

Exhibit B

FMC Section 17.03.012 ZONING TEXT AMENDMENTS

Proposed amendments are in ~~strike-out~~ (deleted text) and red underline (added text).

17.03.012 Multifamily residential zoning district (R-M).

A. Purpose. The RM district is intended to be applied in areas of the city where it is reasonable to permit and protect medium-high density apartment, townhouse, and condominium development. The RM district is intended to be applied in existing medium-high density areas, as well as other developed areas to encourage higher-density development and in undeveloped areas to allow for large-scale development projects.

B. Principal Permitted Uses.

1. Multifamily dwelling units. Projects requesting deviation from the Objective Planning Standards for Mixed-Use Residential and Multifamily Development, adopted pursuant to Resolution 2023-26 or as later amended by the city council (hereinafter the “multifamily design standards”), are subject to design review approval, pursuant to the provisions of Chapter 17.07 FMC;

2. Single room occupancy (SRO) facilities, subject to R-M zone density, open space, and setback requirements, and the provisions of FMC 17.06.184.7.

C. Permitted Accessory Uses. Subject to the provisions of FMC 17.06.001 and 17.06.002:

1. One second residential dwelling per lot, subject to the provisions of FMC 17.06.183;
2. Child care facilities with eight or fewer children, subject to the provisions of FMC 17.06.020;
3. Community care facilities for six or fewer (FMC 17.08.152);
4. Home occupations, subject to the provisions of FMC 17.06.071;
5. Private garages and parking areas;
6. Garage and yard sales, subject to the provisions of FMC 17.06.060;
7. Keeping of not more than two household pets on each lot, subject to the provisions of FMC 17.06.006;
8. Public parks, playgrounds, and other public recreational uses;
9. Other accessory uses and buildings customarily appurtenant to a permitted use.

D. Conditional Uses. Subject to securing a use permit, and design review approval with the exception of single-family dwellings pursuant to the provisions of Chapter 17.07 FMC:

1. Rest homes;
2. Hospital offices;
3. Community care facilities with seven or more (FMC 17.08.152);
4. Bed-and-breakfast inns, subject to the provisions of FMC 17.06.010;
5. Mobile home parks, subject to the provisions of FMC 17.06.123;
6. Child care facilities with nine or more children, subject to the provisions of FMC 17.06.020;

7. Single-family dwellings;

8. Principal permitted uses in the neighborhood commercial (N-C) zoning district: (FMC 17.03.020).

E. Height Regulations. Maximum height limit, except as provided for in FMC 17.05.070:

1. One foot in building height for every foot of setback from any property line adjacent to developed single-family areas or undeveloped single-family districts, up to a maximum of the lesser of 40 feet or three stories;
2. Two feet in building height for every foot of setback from any property line adjacent to developed two-story single-family areas, up to a maximum of the lesser of 40 feet or three stories.

F. Lot Standards, Yards, and Floor Area Ratio. The following minimum requirements shall be observed, subject to the provisions of FMC 17.05.240 and Chapter 17.06 FMC, except where increased for conditional uses:

Minimum Net Lot Area (Sq. Ft.)	Lot Width (Ft.)	Minimum Lot Depth	Minimum Depth or Width in Feet of Required Yards			
			Front	Side	Rear	Public Street
10,000	80	3 times lot width	20	5	10	10

1. Minimum net lot area may be reduced under the planned development provisions in FMC 17.07.080;
2. Minimum lot width may be reduced under the planned development provisions in FMC 17.07.080;
3. Zero Lot Line Option. All or part of the setback and height requirements of interior yards along property lines adjoining other private lots may be waived with the written permission of the property owner of the private lot adjoining the yard that is being encroached upon. Such written permission shall take the form of a zero lot line option agreement that shall be recorded on the chain of title of the adjoining property being affected.

The zero lot line option agreement shall describe the extent of such waiver. All construction utilizing this option shall be subject to design review approval. All Uniform Building Code requirements resulting from the use of an interior setback of less than the normal zone requirements shall be met by the construction. In no case shall a zero lot line option be approved that would prevent emergency access to all portions of the lot;

4. Nonresidential use floor area ratio shall not exceed 0.60, and the mixed-use floor area ratio shall not exceed 0.80.

G. Other Regulations.

1. Required Open Space. At least 40 percent of the area of a lot shall be open space, not covered by buildings, parking spaces, or driveways, as provided in accordance with FMC 17.05.141. This standard shall apply to all residential multifamily developments. This standard may be reduced or modified for any other use in the RM zone, as approved by the planning commission through the conditional use permit process.
2. Covered Parking and Storage Area. Covered parking shall be provided in accordance with FMC 17.05.140. In lieu of covered parking, enclosed, lockable storage areas at least six feet in height may be provided on the following per unit basis:

1 bedroom	12 square feet
2 bedroom	21 square feet
3 bedroom	30 square feet

3. Off-Street Parking. Off-street parking shall be required for all uses, as provided in accordance with FMC 17.05.140.

4. Landscaping and Screening. At least 20 percent of the lot shall be landscaped and screened, as prescribed in FMC 17.05.110. This standard applies only to subdivisions of land completed after December 17, 1990, or to larger lots as determined by the zoning administrator. The amount of landscaping and screening for smaller lots created prior to December 17, 1990, shall be determined by the planning commission.

5. Review Procedures. As prescribed in Chapter 17.07 FMC.

6. Signs shall comply with all provisions of FMC 17.05.180.