



Zoning District Summary: Central Area (CA)

This is a special zone designed to address the downtown area.

Allowed Structures/Uses

- Accessory buildings
- Airport landing field or heliport
- Amusements (commercial indoor or outdoor)
- Animal clinic or hospital (without outside runs or pens)
- Antique shop
- Art gallery or museum
- Auto Repair (minor)
- Auto Painting and Body Repair
- Auto Parts Sales (New)
- Auto Sales (with or without repair)
- Bakery (retail or wholesale)
- Barbershop or beauty salon
- Boarding or rooming house
- Building material sales
- Bus station or terminal
- Business office, professional or administrative
- Cafeteria
- Cabinet or Upholstery Shop
- Carwash
- Cleaning/dyeing plant
- Clothing manufacturer or light compounding or fabrication
- College or university
- Community Center (public or private)
- Custom Personal Service
- Dance hall or nightclub
- Day nursery
- Detached private garage/utility room
- Dry cleaning
- Engine and motor repair
- Fairground or exhibit area
- Farm or ranch
- Feed store
- Flea market (outdoor
- Florist
- Fraternal Organization
- Gasoline/service center
- Greenhouse or plant nursery
- Group care or group medical care home
- Golf Course (public or commercial)
- Handicraft shop
- Hauling or storage company
- Heavy machinery sales and storage
- Home or treatment center for care of alcoholic, narcotic, or psychiatric patients
- Hospital
- Hotel or motel
- Household appliance sales, service and repair
- Laundry or cleaning self-service
- Laundry plant (commercial)
- Library (public)
- Lodge or civic club
- Mini-storage warehouse
- Mortuary or funeral parlor
- Motor freight terminal
- Multi-family dwelling
- Newspaper printing
- Nursing home
- Office supply sales
- Paint shop
- Parking lot (commercial-autos only)
- Parks
- Parking lot (commercial-autos and trucks)
- Pawn shop
- Pharmacy
- Philanthropies
- Places of entertainment or eating serving alcoholic beverages
- Playgrounds
- Plumbing shop
- Print shop
- Private Country Club
- Public/Governmental Agencies
- Public Utility lines and structures including electrical generating plant, electrical substation and water treatment plant
- Radio and television tower (monopole only)
- Railroad freight terminal
- Railroad passenger station
- Railroad tracks and rights-of-way
- Railroad team track
- Real estate office (two-year limit)
- Religious Worship Facilities
- Restaurant with or without drive-in service
- Retail sale of alcoholic beverages for off-premise consumption
- Retail stores and shops (other)
- Roller or ice skating rink
- Schools (Public, private, or denominational with full curriculum accredited by the state)
- Scientific or research lab
- Secondhand goods store including used furniture and clothing
- Shop or yard for local, state or federal government
- Single-family dwelling attached or detached

- Storage transfer and baggage terminal
- Storage warehouse
- Studio for photographer, musician, artist or health service
- Swim or tennis club
- Temporary buildings for construction use
- Theater (indoor)
- Tire retreading or capping
- Tool or trailer sales and rental
- Transfer
- Two-family dwelling
- Welding or machine shop
- Wholesale office and sample room
- Wireless communication tower

Lot Requirements

	Single-Family Attached Dwelling	Single-Family Detached Dwelling	Two-Family Dwelling	Multi-Family Dwelling	Non-Residential Use
Maximum Height	None*	None*	None*	None*	None*
Minimum Lot Area	2,000 ft ²	6,000 ft ²	6,000 ft ²	7,500 ft ² /12,000 ft ²	-
Minimum Lot Width	20'	50'	60'	60'	-
Min Property Line Width	40'	40'	40'	40'	40'
Min Lot Depth	100'	100'	100'	120'	-
Max Lot Coverage	45%	45%	45%	45%	15:1 floor area ratio
Minimum sq ft/unit	N/A	N/A	N/A	1,200 ft ² /300 ft ²	-
Minimum Front Yard	0'	0'	0'	0'	0'
Minimum Side Yard	0'	0'	5'	10'	0'
Minimum Rear Yard	10'	10'	10'	10'	0'

* to any legal height not otherwise prohibited

Specific Use Permits

A specific use permit **without term** may be issued in the Central Area District (CA) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Accessory building for living or sleeping quarters not including rental as a separate dwelling · Bed and breakfast · Bingo hall · Pet shop · Petroleum or gas · Petroleum collecting or storage · Private utility shop or storage

A specific use permit **with term** may be issued in the Central Area District (CA) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Group secure care home for persons for which supervision or security is required to ensure that they do not leave the facility, or because the residents are considered dangerous to themselves or others, except for prisons or correctional facilities