

# Baseline Mansionization Ordinance (BMO) & Baseline Hillside Ordinance (BHO)



CODE AMENDMENT | SUMMARY FACT SHEET | Update January 18, 2017

The ordinance (BMO/BHO Code amendment) to change single-family zone regulations citywide, as recommended by the Planning & Land Use Management (PLUM) Committee:

### **In all single-family zones (RA, RE, RS, R1):**

- Eliminates the existing Residential Floor Area (RFA) exemption for the first 100 square feet of over-in-height (over 14 feet in height) ceilings.
- Eliminates the 250 sf RFA exemption for covered porches, patios, and breezeways.
- Retains the full RFA exemption for detached garages and rear attached garages (up to 400 square feet). Reduce the exemption for front attached garages to 200 square feet.
- Eliminates the 20% RFA bonus option for green buildings.
- Requires a public hearing to grant a discretionary 10% additional RFA in non-Hillside Areas (already required in Hillside Areas).
- RFA limitations apply to residential and non-residential buildings (can deviate with a Conditional Use Permit).

### **In the R1 Zone:**

- Establishes a Floor Area Ratio of 0.45 for all lots, regardless of size.
- Eliminates all of the 20% RFA bonus options.
- Establishes an angled plane above a height of 20 feet that the house cannot intersect.
- Requires articulation of side façades more than 45 feet in length and 14 feet in height.
- Requires roof decks to be set back at least 3 feet from the minimum side yard.
- Limits driveway width to 25% of lot width (but not less than 9 feet) or the width of the existing driveway (non-Hillside Areas only).

### **In all single-family zones in designated Hillside Areas (RA, RE, RS, R1)**

- Reduces the guaranteed minimum RFA from 1,000 to 800 square feet
- Eliminates the grading exemption for cut and fill underneath a structure, with exceptions:
  - Allows grading exemption for piles and caissons.
  - Allows grading exemption for one-half of the fill resulting from cut underneath a main building.
- In conjunction with counting previously exempted grading,
  - Adjusts the formula for allowable grading quantity:

- **Existing:** 500 cubic yards plus the numeric value equal to 5% of the lot size in cubic yards.
  - **Proposed:** 1,000 cubic yards plus the numeric value equal to 10% of the lot size in cubic yards.
- Adjusts maximum by-right grading quantities:

| Zone | EXISTING Maximum<br>“By-Right” Grading<br>Quantity (cubic yards)<br>– <i>CUT &amp; FILL UNDER<br/>STRUCTURE IS<br/>EXEMPT</i> | RECOMMENDED Maximum<br>“By-Right” Grading<br>Quantity (cubic yards)<br>– <i>CUT &amp; FILL UNDER<br/>STRUCTURE COUNTED<br/>(NOT EXEMPT)</i> |
|------|---|---|
| R1   | 1,000   | 1,000   |
| RS   | 1,100   | 2,200   |
| RE9  | 1,200   | 2,400   |
| RE11 | 1,400   | 2,800   |
| RE15 | 1,600   | 3,200   |
| RE20 | 2,000   | 4,000   |
| RE40 | 3,300   | 6,600   |
| RA   | 1,800   | 3,600   |

- In conjunction with counting previously exempted grading, modifies allowed import/export quantities:
  - Standard Hillside Limited Streets and larger – up to the maximum “by-right” grading quantities.
  - Substandard Hillside Limited Streets – up to 75 percent of the maximum “by-right” grading quantities.
- Restricts import/export activities to 9 a.m. – 3 p.m., Monday-Friday.

The proposed ordinance also contains a number of technical edits and clarifications.

Projects with entitlement applications filed before the effective date are subject to the rules in effect on the date of fee receipt.