

ORDINANCE NO. 25-20

AN ORDINANCE REPEALING CHAPTER 17.170 (MURRAY CITY CENTER DISTRICT MCCD) OF THE MURRAY CITY MUNICIPAL CODE, ADOPTING AND ENACTING CHAPTER 17.171 (MURRAY CITY CENTER FORM BASED CODE CC-FBC) TO ESTABLISH THE MURRAY CITY CENTER FORM BASED CODE, AND MAKING OTHER NECESSARY LANGUAGE CHANGES TO THE CITY CODE TO REFLECT THE CHANGE FROM THE MCCD TO THE CC-FBC.

PREAMBLE

In May 2024, the Murray City Municipal Council adopted the Murray City Center District Strategic Plan. This Strategic Plan built upon the City's existing planning documents including the City's 2017 General Plan and the Murray City Center District Guidelines adopted in 2022. These documents contain goals and initiatives for the City Center area including the recommendation of establishing and implementing a form based code. The form based code is intended to support those goals and help achieve the City's vision for the long-term development of the City Center Area.

The development of the City Center Form Based Code ("CC-FBC") was overseen by a steering committee that was made up of outside consultants, City Planning Staff, and City Council and Planning Commission members. As part of the development process, the steering committee met regularly and held a public open house, and the outside consultant made frequent presentations to both the Planning Commission and the City Council to receive comments and further refine the direction of the CC-FBC throughout the drafting process.

The proposed CC-FBC Zone would replace the City's existing Murray City Center District (MCCD) Zone, and the boundaries of the CC-FBC would then be expanded to cover existing properties within the MCCD and three additional properties currently located within the C-D (Commercial Development) Zone.

These proposed changes will further the objectives of the 2017 General Plan to provide a variety of housing types and to revitalize critical areas of the City, and will help stimulate reinvestment in deteriorating areas of the City to support growth, enhance the image of the community, and support quality mixed-use development in the City Center.

NOW, THEREFORE, be it enacted by the Murray City Municipal Council as follows:

Section 1. Purpose. The purpose of this Ordinance is to repeal Chapter 17.170 (Murray City Center District MCCD) of the Murray City Municipal Code and adopt and enact Chapter 17.171 (City Center Form Based Code) of the Murray City Municipal Code establishing the Murray City Center Form Based Code, and to make other necessary language changes to the City Code to reflect the change from the MCCD to the CC-FBC.

Section 2. Repeal. Chapter 17.170 (Murray City Center District M CCD) of the Murray City Municipal Code is hereby repealed.

Section 3. Adoption and Enactment. Chapter 17.171 (City Center Form Based Code) of the Murray City Municipal Code establishing the City Center Form Based Code as set out in Attachment A (incorporated fully herein by this reference) is hereby adopted and enacted.

Section 4. Necessary Language Changes. As a result of repealing Chapter 17.170 and enacting Chapter 17.171, all references to the M CCD throughout the Murray City Municipal Code shall be amended to reflect the new CC-FBC district as follows:

2.41.070: HISTORIC SITES INVENTORY AND REGISTER:

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C. Historic Sites Register:

1. Established: The Murray City History Advisory Board shall compile a Historic Sites Register of significant buildings, objects, structures, sites, or districts. The purpose of the register is to educate the community about the City's past and its historic resources, encourage preservation of historic structures and sites, and recognize owners of historic properties for their contributions to protecting and preserving the community's heritage.

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D. Alterations And Demolitions:

1. Applicants requesting land use approval, building permit, or a demolition permit for buildings or sites which qualify for the inventory or are listed on the Historic Sites Register must complete a form provided by the board which describes the proposed action including demolition or alterations of the following historical features of designated historic sites: exterior finish materials, window dimension and placement, rooflines, and additions or removals which change the existing building footprint.

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F. Relationship Of the City Center Form Based Code (CC-FBC) To Historic Sites Register: Buildings within the CC-FBC may be recorded on the register individually or as a district; but shall follow all policies as outlined in title 17, chapter 17.170 of this Code regarding alterations and demolition.

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17.04.130: FEES:

Fees may be charged applicants for subdivision, rezoning, building, occupancy, and conditional use permits, design review and planned unit development approval, City Form Based Code District review, certificate of appropriateness review, and Smelter Site Overlay District permit review, Planning and Zoning Commission and Appeal Authority hearings, and such other services performed by the City pursuant to this title. Such fees shall be established by the Mayor in a written schedule and shall be in amounts reasonably necessary to defray costs of processing the applications. The written schedule of the fees shall be available for public inspection in the Public Works Department and City Recorder's Office. (Ord. 18-06)

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17.16.040: SCOPE AND STANDARD OF REVIEW:

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D. 1. Except as provided in subsection D2, the hearing officer shall determine whether the record on appeal includes substantial evidence for each essential finding of fact.

2. For appeals under the CC-FBC review approval process , the hearing officer shall uphold the decision so long as the decision was not arbitrary or capricious.

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17.43.010: DEFINITIONS:

A. "Primarily Residential" for the purposes of this chapter and any applicable state law means the following zoning districts:

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Mixed Use Development District M-U

Transit Oriented Development District TOD

City Center Form Based Code District CC-FBC

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17.48.180: TRANSIT ORIENTED DEVELOPMENT, CITY CENTER FORM BASED CODE DISTRICT AND MIXED-USE ZONE SIGNS:

In the Transit Oriented Development, City Center Form Based Code District and Mixed-Use Zones, on premises signs are permitted as follows:

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B. Detached Signs:

1. Pole Signs:

a. Shall only be allowed for developments which provide a plaza, outdoor dining area, or other similar area and shall be located adjacent to said area.

b. Shall have a minimum clearance of eight feet (8') and shall not exceed a maximum height of fifteen feet (15').

c. The maximum sign area shall be limited to twenty four (24) square feet.

d. If externally illuminated, the shielded light sources must be directed solely onto the sign without causing glare.

2. Street Light/Banner Signs:

a. Banners may be attached to banner arms on light standards between sixteen feet (16') and twenty three feet (23') in height within the CC-FBC Zone (see figure 21 of this subsection B2a).

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17.62.040: DEVELOPMENT STANDARDS:

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C. A residential condominium project shall have a minimum lot area of one acre. The condominium project is also subject to the land use regulations of the specific zone in which the condominium project is located. (The CC-FBC, MU, and TOD mixed use zones have specific regulations for development and are excluded from this minimum residential lot area requirement.)

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M. Each multi-family residential project shall meet the following standards for open space and recreational areas:

All residential condominiums require a minimum area of one acre and adequate usable area open space shall be provided which shall not be less than ten percent (10%) of the site area. The required open space shall be a usable common area not occupied by dwellings and accessory structures, parking areas, streets, alleys, wetlands and similar uses. Common area open space shall include recreation uses such as playground, sports court, gazebo, landscaped park, and/or similar facilities as approved by the planning commission. (The CC-FBC, MU and TOD are mixed use zones which have other development regulations and are exempt from this area requirement.)

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17.68.040: REQUIREMENTS:

A. Perimeter:

1. Front Setback Areas:

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c. In no case shall the front landscaped area be less than ten feet (10') behind the back side of sidewalk or street right of way line, except in the TOD, M-U and CC-FBC districts,

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17.72.100: ACCESS REQUIREMENTS:

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C. Other Than Residential Lots: For other than residential lots, access shall be provided to meet the following requirements:

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4. Landscaping Required: Landscaping shall be provided along the entire frontage of the property to a minimum depth of ten feet (10'), except for permitted driveways. Sprinkling systems shall be installed and permanently maintained within the landscaped area. The landscaped area shall be surrounded by an eight inch (8") high poured concrete curb. Landscaping setbacks in the TOD, M-U, and CC-FBC districts shall comply with the TOD, M-U, and CC-FBC regulations respectively.

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17.80.120: WHERE ALLOWED:

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D. A conditional use permit for the relocation of an existing, legal nonconforming monopole in the CC-FBC Zone District to another location within the CC-FBC Zone District may be granted only if the Planning Commission finds:

1. The monopole otherwise meets the requirements of subsection 17.80.040B3 of this chapter and does not exceed one hundred feet (100') in height;

2. The monopole will be placed on a parcel which is occupied by a civic or nonresidential use, such a school, fire station, church, or other use which is legally located in the CC-FBC Zone District;

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17.82.050: ALLOWED FACILITIES:

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E. Zoning Districts:

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2. The CC-FBC, TOD and M-U zoning districts of the City are mixed-use districts which emphasize the design of public improvements. As a condition for approval in these zones a provider shall consider the aesthetics of the existing street lights and other city infrastructure near proposed SWF locations and shall adhere to reasonable design or concealment measures to include the following where technically and economically feasible consistent with Title 54 Chapter 21 of the Utah Code:

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TABLE 1

SUMMARY OF SMALL WIRELESS FACILITIES AS ALLOWED
BY ZONING DISTRICT AND MOUNTING TYPES

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Zoning District	SWF Attached to Existing Monopole	SWF Attached To New Monopole	SWF Attached To Existing Utility Pole	SWF Attached To New Utility Pole	SWF Attached To Light Pole	SWF Ground Equipment	SWF Attached To Utility Line (Micro-Wireless Facility)	SWF Attached to Traffic Signals And Street Signs
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TOD	P	P	P	P	P	P	P	P
CC-FBC	P	P	P	P	P	P	P	P
B-P	P	P	P	P	P	P	P	P

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17.84.010: ZONES ESTABLISHED:

For the purposes of this title, the territory of the City to which this title applies is divided into the following zoning districts:

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Transit Oriented Development District TOD

City Center Form Based Code District CC-FBC

Business Park District B-P

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17.168.090: PARKING REGULATIONS:

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C. Parking structures and decks should provide the majority of parking in the TOD Zone.

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Section 5. Effective date. This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on
this 17th day of June, 2025.



MURRAY CITY MUNICIPAL COUNCIL


Pam Cotter, Chair

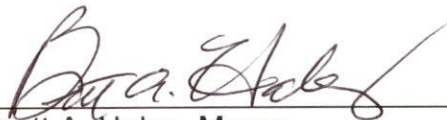
ATTEST:


Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this 26th day of
June, 2025.

MAYOR'S ACTION: Approved

DATED this 26 day of June, 2025.

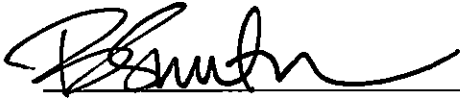

Brett A. Hales, Mayor

ATTEST:


Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published
according to law on the 26th day of June, 2025.



Brooke Smith, City Recorder

ATTACHMENT A

MURRAY CITY CENTER FORM BASED CODE