



GUILFORD COUNTY PLANNING & DEVELOPMENT

GO-M - GENERAL OFFICE MODERATE INTENSITY-NON-RESIDENTIAL

The GO-M, general office moderate intensity district is primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a maximum of 12.0 units per acre, and supporting service and retail uses.

Minimum Lot Size: a	20,000 square feet g
Minimum Lot Width:	100 feet
Minimum Street Frontage:	75 feet
Minimum Street Setback: c	25/50 feet Local, Subcollector, Collector 30/65 feet Minor Thoroughfare 35/80 feet Major Thoroughfare
Minimum Interior Setback:	10 feet Adjacent to Non-Residential 25 feet Adjacent to Residential
Maximum Building Height:	50/80 feet f

a – Lots of record having less than minimum required area may be developed pursuant to Section 30-303 (a).

b – Maximum district size of three (3) acres (excluding any street right-of-way).

c - Setback from right-of-way or property line/setback from street centerline, whichever is greater.

d- Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.

e – A through lot has two (2) street setbacks but no rear setback.

f – Increase all setbacks by one (1) foot for every one (1) foot in height between fifty (50) and eighty (80) feet. No additional setback is required for buildings above 80 feet in height.

g - Smaller lots are permitted for residential uses.

h - No more than three (3) full or partial stories entirely above grade.

i – Development perimeter only.