

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



CODE AMENDMENT | SUMMARY FACT SHEET | July 6, 2016

The City's current development standards for single-family zones are referred to as the Baseline Mansionization and Baseline Hillside Ordinances, or BMO and BHO. These regulations were established to address out-of-scale development in single-family zones throughout the City and related construction impacts in Hillside Areas. The purpose of the BMO/BHO Code amendment is to update and fine-tune the current rules relating to the size and bulk of new homes, as well as grading of hillside lots.

Staff proposes the following changes to existing Zoning Code provisions:

For all single-family zones

- Eliminate the existing Residential Floor Area exemption for the first 100 square feet of over-in-height (over 14 feet in height) ceilings.
- Eliminate the Residential Floor Area exemption for covered porches, patios, and breezeways.

For all RA, RE, & RS Zones

- Eliminate the Residential Floor Area bonus option for green buildings.

For all R1 Zones

- Establish a Floor Area Ratio of 0.45 for all lots, regardless of size.
- Eliminate all of the Residential Floor Area bonuses.
- Establish an angled encroachment plane limit for building height over 20 feet.
- Require articulation of side façades more than 45 feet in length and 14 feet in height.
- Require upper-story decks, balconies, and terraces to be set back at least three feet from the minimum side yard.
- Require articulation of the front façade.

For R1 Zones not in designated Hillside Areas

- Limit driveway width to 25% of lot width (but not less than 9 feet) or the width of the existing driveway.

For all single-family zones in designated Hillside Areas

- Remove the grading exemption for cut and fill underneath a structure.
- Create a grading exemption for piles and caissons.

- Create a grading exemption for one-half of the fill resulting from cut underneath a main building.
- In conjunction with counting previously exempted grading:
 - Adjust the formula for maximum grading allowed:
 - **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
 - Adjust the maximum “by-right” grading quantities:

Zone	EXISTING Maximum “By-Right” Grading Quantity (cubic yards)	PROPOSED Maximum “By-Right” Grading Quantity (cubic yards)
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, modify 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.

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