

Section 10-270. GO-1 Government Operational Office / Light Industrial District.

The following applies to the GO-1 Government Operational Office / Light Industrial District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The Government Operational (GO-1) district is intended to be located in areas designated as Government Operational on the Future Land Use Map of the Comprehensive Plan; however, this zoning district shall not be applied within the Downtown Overlay area. The primary function of this district is to provide for the operation of and provision of services by local, state and federal government. The provisions of this district are intended to allow facilities that are defined within the Land Development Code as Community Services, Light Infrastructure and Post-Secondary uses.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<ol style="list-style-type: none"> 1. Courts 2. Police/ Fire Stations 3. Government Offices 4. Sanitary Sewer Pump Stations 5. Postal Facilities 6. Health Clinics 7. Water Wells 8. Electric Sub Stations 9. Water Tanks 10. Libraries 11. Museums 12. Post Secondary 13. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to the uses described in this district. 	<ol style="list-style-type: none"> 1. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator.

DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side – Interior Lot	c. Side – Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (Including stories used for parking)
Permitted Principal Use	None	None	None	25 feet	15 feet on each side	25 feet	10 feet	None	3 stories
7. Buffering and Screening Requirements: <ol style="list-style-type: none"> Buffering shall be provided if adjacent to a residential zoning district of a type D standard (see Section 10-177). Any existing trees and vegetation are required to remain used to either fully or partially satisfy the buffering requirements. The off-site visual impacts associated with outdoor service functions or areas such as loading areas, trash collections, outdoor storage, or mechanical equipment shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary façade of the primary building and/or evergreen landscape plant material. On site parking adjoining roadways shall be screened from view from public roadways by landscape buffers with a minimum height of three feet. Approved height of screening shall take into consideration the elevation of the site in relation to the public roadway. 									

General Notes:

- If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
- Refer to Chapter 5 pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements,
- Refer to Chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)
- Refer to Chapter 10, Section 413. Community services and facilities/institutional uses.