

**FAR Incentive Development Scenarios**

Lot Information			Existing Density and FAR Calculations						
Zoning	Area (SF)	Area (AC)	Market Density (DU/AC)	Max Market Units	Workforce Bonus	Workforce Bonus Units	Total Units per Density	Base FAR	Base Max Floor Area (SF)
TH	5,000	0.11	30	3	80%	3	6	0.70	3,500
RO	7,500	0.17	56	10	80%	8	17	0.75	5,625
RM-1	5,650	0.13	60	8	80%	6	14	1.25	7,063
RM-2	16,724	0.38	100	38	80%	31	69	2.00	33,448
RM-3	70,958	1.63	150	244	80%	195	440	2.75	195,135
CD-1	23,798	0.55	60	33	80%	26	59	1.25	29,748
CD-2	41,850	0.96	100	96	80%	77	173	2.00	83,700
CD-3	26,640	0.61	150	92	80%	73	165	2.25	59,940
TC-C	25,000	0.57	150	86	80%	69	155	3.50	87,500

Lot Information			15% FAR Bonus									
Zoning	Area (SF)	Area (AC)	15% FAR Bonus	Total FAR	Bonus Max Floor Area (SF)	Bonus Area (SF)	65% of Bonus Area (SF)	Workforce Units at 400 SF/Unit (SF)	Bonus FAR for BOH - 15% (SF)	Bonus FAR for Market Units (SF)	Total Units	% of Max Units for Workforce Housing
TH	5,000	0.11	0.105	0.8	4,025	525	341	-	79	105	3	0%
RO	7,500	0.17	0.1125	0.9	6,469	844	548	1	127	169	11	9%
RM-1	5,650	0.13	0.1875	1.4	8,122	1,059	689	1	159	212	9	11%
RM-2	16,724	0.38	0.3	2.3	38,465	5,017	3,261	8	753	1,003	46	17%
RM-3	70,958	1.63	0.4125	3.2	224,405	29,270	19,026	47	4,391	5,854	291	16%
CD-1	23,798	0.55	0.1875	1.4	34,210	4,462	2,900	7	669	892	40	18%
CD-2	41,850	0.96	0.3	2.3	96,255	12,555	8,161	20	1,883	2,511	116	17%
CD-3	26,640	0.61	0.3375	2.6	68,931	8,991	5,844	14	1,349	1,798	106	13%
TC-C	25,000	0.57	0.525	4.0	100,625	13,125	8,531	21	1,969	2,625	107	20%

Lot Information			25% FAR Bonus									
Zoning	Area (SF)	Area (AC)	25% FAR Bonus	Total FAR	Bonus Max Floor Area (SF)	Bonus Area (SF)	65% of Bonus Area (SF)	Workforce Units at 400 SF/Unit (SF)	Bonus FAR for BOH - 15% (SF)	Bonus FAR for Market Units (SF)	Total Units	% of Max Units for Workforce Housing
TH	5,000	0.11	0.175	0.9	4,375	875	569	1	131	175	4	23%
RO	7,500	0.17	0.1875	0.9	7,031	1,406	914	2	211	281	12	17%
RM-1	5,650	0.13	0.3125	1.6	8,828	1,766	1,148	2	265	353	10	20%
RM-2	16,724	0.38	0.5	2.5	41,810	8,362	5,435	13	1,254	1,672	51	25%
RM-3	70,958	1.63	0.6875	3.4	243,918	48,784	31,709	79	7,318	9,757	323	24%
CD-1	23,798	0.55	0.3125	1.6	37,184	7,437	4,834	12	1,116	1,487	45	27%
CD-2	41,850	0.96	0.5	2.5	104,625	20,925	13,601	34	3,139	4,185	130	26%
CD-3	26,640	0.61	0.5625	2.8	74,925	14,985	9,740	24	2,248	2,997	116	21%
TC-C	25,000	0.57	0.875	4.4	109,375	21,875	14,219	35	3,281	4,375	121	29%

Note: These scenarios assume the development of the maximum number of units at the smallest possible unit size.