



## GUILFORD COUNTY PLANNING & DEVELOPMENT

### **GO-M - GENERAL OFFICE MODERATE INTENSITY-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.

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Minimum Lot Size:

Single Family	7,000 square feet
Twin Home a	11,000 square feet

**\*All lots and structures must meet other requirements of the RS-7 District.**

a – Non conforming lots of record in the RM and GO districts may be developed provided they meet the following minimum lot sizes: 9,000 ft.<sup>2</sup> in RM-5, RM-8, NB and LO and 7,000 ft.<sup>2</sup> in RM-12, RM-18, RM-26, GO-M, and GO-H.

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Minimum Lot Size:	15,000 square feet
Additional lot area per unit	3,630 square feet
Minimum Lot Width for the first 3 DU's:	75 feet
<b>Additional Lot Width per Additional Unit – 5 ft., until total lot width = 120 ft.</b>	
Minimum Street Frontage:	50 feet
Minimum Street Setback (ft.) a	
Local, Subcollector & Collector	25/50 feet
Minor Thoroughfare	35/70 feet
Major Thoroughfare	45/90 feet
Minimum Interior Setbacks (ft.):	
Side	10 feet
Front	25 feet
Minimum Building Separation (ft.):	20 feet
Maximum Building Height (ft.):	50/80 feet c
Maximum Building Coverage:	45 % of lot

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**Notes:**

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

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

c – 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 eighty (80) feet in height.