

Zoning District	Current Max. FAR	Typical Lot Size (SF)	Current Max. Floor Area (SF)	FAR with 15% Bonus	Max. Floor Area with 15% Bonus (SF)	Max. Floor Area Increase with 15% Bonus (SF)	FAR with 20% Bonus	Max. Floor Area with 20% Bonus (SF)	Max. Floor Area Increase with 20% Bonus (SF)	FAR with 25% Bonus	Max. Floor Area with 25% Bonus (SF)	Max. Floor Area Increase with 25% Bonus (SF)
RM-1/CD-1/TC-3	1.25	7,500	9,375	1.44	10,781	1,406	1.50	11,250	1,875	1.56	11,719	2,344
RM-2/CD-2/TC-2	2.00	18,750	37,500	2.30	43,125	5,625	2.40	45,000	7,500	2.50	46,875	9,375
RM-3/CD-3 (<45K SF)	2.25	7,500	16,875	2.59	19,406	2,531	2.70	20,250	3,375	2.81	21,094	4,219
RM-3/CD-3 (>45K SF)	2.75	47,249	129,935	3.16	149,425	19,490	3.30	155,922	25,987	3.44	162,418	32,484
TC-C	3.50	25,000	87,500	4.03	100,625	13,125	4.20	105,000	17,500	4.38	109,375	21,875