

## Exhibit F

### FMC Section 17.03.030 ZONING TEXT AMENDMENTS

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

#### **17.03.030 Light industrial zoning district (M-1).**

A. Purpose. The purpose of the M-1 district is to provide for the establishment of areas where light manufacturing, wholesaling, storage, and transfer functions can serve the community's need for industrial activities not offensive to nearby commercial and residential uses. The M-1 zone is consistent with the industrial land use designation of the Fortuna general plan.

#### B. Principal Permitted Uses.

1. Any manufacturing, processing, assembling, contracting, repair, office, research, transportation, transfer, storage, wholesale, or administrative use, except those listed in FMC 17.03.031(C) and (D);
2. Emergency homeless shelters in the areas shown on the homeless shelters zoning maps (Exhibits B-1, B-2 and C attached to Ordinance 2012-698).
3. Short-order convenience grocery markets with a gross floor area not to exceed 3,000 square feet;
4. Public buildings.

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

1. Incidental services such as cafeterias to serve employees, when conducted in an enclosed building and entered from within the site, and mobile food vending;
2. Other accessory uses and buildings customarily appurtenant or appropriate to a permitted use.

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

1. Animal hospitals and kennels;
2. Animal feed and sales yards;
3. Automobile salvage and wrecking operations and metal and waste rag, glass, and paper salvage operations; provided, that all operations are conducted behind a solid screen not less than six feet in height;
4. Living quarters that conform to the required yard setbacks of the R1-10 District (FMC 17.03.011) and which may include mobile homes for security guards, caretakers, watchmen, or similar employees of a principal permitted use;

5. 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.

5.6. Stockyards and slaughterhouses;

6. 7. Any other use that is of the same general character as the above conditional uses.

E. Height Regulations.

1. No building shall exceed a height of four stories, not to exceed 48 feet; except as provided by FMC 17.05.070.

2. Within 200 feet of the boundary of any R district, no building or structure shall exceed the maximum height permitted in such adjoining R district.

3. Within the area covered by the Rohnerville Airport zoning ordinance, no building or structure shall exceed the height limitation established by that ordinance, or the airport land use commission.

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

Minimum Net Lot Area (Sq. Ft.)	Lot Coverage (Max. %)	Minimum Depth or Width in Feet of Required Yards		
		Front	Side	Rear
10,000	60	20	10 feet, except when adjoining an R district designated for future residential development in the Fortuna general plan, then not less than 50 feet.	50 feet; may be reduced to 20 feet by conditional use permit.

1. Pumps dispensing fuel directly into a motor vehicle shall maintain the setbacks required in FMC 17.06.184.

2. Watchmen or caretaker residential units shall meet the setbacks of FMC 17.03.011(F).

3. Nonresidential 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. Signs shall comply with all provisions of FMC 17.05.180.

3. Design review procedures as prescribed in FMC 17.07.100.