

ARTICLE XII-B

“GO” GENERAL OFFICE DISTRICT REGULATIONS

Section 1 GENERAL PURPOSE AND DESCRIPTION:

The GO, General Office District is established to accommodate a variety of office developments providing for professional, financial, medical, and similar services for local residents; corporate offices for regional and national operations; and major employment centers for city, county and state governmental entities. Limited retail establishments incidental to the main uses may be appropriate in association with large office complexes. These areas must also locate adjacent to a major thoroughfare or freeway. Since this District is intended for more intensive nonresidential uses, landscape and screening requirements shall be utilized. Multi-story buildings must also be buffered from nearby single-family areas through the use of setbacks, landscape buffers, and thoroughfares.

Section 2 PERMITTED USES:

1. In the “GO” General Office District no land shall be used and no building shall be used, erected, or converted to any use other than:

- Armed Service Recruiting Center
- Art Gallery
- Art Supply/Frame Shop
- Bank, Savings and Loan, Credit Union
- Barber and Beauty Shops
- Book or Stationery Store
- Business School
- Camera Shop and Supplies
- Candy Shop
- Cell Phones and Pagers - Sales and Service
- Cigarettes, Cigars, & Tobaccos (Retail Sales Only)
- Coffee Shop
- Computer Sales Hardware, Software
- Computer Service & Repair
- Copy Center
- Defensive Driving School (Classroom Only)
- Delivery, Express
- Diet Clinic
- Doctors or Dentists Offices
- Employment Agency (Professional)
- Equipment Sales - Medical or Office (New or Used) and/or Rentals
- Errand Services
- Film Developing & Printing (Retail)
- Fitness Club
- Florists (Retail Sales Only)
- Home Health Services
- Ice Cream/Yogurt Sales
- Jewelry, Retail Sales Only with Incidental Repair

Key Shop
Kiosk - Retail (500 SF or Less)
Land Title Company
Medical Clinic
Mortgage Company
Newsstand
Offices, Professional & Business Services Provided Only
Optical Dispensary/Optician
Optical Goods
Parking Lot For The Parking Of Cars & Trucks, 1½ Ton or Less
Photograph Studio
Radio or Television Broadcasting Without Tower
Real Estate Office
Restaurant - No Curb or Drive-in Services (Service Entirely Within Bldg.)
Telemarketing Agency
Travel Bureau
Wearing Apparel, Clothes, Shoes, Hats, Millinery, & Accessories

2. Accessory uses to the main use.

Section 3 **HEIGHT REGULATIONS:**

- A. **Maximum Height:** Four (4) stories; for height over one story, an additional setback is required (see Section 4-A [4] and [5]).

Section 4 **AREA REGULATIONS:**

A. **Minimum Yards:**

1. **Minimum Front Yard:** Fifty feet (50'); all yards adjacent to a street shall be considered a front yard.
2. **Minimum Side Yard:** Ten feet (10'); fifty feet (50') adjacent to a public street.
3. **Minimum Rear Yard:** Twenty-five feet (25').
4. **Setback for Structures 2 Stories or Less Adjacent to a Single-Family District or Single family Use:**
All setbacks (front, side and rear), which are adjacent to a single-family zoning district or use, shall observe a sixty-foot (60') setback.
5. **Additional Setback for Structures Over 2 Stories:** One (1) additional foot setback for each additional two feet (2') in height above 2 stories. Such additional setback shall be applied on all sides of the lot and be measured from the existing required setbacks.

B. **Size of Lots:**

1. **Minimum Lot Size:** Ten thousand (10,000) square feet.
2. **Minimum Lot Width:** Seventy feet (70').
3. **Minimum Lot Depth:** One hundred feet (100').

C. **Maximum Lot Coverage:** Fifty percent (50%); including accessory buildings.

Section 5 **PARKING REGULATIONS:**

- A. As established by Article XIV-D, Off Street Parking and Loading Requirements.

Section 6 **SPECIAL REQUIREMENTS:**

- A. Outside storage is prohibited.
- B. For site plan requirements, see Article XIV-H.
- C. Recreational vehicles, travel trailers or mobile homes, may not be used for on-site dwelling or nonresidential purposes.
- D. All mechanical, heating and air conditioning equipment (roof top or ground mount) shall be screened from view at ground level from public streets and rights-of-way and from adjacent residential districts and Planned Development-2 Districts for residential uses. See Article XIV-G.
- E. Trash dumpster area shall be screened from public view. See Article XIV-G.
- F. Containerized storage, cargo storage, and/or trailer storage shall not be permitted on the premises.
- G. Other Regulations: As established in the Development Standards, Article XIV-E and Article XIV-G.