

Section 10-271 GO-2 Governmental Operational Heavy Infrastructure District.

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The Government Operational (GO-2) district is intended to be located in areas designated as Government Operational on the Future Land Use Map of the Comprehensive Plan. 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, Heavy Infrastructure.</p> <p>The GO-2 district is also intended to apply to publicly owned commercial service airports, which are different from other governmental uses that are typically single-use facilities. Commercial service airports are not only dependent upon some non-governmental uses, but also serve the needs of some non-governmental uses. Therefore, within GO-2 zoned properties contained within a State/Federal required Airport Master Plan, non-governmental land uses will be allowed if the use supports (including revenue generation for self-sufficiency) or is dependent upon airports, or benefits from programs such as a foreign-trade zone.</p>	<ol style="list-style-type: none"> <li>1. Commercial Service Airport               <ol style="list-style-type: none"> <li>a. Airfield, Runways, Taxiways, Aprons, Terminal, Navigational Aids, Aircraft Rescue and Fire Fighting, Air Traffic Control Tower, Cargo, General Aviation, and other aeronautical and non-aeronautical uses related to the operation of a Commercial Service Airport.</li> <li>b. Recreational Facilities or natural areas not suitable for development.</li> <li>c. Retail, Office, Hotel, Restaurants, Warehousing and Storage, Distribution, Manufacturing, Industrial and other non-aeronautical uses compatible with airport operations.</li> <li>d. Uses approved in the City Commission-adopted Airport Master Plan.</li> <li>e. Other uses, which the City Commission may deem compatible with airport operations and surrounding land uses pursuant to the City’s Comprehensive Plan.</li> </ol> </li> <li>2. Electric Generating Facilities</li> <li>3. Sanitary Sewer Sprayfields</li> <li>4. Incinerators</li> <li>5. Water Treatment Plants</li> <li>6. Waste to Energy</li> <li>7. Materials Recovery Facilities</li> <li>8. Sewer Percolation Ponds</li> <li>9. Outdoor Storage Facilities</li> <li>10. Vehicle Maintenance Facilities</li> <li>11. Correctional Facilities</li> <li>12. Active and Passive Recreation</li> <li>13. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</li> </ol>	<p>(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 that 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator.</p>

**General Notes:**

1. 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.
2. Refer to Chapter 5 pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements.
3. Refer to Chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)
4. Refer to Chapter 10, Section 413. Community services and facilities/institutional uses.
5. New heavy infrastructure development in this district is subject to the Type “D” review process (refer to Section 9-157).

<b>DEVELOPMENT STANDARDS</b>									
	<b>4. Minimum Lot or Site Size</b>			<b>5. Minimum Building Setbacks</b>				<b>6. Maximum Building Restrictions</b>	
<b>Use Category</b>	<b>a. Lot or Site Area</b>	<b>b. Lot Width</b>	<b>c. Lot Depth</b>	<b>a. Front</b>	<b>b. Side – Interior Lot</b>	<b>c. Side – Corner Lot</b>	<b>d. Rear</b>	<b>a. Building Size (excluding gross building floor area used for parking)</b>	<b>b. Building Height (Including stories used for parking)</b>
Permitted Principal Use	None	None	None	50 feet	None	50 feet	10 feet	None	None
Commercial Service Airport	None	None	None	50 feet	None	50 feet	10 feet	Average of 15,000 sq.ft/acre	None (shall comply with FAA guidelines)
<p><b>7. Buffering and Screening Requirements:</b></p> <p>a. Buffering shall be provided if adjacent to a different zoning district, of a type D standard (see Section 10-177). If adjoining a residential zoning district, a minimum 100-foot type D standard (see Section 10-177), shall be provided. Any existing trees and vegetation are required to remain in place and must be used to either fully or partially satisfy the buffering requirements.</p> <p>b. 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.</p> <p>c. 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.</p>									

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