



## Employment Office (EOF)

### Intent

The EOF zone is intended for office and employment activity combined with limited residential and neighborhood commercial uses. The EOF zone allows flexibility in building, circulation, and parking lot layout.

### Overview of Development Standards

Standard method density is limited as indicated in the table below or on the zoning map, whichever FAR 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 1.0 FAR or 10,000 SF of GFA	0.5 to 4.0
Residential Uses (max % of permitted FAR)	30%	30%
Height (max)	35' to 200'	35' to 200'
Build-to Area	The area on the lot where a certain percentage of the front façade of a building must be located	Established at site plan
Form Standards	Includes building orientation and transparency requirements for apartment/condo, multi use and general building types	Established at site plan
Parking Lot Location	Not allowed between building and street in certain instances	Established at site plan
Amenity Open Space (min. % of site area)	0 - 10% (for most building types)	0 - 10% (for most building types)
Site Plan Required	For certain limited uses, or a development application including permitted or limited uses with $\geq 10,000$ SF of GFA or $> 40'$ in height and is abutting or confronting property in an Agricultural, Rural Residential, Residential, or Residential Floating zone	Yes, plus a sketch plan
Public Benefits Required	No	Yes
Compatibility Standards	Yes	Established at site plan



### 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 to the left.

For example, an EOF zone with a maximum total FAR of 3.5 and a maximum height of 140 feet would be mapped as follows:

Example EOF3.5 H140

### Benefits of the EOF zone

1. Because density and height can be mapped for each property, the zone can be tailored to fit the surrounding area.
2. A limited amount of residential development is allowed by-right, providing increased opportunities for housing in the County's growing communities.
3. An expanded set of permitted or limited uses (e.g. restaurants) will allow more accessible amenities for office workers.
4. Compatibility standards ensure height and setbacks are compatible with abutting or confronting residential neighborhoods in standard method development.

