

Exhibit G

FMC Section 17.03.031 ZONING TEXT AMENDMENTS

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

17.03.031 Heavy industrial zoning district (M-2).

A. Purpose. The purpose of the M-2 district is to provide appropriate sites for manufacturing and processing uses that, by their nature, require locations buffered from other uses so as not to create nuisances or have deleterious effects upon neighboring properties.

B. Principal Permitted Uses.

1. Any manufacturing, processing, assembling, contractors' offices, research, wholesale, or storage use is permitted that is not otherwise prohibited in the statutes of the state or the municipal ordinances of the city;
2. Public and quasi-public buildings and uses.

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. Living quarters, which may include mobile homes for security guards, watchmen, caretakers, or similar employees of a principal permitted use.

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.

E. Height Regulations. No building or structure shall exceed a height of 48 feet, except as follows:

1. 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.
2. 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.
3. As provided by FMC 17.05.070.

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

Minimum Net Lot Area (Sq. Ft.)	Lot Coverage	Minimum Depth or Width in Feet of Required Yards		
		Front	Side	Rear
20,000	No requirements	20	10, except when adjoining an R district designated for future residential development in the Fortuna general plan, then not less than 50 feet.	50; may be reduced to 20 feet by conditional use permit.

1. Nonresidential floor area ratio shall not exceed 0.35.

G. Other Regulations.

1. Performance Standards. All uses shall be subject to initial and continued compliance with performance standards set forth by the city.
2. Off-Street Parking. Off-street parking and loading facilities shall be required for all uses, as provided in FMC 17.05.140.
3. Landscaping. All portions of the required front yard not used for access shall be landscaped in accordance with the standards of FMC 17.05.110.
4. Signs shall comply with all provisions of FMC 17.05.180.