

## Exhibit C

### FMC Section 17.03.020 ZONING TEXT AMENDMENTS

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

#### **17.03.020 Neighborhood commercial zoning district (N-C).**

A. Purpose. The purpose of the N-C district is to provide locations for convenience retail shopping facilities and services adequate to supply the daily needs of residential neighborhoods of Fortuna. The N-C district shall be established in accordance with the local service commercial or boulevard commercial designations of the Fortuna general plan or any applicable area plan, where analysis of residential population demonstrates that such facilities are required.

#### B. Principal Permitted Uses.

1. Professional offices;
2. Antique, art, music, and hobby stores;
3. Cleaning and dyeing establishments;
4. Dry goods stores;
5. Food stores;
6. Household appliance, radio, and TV repair establishments (small scale);
7. Restaurants seating less than 100 persons, including service of alcoholic beverages at tables and a bar;
8. Sporting goods stores;
9. Barber and beauty shops;
10. Child care facilities with eight or fewer children, subject to the provisions of FMC 17.06.020 (where a use permit is obtained for the residential use prior to establishment of the child day care facility);
11. Community care facilities for six or fewer (FMC 17.08.152) (where a use permit is obtained for the residential use prior to establishment of the community care facility);
12. Bed-and-breakfast inns;
13. Multifamily dwelling units having the density, open space, and setback requirements of the R-M zone, each in a manner consistent with the multifamily design standards;
14. 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. Public parks, playgrounds, and other public recreational uses;
2. Accessory uses and buildings customarily appurtenant to a permitted use, such as incidental storage facilities.

#### D. Conditional Uses. Subject to securing a use permit pursuant to the provisions of Chapter 17.07 FMC:

1. Single-family dwellings;

2. Mobile home parks, subject to the provisions of FMC 17.06.123;
3. Child care facilities with nine or more children, subject to the provisions of FMC 17.06.020;
4. Public and quasi-public buildings and uses, not to include service centers, storage or repair yards, warehouses, or similar uses;
5. Community care facilities for seven or more (FMC 17.08.152);
6. Service stations, subject to the provisions of FMC 17.06.184;
7. Social halls and nonprofit clubs, subject to the requirements of FMC 17.06.185;
8. Plant nurseries;
9. Shopping centers, which are subject to all three of the following:
  - a. Minimum size of one acre; and
  - b. Placement of the design control combining of -D zone on the entire project site; and
  - c. Approval of the final site plan by the city council, after review by the planning commission;
10. Special schools;
11. Mobile food vending.

E. Height Regulation. The maximum building height shall be 35 feet, except as provided for in FMC 17.05.070.

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.)	Minimum Lot Width (Ft.)	Minimum Depth or Width in Feet of Required Yards		
		Front	Side	Rear
2,000	25	None, except that where frontage is in a block that is partially in an R zone, the front yard shall be the same as that required in such R zone.	None, except that a side yard of an interior lot abutting an R zone shall be not less than the front yard required in such R zone.	15, except where a rear yard abuts on an alley, such rear yard may be not less than five feet. Exceptions to this requirement may be granted through a use permit.

1. Floor area ratio shall not exceed 0.35.

G. Other Regulations.

1. Off-street parking shall be required for all uses, as provided in FMC 17.05.140.
2. Landscaping. All parts of the required front yard except the area used for walks and driveways shall be landscaped as prescribed in FMC 17.05.110.
3. Indoor Uses. All uses shall be conducted wholly within a completely enclosed building, except for service stations, off-street parking and loading facilities, plant nurseries, mobile food vending, newspaper stands, ice machines, and kindred uses. Except for nursery stock and the farmers' market, all merchandise shall be stocked indoors. Goods for sale shall consist primarily of new merchandise and shall be sold at retail on the premises, except for occasional sidewalk or parking lot sales.

4. Pre-existing nonconforming uses as determined by the planning commission shall be exempt from subsection (C) of this section. A list of pre-existing, nonconforming uses shall be prepared by the planning commission and placed on file in the office of the city clerk.
5. If the commercial use for any parcel changes from its current use, the new use must conform with the existing zoning and parking requirements.
6. Signs shall comply with all provisions of FMC 17.05.180.
7. Design review procedures as prescribed in FMC 17.07.100.