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| --- | --- | --- | --- |
| **Item** | **BMO/BHO** | **Proposed Ordinance** | **Koretz Motion** |
| **FLATS** |  |  |  |
| Attached garage exception | 400 sq ft | Eliminate | Eliminate |
| Covered porches, patios, breezeways | 250 sq ft | Eliminate | Reevaluate |
| Green Bonus | 20% | Eliminate | Eliminate |
| 2 Design Bonuses | 20% | 20% single bonus for upper storoes, 60% of base floor setback | Carefully review |
| **Maximum FAR** |  |  |  |
| R1 less than 7500 sq ft | 50% | **45%** | 45% |
| R1 greater than 7500 sq ft\* | 45% | **40%** | 40% |
| RS less than 9000 sq ft | 45% | unchanged | **Not considered** |
| RS greater than 9000 sq ft\* | 40% | unchanged | **Not considered** |
| RE9, RE11 less than 15,000 sq ft | 40% | unchanged | **Not considered** |
| RE9, RE11 greater than 15,000 sq ft\* | 35% | unchanged | **Not considered** |
| RE15, RE20, RE40 | 35% | unchanged | **Not considered** |
| RA less than 20,000 sq ft | 25% | unchanged | **Not considered** |
| RA greater than 20,000 sq ft\* | 20% | unchanged | **Not considered** |
| \* The greater of the two values |  |  |  |
| **HILLSIDE** |  |  |  |
| Attached garage exception | 400 sq ft | 400 sq ft | **Not considered** |
| Covered porches, patios, breezeways | 5% of FAR | Eliminate | **Not considered** |
| Green Bonus | 20% | Eliminate | **Not considered** |
| 2 Design Bonuses | 20% | 20% single bonus for upper storoes, 60% of base floor setback | **Not considered** |
| **Maximum FAR: uses the BMO as a base with a further 5 point decrease for each slope band** |  |  |  |
| 0-15% | unchanged | unchanged | **Not considered** |
| 15-30% | 5 points decrease | unchanged | **Not considered** |
| 30-45% | 10 points decrease | unchanged | **Not considered** |
| 45-60% | 15points decease | unchanged | **Not considered** |
| 60-99.99% | 20 points decrease | unchanged | **Not considered** |