

(4)

**12.56.010: DISTRICTS DESIGNATED:**

The several districts into which the city is divided are designated as follows:

- R-1 Low density residential
- R-1D Low density residential downtown
- R-2 Medium density residential
- MHP Mobile home park
- HC Highway commercial
- NC Neighborhood commercial
- MU Downtown mixed use
- I Industrial
- OS Open space
- A Agriculture
- PF Public facilities

(Ord. 2000-03, 8-7-2000; amd. Ord. 2001-13, 11-19-2001)

## CHAPTER 12.76 HC HIGHWAY COMMERCIAL DISTRICT

### 12.76.010: INTENT:

The highway commercial (HC) district is intended to provide areas adjacent to the freeway that can accommodate highway and tourist oriented uses, and uses which require the high visibility of thoroughfare locations. (Ord. 2000-03, 8-7-2000)

### 12.76.020: PERMITTED USES:

The uses listed under HC in the table in section 12.56.040 of this title as permitted uses are allowed. (Ord. 2001-13, 11-19-2001)

### 12.76.030: CONDITIONAL USES:

In addition to the uses authorized by section 12.76.020 of this chapter, the uses listed under HC in the table in section 12.56.040 of this title are allowed if a conditional use permit is issued. (Ord. 2001-13, 11-19-2001)

### 12.76.040: DEVELOPMENT STANDARDS:

Development standards in the HC district shall be as follows:

A. Minimum Lot Area: Ten thousand (10,000) square feet.

B. Floor Area Ratio: 0.5.

C. Maximum Lot Coverage: Fifty percent (50%).

D. Minimum Lot Width: Seventy feet (70').

E. Maximum Height: Forty feet (40').

F. Minimum Setbacks:

Front 20 feet

Rear 10 feet

Side 10 feet

G. Parking: Parking requirements as specified in chapter 12.120 of this title.

H. Landscaping: Landscaping requirements as specified in chapter 12.124 of this title. (Ord. 2000-03, 8-7-2000)

## CHAPTER 12.88 I INDUSTRIAL DISTRICT

### 12.88.010: INTENT:

The intent of the industrial (I) district is to provide areas for general industrial, manufacturing, wholesale, and service uses needed by the city and region subject to regulation necessary to protect other nearby uses from hazards, noise and other disturbances. (Ord. 2000-03, 8-7-2000)

### 12.88.020: PERMITTED USES UPON GRANT OF SITE PLAN PERMIT:

The uses listed under I in the table in section 12.56.040 of this title as permitted uses are allowed upon grant of a site plan permit. (Ord. 2001-13, 11-19-2001)

### 12.88.030: CONDITIONAL USES:

In addition to the uses authorized by section 12.88.020 of this title, the uses listed under I in the table in section 12.56.040 of this title are allowed if a conditional use permit is issued. (Ord. 2001-13, 11-19-2001)

### 12.88.040: DEVELOPMENT STANDARDS:

The development standards in the I district shall be as follows:

A. Minimum Lot Area: Ten thousand (10,000) square feet.

B. Floor Area Ratio: 0.5.

C. Maximum Lot Coverage: Ninety percent (90%).

D. Minimum Lot Width: Fifty feet (50').

E. Maximum Height: Fifty feet (50').

F. Minimum Setbacks:

Front      20 feet

Side        10 feet

Rear        10 feet

G. Parking: Parking requirements as specified in chapter 12.120 of this title.

H. Landscaping: Landscaping requirements as specified in chapter 12.124 of this title.

I. Design Guidelines: In addition to these standards, the city of Gonzales has adopted "Industrial District Design Guidelines" by resolution in order to further protect the public

health, safety and welfare and to contribute to a positive living and working environment within the city. The city's intent is that the principles set forth in the "Industrial District Design Guidelines" shall be incorporated to the maximum feasible extent in all new development, redevelopment, and building expansion in the industrial zoning district. Where conflicts exist between the mandatory standards of this section, and the guidelines, applicant shall be required to conform to the minimum district standards. However, the intent of the guidelines is also expected to be met to the fullest possible extent, and each applicant shall be required to clearly explain and justify why his or her project cannot comply with the guidelines, or any part thereof. A high degree of conformance to the guidelines shall be a positive factor in the city's consideration of project approval. (Ord. 2005-40, 11-21-2005)