

Exhibit D

FMC Section 17.03.021 ZONING TEXT AMENDMENTS

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

17.03.021 Retail commercial zoning district (R-C).

A. Purpose. The purpose of the R-C district is to stabilize, improve, and protect the commercial characteristics of the retail business district of the city. The R-C district is intended to provide a complete and intensive commercial center in the downtown commercial area.

B. Principal Permitted Uses.

1. Art, music, and hobby stores;
2. Business administration offices;
3. Business service establishments;
4. 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);
5. 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);
6. Department stores;
7. Dry goods stores;
8. Financial institutions;
9. Furniture and appliance stores;
10. Hotels and nonprofit clubs;
11. Miscellaneous retail stores;
12. Motion picture and live theaters, concert halls, and assembly halls;
13. Professional offices;
14. Recreation and sports stores;
15. Restaurants including bars, dancing and entertainment;
16. Special schools;
17. Bed-and-breakfast inns, subject to the provisions of FMC 17.06.010;

18. 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.

19. 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. Accessory uses and buildings customarily appurtenant to a permitted use, subject to the provisions of FMC 17.06.001 and 17.06.002.

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

1. Automobile rental agencies, commercial parking lots and parking structures, and service stations subject to the provisions of FMC 17.06.184;

2. Automotive services, general;

3. Child care facilities with nine or more children, subject to the provisions of FMC 17.06.020;

4. Commercial recreation facilities subject to the following:

a. Ingress and egress shall be at least 20 feet from any property line;

b. Landscape and screening provisions of FMC 17.05.110 shall be followed;

5. Community care facilities for seven or more (FMC 17.08.152);

6. Contractors' shops and yards;

7. Food stores;

8. Major retail development, subject to the provisions of FMC 17.06.120;

9. Mortuaries, crematories, and columbaria;

10. Plant nurseries;

11. Shopping centers, which are subject to all three of the following:

a. Minimum size of two acres, including adjacent and associated lots developed, managed, or owned by the same party, which may or may not be enjoying joint reciprocal parking and/or access; and

b. Placement of the -D design control combining zone on the entire project site; and

c. Approval of the final site plan by the city council after review by the planning commission;

12. Warehousing and wholesaling;

13. Single-family dwellings.

E. Height Regulations. No building or structure shall exceed 48 feet in height, except as provided 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.)	Lot Coverage (Max %)	Minimum Depth or Width in Feet of Required Yards		
		Front	Side	Rear
2,000	100	None	None, except when abutting an R district, then not less than 15 feet.	None, except when abutting an R district, then not less than 15 feet. Exceptions may be granted through a use permit.

1. Nonresidential floor area ratio shall not exceed 1.0, except that the floor area ratio for a mixed use shall not exceed 2.0.

G. Other Regulations.

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

2. Landscaping. All undeveloped parts of the lot 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 said 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 to the existing zoning and parking requirements.

6. Commercial and industrial uses are subject to review under FMC 17.07.100, Design Review, with the exception that noticing property owners within 300 feet of the property as specified in FMC 17.07.100(H), Notice, shall not be required.

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