The proposed ordinance (BMO/BHO Code amendment) to change single-family zone regulations citywide, as recommended for approval by the City Planning Commission:

**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).

**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.
- Requires articulation of the front façade, similar to the existing RFA bonus criteria.
- 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)**
- 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 “By-Right” Grading Quantity (cubic yards) – **CUT & FILL UNDER STRUCTURE IS EXEMPT** | RECOMMENDED Maximum “By-Right” Grading Quantity (cubic yards) – **CUT & FILL UNDER STRUCTURE COUNTED (NOT EXEMPT)** |
    |------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
    | R1   | 1,000                                                                                            | 2,000                                                                                            |
    | 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.