



Employment General (EG)

Intent

The EG zone is intended to balance the need for safe, active, and pedestrian-scaled areas with the need for convenient automobile access. The EG zone addresses development opportunities adjacent to the County's most auto-dominated corridors and those areas with few alternative mobility options. Building form standards allow flexibility in building, circulation, and parking lot layout. A maximum of two bays of parking (with one drive aisle) is allowed to be located between the building and the street. Retail tenant ground floor footprints are not limited.



Density and Height Limits

Density in the EG zones is calculated as an allowed floor area ratio (FAR). FAR is the ratio of the total floor area of buildings on a property to the size of that property. Each EG zone has a unique sequence of maximum total FAR and maximum height (H) subject to the limits specified in the table below.

Zone	Total FAR (max.)	Height (max.)
EG	0.25 to 2.5	25' to 85'

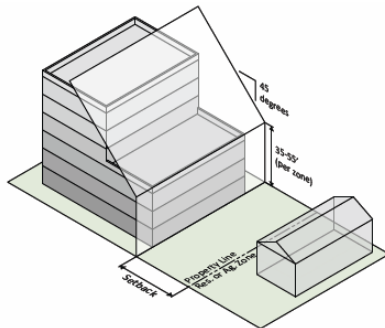
Overview of Development Standards

The EG zone can only be developed using the Standard Method. Density and height under the Standard Method are limited as indicated in the table below, or as indicated on the zoning map, whichever is less.

Development Standard	Standard Method
Total FAR (max.)	0.25 to 2.5
Height (max.)	25' to 85'
Building Coverage (max. % of lot area)	90% (for select building types)
Public Use Space (min. % of site area)	10% (for select building types with lot area > 10,000sf)
Site Plan Required	Yes, if various criteria apply
Public Benefits Required	No

Neighborhood Compatibility

When an EG property abuts an AC, RR, RNC, RLD, or RMD property that is not improved with a commercial, industrial, or utility use, any building must:



1. Have a minimum setback of 25' or the setback required by the adjacent property; and
2. Must not project beyond a 45° angular plane projecting over the subject property measured from a height of 35' at the setback line determined above, with the exception of those features exempt from height and setback restrictions.

Mapping the EG Zone

The EG zones will be applied on the Zoning Map that will show, for each property classified, its zone, maximum density and maximum height. For example, an EG zone with a maximum total FAR of 2.0 and maximum height of 50 feet would be mapped as the following:

Example	EG-2.0 H-50
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