

Draft Text Amendments – Social and Community Centers

Article 8 Definition

Social and community center means an association ~~or membership organization organized and operated on a nonprofit basis for persons who are bonafide dues-paying members established~~ operated primarily for the fraternal, social, educational, recreational or cultural enrichment of its bona fide members. A bona fide member is admitted for a term of not less than 30 consecutive days, pays dues or another membership fee that is not based solely on admission to a particular event or individual use of the premises, and receives continuing rights to use the organization's facilities or participate in its activities. Membership offered for access on a single day, for a particular event, or for an individual use of the premises does not constitute bona fide membership. This limitation does not prohibit a bona fide member from bringing guests, provided guest access is attributable to the member and is not offered to the general public as a substitute for membership. Food, meals and beverages may be prepared, served and sold on the premises.

Article 2 Institutional District

Section 2-1204 Flexible Development Table Entry

Use	Minimum lot area	Minimum lot width	Front setback	Side setback	Rear setback	Maximum height	Minimum off-street parking
<u>Social and Community Centers</u>	<u>20,000 sq. ft.</u>	<u>100 ft.</u>	<u>15-25 ft.</u>	<u>10 ft.</u>	<u>15-20 ft.</u>	<u>50 ft.</u>	<u>5 per 1,000 sq. ft. GFA</u>

Flexibility criteria

E. Social and community centers.

1. Outdoor social, recreational, dining, and entertainment areas, including swimming pools and athletic courts, shall not be located within a required side or rear setback abutting property designated as residential in the Zoning Atlas.
2. Off-street parking areas shall be screened from adjoining property designated as residential in the Zoning Atlas by a landscaped wall or fence at least four feet in height.
3. All outdoor lighting shall be designed and located so that no light fixture casts light directly onto adjoining land used or designated for residential purposes.
4. All waste disposal containers serving the use shall be located within a landscaped enclosed structure.
5. Food and beverage service, recreation, and entertainment shall be accessory to the social and community center and shall be limited to members and their invited guests.

~~E.~~ F. Social/public service agencies.

1. The parcel proposed for development does not abut any property designated as residential in the Zoning Atlas.
2. The social/public service agency shall not be located within 1,500 feet of another social/public service agency.
3. Lot area: The reduction in lot area will not result in a building which is out of scale with existing buildings in the immediate vicinity of the parcel proposed for development.