

Community Center

The Community Center Future Land Use Map designation is intended for large-scale retail, office, and medium to high density residential.

1. **Center Core:** The Community Center shall be most intense within the Center Core, which shall be an area greater than ten and up to 70 acres. Development intensity within the Center Core shall ultimately achieve a minimum Floor Area Ratio (FAR) of 0.5, as identified in the LDC, and shall generally accommodate between 40,000 and 300,000 square feet of non-residential use. Residential density shall be a minimum of 18 dwelling units per acre and a maximum of 40 dwelling units per acre. Non-residential and mixed use buildings shall have a minimum height of two stories. The height of non-residential uses shall be limited to a maximum of five stories.
2. **Center Perimeter:** Within the Center Perimeter, generally extending one-half mile outside of the Center Core, development intensity shall ultimately achieve a minimum Floor Area Ratio (FAR) of 0.35, consistent with the requirements of the LDC. Density shall be consistent with the density requirements of the MDI Future Land Use Map designation. The height of non-residential uses shall be limited to a maximum of three stories.
3. New Community Centers shall not be located within four miles of any existing or approved Community Center.
4. New Community Centers shall be permitted only when adjacent to two avenues, boulevards; or premium transit corridor.

(Ord. No. 2023-24, § 5(Exh. C), 3-20-2023)