (GR-C Zone)
Taxidermy	-	-	-	-	
Towing and Impound Lot	-	-	-	-	
Truck and Trailer Rental	A	A	A	A	Sec. 1002.6 (C-2 Zone) Sec. 1004.6 (C-4 Zone)
Truck Repair Facility	-	-	-	-	
Truck Sales	-	-	-	-	
Truck Stop	-	-	C	-	
Truck Wash	-	-	P	-	
Veterinary Animal Hospital or Clinic	P	P	P	P	Sec. 901.6 (RSE Zone) Sec. 902.6 (RS Zone) Sec. 1001.6 (C-1 Zone) Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1100.6 (O-1 Zone) Sec. 1105.6 (O-1A Zone) Sec. 1101.6 O-2 Zone) Sec. 1102.6 (I-1 Zone) Sec. 1103.6 (I-2 Zone) Sec. 1104.10 (I-3 Zone) Sec. 1106.18 (I-4 Zone) Sec. 1200.6 (PF Zone) Sec. 1300.7 (A Zone) Sec. 2705 (GR-C Zone)
Yachting, boat rentals, boat access and other marina activities	-	-	-	-	
INDUSTRIAL USES					
Equipment, Heavy	-	-	-	-	
Equipment, Light	-	-	P	-	
Industry, Heavy	-	-	-	-	
Asphalt and Concrete Plants	-	-	-	-	
Extraction of stone, sand, minerals from beneath the existing surface of the ground, not including oil, gas, or other flammable materials, surface mining is not permitted	-	-	-	-	

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use - - Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Gas production plants, natural or manufactured gas storage and distribution points, gas pressure control stations	-	-	-	-	

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Manufacture, assembly, processing, treatment, or storage of the following: acids, creosote, biodiesel, or petroleum products; bag cleaning; blast furnaces, cupolas, rolling mill, coke oven, forging, foundries, refining, and smelting; corrosion of aluminum, copper, iron, tin, lead or zinc; distillation of alcohol, coal, or wood; electroplating; enameling, japanning, or lacquering; grinding, sandblasting, cutting, washing, or other reduction or waterproofing; poultry and small game products; sawmills and planing mills, hardwood products and flooring, millwork, veneer and plywood and prefabricated wooden buildings and other lumber and wood products; stone, clay, and glass products including cement, lime, gypsum, plaster of paris, abrasives, and cut stone excluding extraction; heavy machinery, transportation vehicles and equipment (heavy); tobacco products; chemicals and allied products; petroleum and coal products; rubber and plastic products; leather and leather products	-	-	-	-	

(1) Does not apply in the City of Florence
 (2) Applies only in the City of Florence
 (3) Applies only in the City of Walton
 (4) Applies only in Unincorporated Boone
 (5) Applies only in the City of Florence and Unincorporated Boone
 (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 (7) Applies only in the City of Union
 P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Operations appurtenant to the treatment and processing of sand, gravel, rock, clay, silt, shale, stone, coal, and other natural resources including washing and screening, cement and lime manufacturing, drying, crushing, concrete batching and mixing, storage loading and unloading from rail, river or highway vehicles in conformance with a Surface Mining Special Use Permit issued by the Planning Commission	-	-	-	-	Sec. 1104.10 (I-3 Zone)
Poultry and small game dressing and packing	-	-	-	-	
Production, processing and sales of fertilizer	-	-	-	-	
<u>Recycling Center</u>	-	-	-	-	
Sand, gravel, rock, clay, silt, shale, stone, and other mineral extraction from pits upon to the surface in conformance with a Surface Mining Special Use Permit issued by the Planning Commission	-	-	-	-	
<u>Solid Waste Transfer Station</u>	-	-	-	-	
Storage, crushing, washing, screening, sorting, drying, weighing, loading, unloading, and conveyance of raw materials excavated on site	-	-	-	-	

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Uses in which the primary business activity involves the following: the storage of explosives or fireworks according to State law, gas, biodiesel, or petroleum; bag cleaning; blast furnaces, cupolas, rolling mills, coke ovens, forging, foundering, refining or smelting; creosote treatment; distillation of bones, coal or wood; enameling, japanning or lacquering; radium or radioactive elements; crushing or other reduction or waterproofing; the storage of chemicals	-	-	-	-	
Uses involving the use, manufacture, assembly, processing, treatment or storage of acetylene gas, ammonia, explosives or fireworks as permitted under State law	-	-	-	-	
Welding and repair of industrial machinery and light and heavy equipment	-	-	-	-	
<u>Industry, Light</u>	-	-	-	-	Sec. 2704.7 (GR-BP Zone) Sec. 2705 (GR-BP Zone)
Manufacturing, refinishing or production of crafts and woodwork products for the household	-	-	-	-	

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Post-mining uses within a vacated room and pillar mine including: warehousing of non-hazardous material; storage, computer tapes and other records; climate controlled storage or manufacturing operations that do not involve hazardous materials	-	-	-	-	
Small equipment and engine repair and service	-	-	C	C	
Small scaled workshop uses including small engine repair, fabrication, assembly, and repair of household goods and small electronic goods, excluding outside storage and uses that involve hazardous or toxic substances	-	-	-	-	
Welding or limited fabrication of metal products provided the use is of office or service contract and not storage or manufacturing which is more appropriate to an industrial district	-	-	C	-	
River barge loading and unloading operations that are conducted in conjunction with permitted stone, sand, and mineral extraction activities	-	-	-	-	
Sanitary Landfills	-	-	-	-	Sec. 601.7 (A-1 Zone)
Warehousing and Distribution	-	-	-	-	Sec. 2704.7 (GR-BP Zone) Sec. 2705 (GR-BP Zone)
Commercial Stockyards and Feed Lots	-	-	-	-	
Wholesaling	-	-	-	-	

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Wholesale trade of containerized paints, varnishes, chemicals and allied products	-	-	-	-	
Wholesale trade of heavy machinery, equipment, and supplies, including transportation and farm equipment	-	-	-	-	
Wholesale trade of non-containerized paints, varnishes, chemicals and allied products	-	-	-	-	
Wholesale trade of paints, varnishes, chemicals, and allied products	-	-	-	-	
Wholesale trade of small machinery, equipment (light) and supplies except transportation or farm vehicles	-	-	-	-	
Wholesale vehicle sales or auctions	-	-	-	-	
PUBLIC FACILITY USES					
Aquarium, Arboretum, Botanical Garden, Wildlife Preserve, and Natural Exhibition	-	P	P	C	Sec. 800 (CONS Zone) Sec. 901.6 (RSE Zone) Sec. 902.6 (RS Zone) Sec. 903.6 (SR-1 Zone) Sec. 904.6 (SR-2 Zone) Sec. 1106.18 (I-4 Zone)
Business and Trade School	-	P	P	-	Sec. 2705 (GR-C Zone) Sec. 2705 (GR-BP Zone)
College and University	-	-	-	-	
Cultural Exhibits	-	P	-	-	
Day Care Center	P	P	P	P	Sec. 2705 (GR-C Zone)
Emergency medical transport helicopter base or heli-pad when located immediately adjacent to a public emergency care ambulance/fire department station, which is used exclusively for the transport of emergency care patients, and ancillary facilities such as office, hangar and parking	-	p ³	-	-	
Family Day Care	-	-	-	-	

(1) Does not apply in the City of Florence
(2) Applies only in the City of Florence
(3) Applies only in the City of Walton
(4) Applies only in Unincorporated Boone
(5) Applies only in the City of Florence and Unincorporated Boone
(6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
(7) Applies only in the City of Union
P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Heritage Tourism	-	-	-	-	
Historic sites and structures, monuments and other exhibits available for public viewing	C	C	C	C	Sec. 2705 (GR-R Zone) Sec. 2705 (GR-C Zone) Sec. 2705 (GR-BP Zone)
Hospital Complex	-	-	-	-	
Postal Services	P	P	P	P	
Prisons and Other Correctional Institutions	-	-	-	-	
Recreation, Active	-	P	P	-	Sec. 901.6 (RSE Zone) Sec. 902.6 (RS Zone) Sec. 903.6 (SR-1 Zone) Sec. 905.7 (SR-3 Zone) Sec. 906.6 (UR-1 Zone) Sec. 907.6 (UR-2 Zone) Sec. 908.6 (UR-3 Zone)
Recreation, Commercial	-	P	P	P	Sec. 905.7 (SR-3 Zone) Sec. 906.6 (UR-1 Zone) Sec. 907.6 (UR-2 Zone) Sec. 908.6 (UR-3 Zone) Sec. 909.6 (MHP Zone) Sec. 2705 (GR-C Zone)
Recreation, Non-Commercial	P	P	P	P	
Recreation, Passive	-	-	-	-	Sec. 2705 (GR-C Zone)
Religious Assembly	C	P	P	P	
Safety Services	-	-	-	-	
School	-	-	-	-	
Shelter, Temporary or Emergency	P	P	P	P	Sec. 3116
Substance abuse treatment facility, inpatient	-	-	-	-	
Substance abuse treatment facility, outpatient	-	-	-	-	
Utilities	-	-	A	-	
RESIDENTIAL USES					
Accessory Dwelling Unit	-	-	-	-	Sec. 3114
Duplex Dwelling Unit	-	-	-	-	Sec. 903.6 (SR-1 Zone) Sec. 904.6 (SR-2 Zone) Sec. 906.6 (UR-1 Zone) Sec. 907.6 (UR-2 Zone) Sec. 908.6 (UR-3 Zone) Sec. 2007 (SC Zone) Sec. 2705 (GR-R Zone)
Dwelling Unit For Property Owner, Owner/Operator, Caretaker, Or Property Manager	A	A	A	A	
Elderly Housing Facility	-	-	-	-	
Mobile Home	-	-	-	-	
Mobile Home Park	-	-	-	-	

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Multi Family Dwelling Unit	-	C	C	-	Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 1105.6 (O-1A Zone) Sec. 2007 (SC Zone) Sec. 2705 (GR-R Zone) Sec. 3160 Sec. 3161
Nursing Home	-	-	-	-	
Patio Home	-	-	-	-	Sec. 903.6 (SR-1 Zone) Sec. 904.6 (SR-2 Zone) Sec. 2705 (GR-R Zone) Sec. 3159
Residential Care Facility For Handicapped Persons	-	C	C	-	
Single Family Dwelling Unit	-	-	-	-	Sec. 903.6 (SR-1 Zone) Sec. 904.6 (SR-2 Zone) Sec. 1105.6 (O-1A Zone) Sec. 2705 (GR-R Zone)
Townhouse Dwelling Unit	-	C	C	-	Sec. 1002.6 (C-2 Zone) Sec. 1003.6 (C-3 Zone) Sec. 2705 (GR-R Zone) Sec. 3160 Sec. 3161
Transitional Housing Facility	-	-	-	-	
OTHER USES					
Battery Energy Storage System Facility, Tier 1	A ⁵	A ⁵	A ⁵	A ⁵	Sec. 3118
Battery Energy Storage System Facility, Tier 2	-	-	-	-	Sec. 3118
Customary Accessory Buildings and Uses	A	A	A	A	Sec. 3153
Outside storage, display, loading, uncrating or unpacking areas	A	A	A	A	Sec. 3154
Drive-through facility operated in conjunction with a permitted or conditional use	A	A	A	A	Sec. 3155
Fences	A	A	A	A	Sec. 3655
Home Business	-	-	-	-	Sec. 3142
Home Occupation	-	-	-	-	Sec. 3142
Mixed use buildings with the principally permitted uses noted herein on any floors and apartments or dwelling units on second or third floors only	-	-	-	-	
Parking	A	A	A	A	ARTICLE 33

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use -- Prohibited Use

**Table 5-4
Commercial Districts**

Use	C-1	C-2	C-3	C-4	Use Standards
Indoor commercial parking facilities and indoor commercial recreational vehicle parking facilities, limited to parcels with frontage on Old Union Road between the intersections with Mt. Zion Road and U.S. 42/Whispering Trail	-	-	-	-	
Parking located in the side or rear of the lot	-	-	-	-	ARTICLE 33
Recycling Collection Containers	A	A	A	A	
Signs	A	A	A	A	ARTICLE 34
Solar Energy System, Integrated	P ⁵	P ⁵	P ⁵	P ⁵	Sec. 3117
Solar Energy System, Rooftop	A ⁵	A ⁵	A ⁵	A ⁵	Sec. 3117
Solar Energy System, Ground Mounted, Tier 1	A ⁴	A ⁴	A ⁴	A ⁴	Sec. 3117
Solar Energy System, Ground Mounted, Tier 2	-	-	-	-	Sec. 3117
Solar Energy System, Ground Mounted, Tier 3	-	-	-	-	Sec. 3117
Storage of materials must be located in the principal structure; no commercial or office accessory buildings are permitted	-	-	-	-	

- (1) Does not apply in the City of Florence
 - (2) Applies only in the City of Florence
 - (3) Applies only in the City of Walton
 - (4) Applies only in Unincorporated Boone
 - (5) Applies only in the City of Florence and Unincorporated Boone
 - (6) Applies only in the Cities of Florence and Walton and Unincorporated Boone County
 - (7) Applies only in the City of Union
- P - Permitted Use C - Conditional Use A - Accessory Use - - Prohibited Use

[Ord. # U-O-2024-18, R-24-023-A, 12/16/2024; Ord. # U-O-2024-19, R-24-029-A, 12/16/2024; Ord. # W-2025-01, R-25-004-A, 03/11/2025; Ord. # F-O-13-2025, R-24-036-A, 06/17/2025]

Effective on: 6/17/2025