



Employment Life Sciences (ELS)

Intent

The ELS Zone is intended primarily for research, development, education, and related activities. Retail sales and personal services are allowed but are intended for the convenience of employees and residents in the zone. Residential uses are generally limited to 30% of the total allowed density in a given area. Transit options may include light rail and bus.



Density and Height Limits

Density in the ELS 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 ELS 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.)
ELS	0.5 to 2.5	35' to 200'

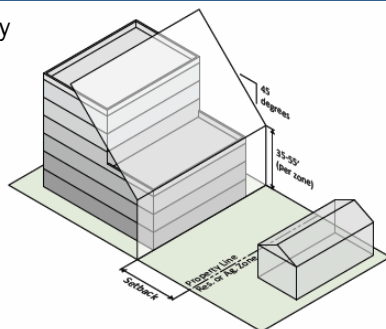
Overview of Development Standards

The ELS zone has different development standards under the Standard and Optional Method. Standard Method is limited as indicated in the table below, or as indicated on the zoning map, whichever is less. Optional method is limited to the density and height indicated on the map.

Development Standard	Standard Method	Optional Method
Total FAR (max.)	The greater of 0.5 or 10,000sf of GFA	0.5 to 2.5
Height (max.)	35' to 200'	35' to 200'
Residential Uses (max. % of permitted FAR)	30%	30%
Building Coverage (max. % of lot area)	90% (for select building types)	90% (for select building types)
Public Use Space (min. % of site area)	10% (for select building types with lot area >10,000sf)	0 to 10% (plus incentives for additional space)
Site Plan Required	Yes, if various criteria apply	Yes, plus a Sketch Plan
Public Benefits Required	No	Yes

Neighborhood Compatibility

When an ELS 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 45' at the setback line determined above, with the exception of those features exempt from height and setback restrictions.

Mapping the ELS Zone

The ELS zone will be applied on the Zoning Map that will show, for each property classified, its zone, maximum density and maximum height. For example, an ELS zone with a maximum total FAR of 2.0 and a maximum height of 70 feet would be mapped as the following:

Example ELS-2.0 H-70

