#### **SECTION 28**

### **CENTRAL AREA-2 DISTRICT (CA-2)**

### 28-100 Purpose of District

The Central Area-2 District encompasses a mixture of old and new development in the downtown area, generally surrounding the Central Area-1 District. The Central Area-2 District is provided to accommodate future development and expansion of the central city area. Permitted uses include a broad range of office, retail, commercial and institutional activities. The Central Area-2 District also provides for residential development. District regulations are designed to accommodate a diversity of land uses located in a more densely developed environment.

#### 28-200 Permitted Uses

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

### 28-300 Lot and Density Requirements

No requirements for minimum lot area, width, or depth are set forth for non-residential uses.

### 28-310 Residential Uses

All single-family uses shall comply with SF/7/G/3 requirements, and all duplex uses shall comply with D/H/4 requirements.

### 28-400 Yard Requirements

- 28-410 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.
- 28-420 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 Sections 11 and 13 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.
- 28-430 Where the Central Area-2 District adjoins or is across a street or alley from a Central Area-1 District, the yard requirements from property lines adjoining or across a street or an alley from the Central Area-1 District shall be the same as in the Central Area-1 District. Where the Central Area-2 District does not adjoin or is not across a street or alley from a Central Area-1 District, yards shall be provided as set forth in 28-420 through 28-462.

28-440 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.

### 28-450 Yards and Setbacks Adjacent to Streets

28-451 Yards adjacent to streets shall be measured from the existing right-of-way line of adjacent streets or the 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.

# 28-452 <u>Minimum Front, Side, and Rear Yards for the Lower Thirty (30) Feet of Buildings</u>

Minimum front, side, and rear yards of ten (10) feet shall be provided for the lower thirty (30) feet of the building.

# 28-453 <u>Minimum Front, Side, and Rear Setbacks for Portions of Building Above Thirty (30) Feet</u>

For portions of any building above thirty (30) feet in height, the horizontal distance from any point on the building above thirty (30) feet to any residential district line shall be not less than the height of the highest point on the building above grade, or shall be not less than one-half (1/2) the height of the highest point on the building above grade from the nearest property line, whichever is greater. No setback shall be required in excess of one-hundred (100) feet and no setback shall be less than ten (10) feet.

### 28-460 Yards and Setbacks Not Adjacent to Streets

## 28-461 Minimum Side and Rear Yards and Setbacks

No side or rear yard or setbacks is required for the lower thirty (30) feet of building height except where a permitted use abuts a residential district boundary line, in which event a minimum of twenty (20) feet side or rear yard shall be provided on the side or rear adjacent to such residential district.

28-462 For the portions of any building above thirty (30) feet in height, the horizontal distance from any point on the building above thirty (30) feet to any residential district line shall be not less than the height of the highest point on the building above grade, or shall be not less than one-half (1/2) the height of the highest point on the building above grade from the nearest property line, whichever is greater. No setback shall be required in excess of one-hundred (100) feet and no setback shall be less than twenty (20) feet.

### 28-500 Maximum Lot Coverage

There is no maximum lot coverage specified for this district.

## 28-510 <u>Maximum Floor Area Ratio</u>

No floor area ratio is set forth.

# 28-600 Height

Buildings or structures may be erected to any legal height.

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

Accessory Building

Air Conditioning Service

Ambulance Service

Analytical Laboratory

Animal Clinic

Animal Hospital\*

Antenna, Private

Arcade\*\*

Assisted Living Facility

Athletic Club/Instruction, Indoor Facilities

Athletic Club/Instruction, Outdoor Facilities\*

Bed and Breakfast\*

Boarding School\*

Care of Alcoholic, Drug Dependent or Psychiatric Patients - In Home\*

Care of Alcoholic, Drug Dependent or Psychiatric Patients - Institutionalized\*

Care of Alcoholic, Drug Dependent or Psychiatric Patients - Residential\*

Carpet/Rug Cleaning and Repairing

Charitable Boarding (Temporary)

Charter School\*

Church

Civic Club/Fraternal Lodge

College or University

Commercial Amusement, Indoor

Commercial Amusement, Outdoor\*

Commercial School\*

Convenience Store

Convention Facility

Custom Furniture Manufacturing\*

Custodial Quarters\*

Drug Store/Pharmacy

Duplex

Equipment Leasing, Indoor

Financial Institution

Foster Home\*

Furniture and Appliance Sales

Furniture and Upholstery Cleaning and Repair/Reupholstering

Grocery/Supermarket\*

Helipad\*

Home Improvement Center

Hospital

Hotel/Motel, Full Service\*

Independent Senior Living Facility

Janitorial Service

Kindergarten, Preschool or Child Care Center\*

Landscape Nursery

Laundry or Cleaners (Drop-off Only)

Library

Massage Therapy

Medical and Surgical Appliances

Medical Laboratory

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

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 Printer, Large Scale\* Printer, Small Scale Produce Stand\*

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 Stadium, Aréna, Athletic Field\*

Transit Station

<sup>\*</sup> Allowed by Specific Use Permit only. \*\* Allowed as a Secondary Use only.