

# Community Assembly Sites

## Introduction

[Section 9.31.196](#) of the Zoning Ordinance establishes special standards for the development of multiple-dwelling unit projects with affordable housing on existing community assembly surface parking lots.



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## Key Provisions

- **Eligibility:** The multiple-unit dwelling project on community assembly surface parking lot must retain at least a portion of the existing community assembly use
- **Allowed Use:** The project may include the existing community assembly use and related ancillary uses.
- **Affordability Requirements:** The project must include at least 50% affordable units that are affordable to 80% AMI households or lower.
- **Development Incentives**
  - **Processing:** Ministerial processing as Administrative Approvals
  - **Height:** Extra 33 feet above base height (not eligible for additional 33 feet if additional height has been requested pursuant to State Density Bonus law)
  - **Density:** No limits on density
  - **Parking:** No minimum parking requirements; replacement parking is also not required