

Exhibit E

FMC Section 17.03.022 ZONING TEXT AMENDMENTS

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

17.03.022 Commercial thoroughfare zoning district (C-T).

A. Purpose. The purpose of the C-T district is to provide for retail, wholesale, highway, and heavy commercial uses, along with amusement, transient residential, warehousing and distribution, maintenance, repair, and servicing activities. C-T districts are to be established in zones of two acres or larger and shall be located only in the immediate vicinity of arterial streets, freeways, or the service/frontage drives thereof.

B. Principal Permitted Uses.

1. Automotive services, general;
2. 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);
3. Commercial recreation facilities, such as swimming pools, bowling alleys, skating rinks, and dance halls;
4. 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);
5. Convenience markets, not to exceed 3,000 square feet in gross floor area;
6. Food stores with at least 3,000 square feet of gross floor area;
7. Motels;
8. Offices;
9. Plant nurseries, greenhouses, and fruit stands;
10. Restaurants, including bars, dancing, and entertainment;
11. Restaurants, drive-in;
12. Retail shops for sale of auto parts and accessories, souvenirs, curios, and other similar products, primarily to serve the touring public;
13. Bed-and-breakfast inns, subject to the provisions of FMC 17.06.010.
14. Emergency homeless shelters in the areas shown on the homeless shelters zoning maps (Exhibit C attached to Ordinance 2012-698);

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. Auto body, fender, and radiator shops;
2. Ambulance service, mortuary, crematorium, or columbarium;
3. Child care facilities with nine or more children, subject to the provisions of FMC 17.06.020;
4. Community care facilities with seven or more (FMC 17.08.152);
5. Commercial stables;
6. Contractors' shops and yards;
7. Live theater;
8. Equipment rental and storage;
9. Light service industries, as defined by resolution of the city council;
10. Major retail development, subject to the provisions of FMC 17.06.120;
11. Mobile home parks, subject to the provisions of FMC 17.06.123;
12. Public and quasi-public buildings and uses, including corporation yards, warehouses, and similar uses;
13. Recreational vehicle parks, subject to FMC 17.06.170;
14. Residential uses that conform with the density, open space and setback requirements of the RM zone, subject to design review under Chapter 17.07 FMC, with the exception of single-family dwellings;

15. 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.

~~15~~16. Shopping centers, which are subject to all four 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; and

- d. All principal permitted uses allowed in the R-C zone;
- 167. Veterinary facilities, subject to the provisions of FMC 17.06.210;
- 178. Secondhand stores;
- 189. Warehousing and wholesaling, when completely enclosed inside a building;
- 19 20. Mobile food vending.

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.)	Minimum Lot Width	Minimum Depth or Width in Feet of Required Yards		
		Front	Side	Rear
6,000	60	15	None, except when abutting an R district, then not less than 15 ft.	10, except when abutting an R district, then not less than 20 feet. Exceptions may be granted through a use permit.

- 1. Nonresidential floor area ratio shall not exceed 0.8, except that the floor area ratio for a mixed use shall not exceed 2.0.

G. Other Regulations.

- 1. Off-Street Parking. Paved off-street parking and loading facilities shall be required for all principal permitted, accessory, and conditional uses, subject to the provisions of FMC 17.05.140.
- 2. Landscaping. All portions of the required front yard not used for access shall be landscaped, in accordance with FMC 17.05.110.
- 3. Indoor Use. All uses shall be conducted wholly within a completely enclosed building, except for service stations, off-street parking and loading facilities, plant nurseries, newspaper stands, ice machines, and kindred uses. Except for nursery stock, all merchandise shall be located 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. Pre-existing nonconforming uses as determined by the planning commission shall be exempt

from this subsection. 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.

4. Shopping Centers. In a shopping center, not less than two percent of the parking area shall be landscaped and maintained, of which not more than one percent may be placed at any one location. The periphery of the site qualifies as a single location. In a shopping center, the provisions of FMC 17.05.140(D) do not apply. Automobile parking spaces shall be provided at the rate of four and three-tenths parking spaces for each 1,000 square feet of gross leasable floor area. All other provisions of FMC 17.05.140 shall apply to shopping centers.

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.