



Employment Office (EOF)

Intent

The EOF Zone is intended for office and employment activity combined with limited residential and neighborhood commercial uses. Building form standards allow flexibility in building, circulation, and parking lot layout. Residential uses are generally limited to 30% of the total allowed density in a given area. Transit options often include light rail and bus.



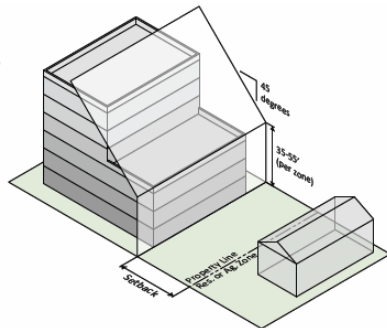
Density and Height Limits

Density in the EOF 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 EOF 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.)
EOF	0.5 to 4.0	35' to 200'

Neighborhood Compatibility

When an EOF 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 55' at the setback line determined above, with the exception of those features exempt from height and setback restrictions.

Overview of Development Standards

The EOF 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 4.0
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 conditions apply	Yes, plus a Sketch Plan
Public Benefits Required	No	Yes

Mapping the EOF Zone

The EOF 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 EOF zone with a maximum total FAR of 3.5 and a maximum height of 140 feet would be mapped as the following:

Example EOF-3.5 H-140

