

## SECTION 27

### CENTRAL AREA-1 DISTRICT (CA-1)

#### **27-100 Purpose of District**

The Central Area-1 District encompasses the core of the downtown business area. Expansion of the district is not anticipated. The Central Area-1 District allows a broad range of office, retail, commercial, residential and institutional activities. District regulations are designed to accommodate a diversity of land uses located in a more densely developed environment. Special provisions are made for off-street parking, lot coverage and setback requirements since this district is largely comprised of older structures which predate contemporary development concepts and standards.

#### **27-200 Permitted Uses**

Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

#### **27-300 Lot Requirements**

No requirements for minimum lot area, width, or depth are set forth for nonresidential uses.

#### **27-400 Yard Requirements**

27-410 Buildings in existence at the time of passage of this ordinance shall not be required to provide any yards greater than those which existed at the time of passage of this ordinance.

27-420 All portions of main buildings or structure shall be set back from all property lines to provide the following minimum yards. Every part of every yard shall be open and unobstructed as set forth in Section 11 except that an ordinary projection of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, and other similar architectural features and unsupported balconies, unsupported open corridors may extend into the required yards not to exceed five (5) feet.

27-430 Gasoline service station pump islands and canopies may not be located within twenty (20) feet of a lot line adjacent to a street measured to the nearest point of the island or canopy.

#### **27-440 Yards and Setbacks Adjacent to Streets**

27-441 Yards adjacent to streets shall be measured from the existing or proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback. A minimum right-of-way of sixty (60) feet shall be used to compute the yard setback adjacent to streets.

27-442 No yards adjacent to streets are required except any totally new construction will require the street floor to be set back a minimum of ten (10) feet exclusive of columns or similar support.

27-443 Truck parking areas shall not be permitted in any yard adjacent to a street.

27-450 Yards and Setbacks Not Adjacent to Streets

27-451 No yards are required for structures thirty-six (36) feet or less in height.

27-452 Minimum Side and Rear Yards and Setbacks

A setback shall be provided for portions of structures more than thirty-six (36) feet in height at the ratio of one foot of setback for each four (4) feet of height above thirty-six (36) feet. No setback in excess of twenty-five (25) feet shall be required.

**27-500 Maximum Lot Coverage**

There is no maximum lot coverage established for lots within this district.

27-510 Maximum Floor Area Ratio

No floor area ratio is set forth.

**27-600 Height**

Buildings or structures may be erected to a maximum height of eighty-five (85) feet.

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not exceeding 50% of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

## Uses Permitted in the CA-1 (Central Area 1) District

Accessory Building  
Ambulance Service  
Analytical Laboratory  
Animal Clinic  
Arcade\*\*  
Assisted Living Facility  
Athletic Club/Instruction, Indoor Facilities  
Athletic Club/Instruction, Outdoor Facilities\*  
Bed and Breakfast  
Boarding School\*  
Charitable Boarding (Temporary)  
Charter School\*  
Church  
Civic Club/Fraternal Lodge  
College or University  
Commercial Amusement, Indoor  
Commercial School\*  
Convenience Store  
Convention Facility  
Custodial Quarters\*  
Custom Furniture Manufacturing\*  
Drug Store/Pharmacy  
Duplex  
Equipment Leasing, Indoor  
Financial Institution  
Foster Home\*  
Furniture and Appliance Sales  
Grocery/Supermarket\*  
Helipad\*  
Hotel/Motel, Full Service  
Independent Senior Living Facility  
Janitorial Service  
Kindergarten, Preschool or Child Care Center\*  
Laundry or Cleaners (Drop-off Only)  
Library  
Massage Therapy  
Medical and Surgical Appliances  
Medical Laboratory  
Medical Office/Clinic  
Movie Theater/Theater  
Multifamily  
Museum or Art Gallery  
Neighborhood Assistance Center  
Nursing Home/Convalescent Center  
Office Equipment Sales, Repair and Maintenance  
Office, General  
Optical Dispensary  
Parking Garage or Lot, Commercial\*  
Pet Sales and Grooming

Uses Permitted in the CA-1 (Central Area 1) District  
Page 2

Printer, Small Scale  
Radio, TV, Recording Studio  
Reception Facility\*  
Restaurant  
Restaurant Drive-Through\*  
Retail Sales/Personal Service  
Retail Sales with Outdoor Display\*  
Schools, Public or Private  
Single Family Attached  
Single Family Detached  
Transit Station  
Used Goods or Products Collection Point (Temporary)\*

\* Allowed by Specific Use Permit only.

\*\* Allowed as a Secondary Use only.