

ORDINANCE NO. 26-21

AN ORDINANCE AMENDING SECTIONS 17.171.050, 17.171.080, AND 17.171.100 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO PROVISIONS OF THE MURRAY CITY CENTER FORM BASED CODE ADDRESSING STREET-FACING ENTRANCES ON MULTI-FAMILY UNITS, REQUIRED BICYCLE PARKING FOR MULTI-FAMILY DEVELOPMENTS, AND MINOR MODIFICATIONS TO APPROVED SITE PLANS

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend Sections 17.171.050, 17.171.080, and 17.171.100 of the Murray City Municipal Code relating to provisions of the Murray City Center Form Based Code addressing street-facing entrances on multi-family units, required bicycle parking for multi-family developments, and minor modifications to approved site plans.

Section 2. Amend sections 17.171.050, 17.171.080, and 17.171.100 of the Murray City Municipal Code. Sections 17.171.050, 17.171.080, and 17.171.100 of the Murray City Municipal Code shall be amended and read as set out in Attachment A (incorporated fully herein by this reference).

Section 3. Effective date. This Ordinance shall take effect upon first publication.

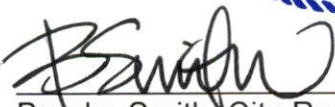
PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 4th day of August 2026.



MURRAY CITY MUNICIPAL COUNCIL


Adam Hock, Chair

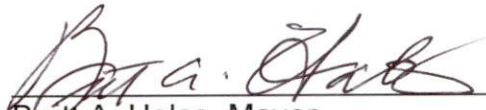
ATTEST:


Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this 11th day of August, 2026.

MAYOR'S ACTION: Approved

DATED this 11th day of August, 2026.


Brett A. Hales, Mayor

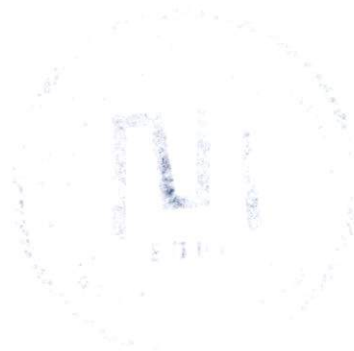
ATTEST:


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CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published according to law on the 11th day of August, 2026.


Brooke Smith, City Recorder



ATTACHMENT A

MURRAY CITY FORM BASED CODE AS
AMENDED ON August 4, 2026

D. APPROVAL BY DEGREE OF CHANGE

The degree of modification of an approved site plan determines which body must approve the changes. The percentage of change is determined by city planning staff through a review of the letter of application and a comparison of the original, approved site plan and the modified site plan.

1. CHANGES LESS THAN 10%

Minor modification of less than 10% of an approved site plan must be approved by city planning staff.

2. CHANGES FROM 10% TO 20%

Minor modifications of between 10% and up to 20% of an approved site plan must be approved by CED staff.

3. CHANGES GREATER THAN 20%

Minor modifications greater than 20% of an approved site plan must be approved by the ARC.

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2. CHANGES FROM 10% TO 20%

Minor modifications of between 10% and up to 20% of an approved site plan must be approved by **written decision of CED Director**.

3. CHANGES GREATER THAN 20%

Minor modifications greater than 20% of an approved site plan must be approved by the ARC.

Table 8.1 - Parking Site Requirements	
SETBACK (surface lot)	
1. Front Street	30'-0" min.
2. Side Street/Rear Street	5'-0" min.
3. Side	5'-0" min.
4. Rear	5'-0" min.
PARKING DRIVEWAY (surface lot & structured)	
Width	
5. Two-Way	25'-0" max.
6. Right turn in/Right turn out	25'-0" max.
7. One-Way	16'-0" max.
Corner Lot	
8. Location	side street or rear street
9. Distance from Corner	35'-0" min.
Interior Lot	
10. Location	shared driveway, rear street, front street as last resort
BICYCLE PARKING	
11. Bicycle parking to be provided in a secure location	

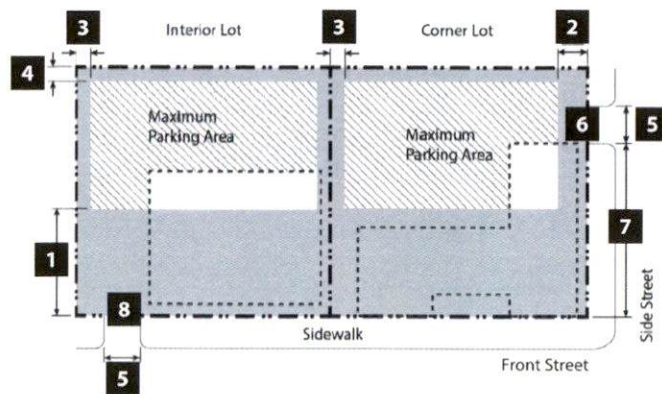


Figure 8.1 - Parking area placement example diagram. Not to scale

3. Bicycle parking facilities shall be a bike rack or bike locker that is firmly affixed to a wall, building, sidewalk, or other permanent structure. The number of bicycle parking spaces shall be equal to the bicycle capacity for which the bike rack or bike locker is designed. The immediate area surrounding bicycle parking spaces shall be sufficiently clear to allow convenient and safe access to cyclists. Table 8.2 indicates the minimum bicycle parking ratio for each given use.
4. Computation. Off-street parking spaces shall be calculated using the following information:
 - (a) Area Measurements. The following units of measurements shall be utilized to calculate parking requirements.

- (i) Dwelling/Rooming Unit. Parking standards for residential uses shall be computed using dwelling unit, rooming unit, or room as the unit of measure, unless otherwise stated.
- (ii) Net Leasable Floor Area. Unless otherwise expressly stated, parking standards for non-residential uses shall be computed using net leasable floor Area. This means gross floor area less the area used for common hallways, mechanical and storage areas, and rest rooms.
- (iii) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on

Table 8.2 - Bicycle Parking Requirements	
USE CATEGORY OR TYPE	MINIMUM REQUIRED BICYCLE PARKING SPACES
1. Multifamily	the greater of either 4 spaces or 0.5 spaces / bedroom
2. Civic & Institutional	2 spaces AND 1 / each additional 10,000 sq. ft.
3. Retail	2 spaces AND 1 / each additional 5,000 sq. ft.
4. Service	2 spaces AND 1 / each additional 5,000 sq. ft.
5. Office/Professional	2 spaces AND 1 / each additional 10,000 sq. ft.
6. Open Space	per the ARC

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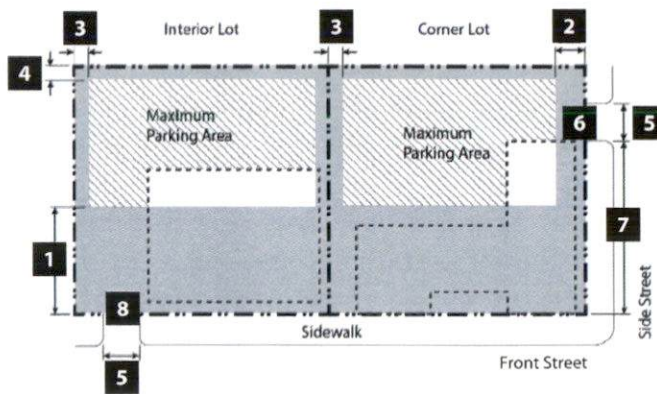


Figure 8.1 - Parking area placement example diagram. Not to scale

- street parking ratios, which may be subject to credits and other reductions, as detailed in this section.
- Bicycle parking facilities shall be a bike rack or bike locker that is firmly affixed to a wall, building, sidewalk, or other permanent structure. The number of bicycle parking spaces shall be equal to the bicycle capacity for which the bike rack or bike locker is designed. The immediate area surrounding bicycle parking spaces shall be sufficiently clear to allow convenient and safe access to cyclists. Table 8.2 indicates the minimum bicycle parking ratio for each given use.
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4. Service	2 spaces AND 1 / each additional 5,000 sq. ft.
5. Office/Professional	2 spaces AND 1 / each additional 10,000 sq. ft.
6. Open Space	per the ARC

building lengths, as measured along the right-of-way property lines, are determined by frontage coverage and setback distances.

16. **Grade Separation.** Ground floor residential units are recommended to be vertically separated by no more than 4'-0" above or below the sidewalk level.
17. **Theme and Unity.** The architectural design within a single development that includes multiple structures shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural theme to be consistent with the development's overall architectural character.
18. **Active Streetscape.** Variation in architecture is encouraged to create a more appealing streetscape. Variety can be achieved through: porches, terraces, plazas, stoops, awnings, galleries, arcades, balconies, and canopies.
19. **Primary entrances for all building types shall be located along the front street facade.**
20. **Vehicle Access Type.** Parking lots and parking structures are accessed from the street via driveway(s). Driveways may be one-way or two-way, which includes right turn in/right turn out driveways. A portal is an opening in the ground floor of a building through which the driveway

passes to connect to a parking lot/structure inside or behind the building.

Driveways shall maintain a sight triangle with a minimum side length of 15'-0" as measured from the face of the curb perpendicular to the street.

21. Police and fire facilities require a special use permit. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 - (a) Garage doors are permitted on the front facade.
 - (b) Exempt from maximum driveway widths.
22. Pursuant to Utah Code 10-9a-534 (effective 1 November 2024), and superseding the FBC requirements where applicable, a requirement for any of the following building design elements shall not be imposed on a one- or two-family dwelling:
 - (a) exterior color;
 - (b) type or style of exterior cladding material;
 - (c) style, dimensions, or materials of a roof structure, roof pitch, or porch;
 - (d) exterior nonstructural architectural ornamentation;
 - (e) location, design, placement, or architectural styling of a window or door;
 - (f) location, design, placement, or architectural styling of a garage door, not including a rear-loading garage door;

- (g) number or type of rooms;
 - (h) interior layout of a room;
 - (i) minimum square footage over 1,000 square feet, not including a garage;
 - (j) rear yard landscaping requirements;
 - (k) minimum building dimensions; or
 - (l) a requirement to install front yard fencing.
23. Pursuant to Utah Code 10-9a-538 (effective 1 November 2024), for residential buildings, no municipal ordinance, resolution, or policy shall prohibit, or effectively prohibit, the following structures from being built within the rear property line building setback:
 - (a) a landing or walkout porch that is:
 - (i) no more than 32 square feet in size; and
 - (ii) used for ingress to and egress from the rear of the residential dwelling;
 - (b) a window well.

Landing is defined as an uncovered, above-ground platform, with or without stairs, connected to the rear of a residential dwelling.

Walkout Porch is defined as an uncovered platform that is on the ground and connected to the rear of a residential dwelling.

building lengths, as measured along the right-of-way property lines, are determined by frontage coverage and setback distances.

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18. Active Streetscape. Variation in architecture is encouraged to create a more appealing streetscape. Variety can be achieved through: porches, terraces, plazas, stoops, awnings, galleries, arcades, balconies, and canopies.
19. Primary entrances for all building types shall be located along the front street facade.
20. Vehicle Access Type. Parking lots and parking structures are accessed from the street via driveway(s). Driveways may be one-way or two-way, which includes right turn in/right turn out driveways. A portal is an opening in the ground floor of a building through which the driveway

passes to connect to a parking lot/structure inside or behind the building.

Driveways shall maintain a sight triangle with a minimum side length of 15'-0" as measured from the face of the curb perpendicular to the street.

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 - (a) Garage doors are permitted on the front facade.
 - (b) Exempt from maximum driveway widths.
22. Pursuant to Utah Code 10-9a-534 (effective 1 November 2024), and superseding the FBC requirements where applicable, a requirement for any of the following building design elements shall not be imposed on a one- or two-family dwelling:
 - (a) exterior color;
 - (b) type or style of exterior cladding material;
 - (c) style, dimensions, or materials of a roof structure, roof pitch, or porch;
 - (d) exterior nonstructural architectural ornamentation;
 - (e) location, design, placement, or architectural styling of a window or door;
 - (f) location, design, placement, or architectural styling of a garage door, not including a rear-loading garage door;

- (g) number or type of rooms;
- (h) interior layout of a room;
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 - (i) no more than 32 square feet in size; and
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18. Active Streetscape. Variation in architecture is encouraged to create a more appealing streetscape. Variety can be achieved through: porches, terraces, plazas, stoops, awnings, galleries, arcades, balconies, and canopies.
19. Primary entrances for all building types shall be located along the front street facade. The ARC may allow alternative residential entrance types if:
 - (a) The units are accessed from a secured interior corridor;
 - (b) Connected to a structured parking facility;
 - (c) The building type maintains an active, pedestrian-oriented streetscape as outlined in

this code and;

- (d) The primary entrance to any residential building meets the entrance standards for building type.
20. Vehicle Access Type. Parking lots and parking structures are accessed from the street via driveway(s). Driveways may be one-way or two-way, which includes right turn in/right turn out driveways. A portal is an opening in the ground floor of a building through which the driveway passes to connect to a parking lot/structure inside or behind the building.

Driveways shall maintain a sight triangle with a minimum side length of 15'-0" as measured from the face of the curb perpendicular to the street.
21. Police and fire facilities require a special use permit. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 - (a) Garage doors are permitted on the front facade.
 - (b) Exempt from maximum driveway widths.
22. Utah Code 10-20-618, and superseding the FBC requirements where applicable, prohibits municipalities from regulating certain building design elements on a one- or two-family dwelling. Refer to cited section for a list of elements.
23. Pursuant to Utah Code 10-20-623, for residential buildings, no municipal ordinance, resolution, or policy shall prohibit, or effectively prohibit, the

following structures from being built within the rear property line building setback:

- (a) a landing or walkout porch that is:
 - (i) no more than 32 square feet in size; and
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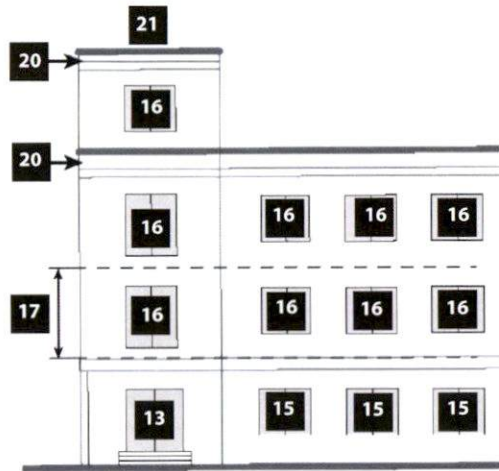


Figure 5.7 - General building street facade diagram shown with corner tower, stoop entry type, and parapet roof type. Not to scale.

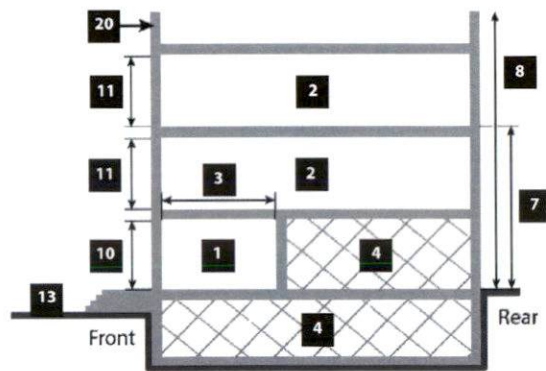


Figure 5.8 - General building height and use diagram shown with basement and rear building interior parking, stoop entry type, and parapet roof type. Not to scale.

Table 5.2 - General Building Requirements Part 1					
FORM DISTRICT	CC	BD	NC	TN	RT
USE					
1. Ground Floor	residential, retail, office, service	retail, office, service			residential, retail, service
2. Upper Floor(s)	residential, lodging, retail, office, service				residential
3. Required Occupied Space	30'-0" min. from the front facade on all full floors				
4. Parking Within Building	permitted fully in any basement and in rear of all other floors				
5. Multiple Principal Buildings	not permitted		permitted		
6. Accessory Structure	not permitted				permitted
HEIGHT					
7. Principal Building Minimum	3 stories	2 stories	2 stories	3 stories	2 stories
8. Principal Building Maximum	6 stories	3 stories (+2SB)	4 stories	8 stories	3 stories
9. Accessory Structure Max.	not permitted				2 stories
10. Ground Floor Height	12'-0" min. 30'-0" max.	12'-0" min. / 24'-0" max.		12'-0" min. 30'-0" max.	10'-0" min. 14'-0" max.
11. Upper Floor(s) Height	9'-0" min. / 14'-0" max.				
STREET FACADE(S) STF = storefront, ARC = arcade, STP = stoop, POR = porch					
12. Principal Entrance Location	front facade		front or corner facade		
13. Principal Entrance Type(s)	STF, ARC, STP			STF, ARC	STF, STP, POR
14. Entrance Spacing	1 per each vertical facade division min. / 1 per ground floor unit min.				
15. Ground Floor Transparency Minimum	20% residential 40% non-res.	40%	35%	40%	35%
16. Upper Floor(s) Transparency Minimum	20% residential 30% non-res.	25%	30%	30%	25%
17. Blank Wall Limitation	required per floor				
18. Vertical Facade Divisions	25'-0" to 40'-0" of facade width				20'-0" to 30'-0" of facade width
19. Horizontal Facade Divisions	within 3'-0" of top of ground floor AND every third floor above first floor				
ROOF TYPE PA= parapet, PI=pitched, F=flat					
20. Permitted Roof Type	PA, F		PA, PI, F	PA, F	PA, PI, F
21. Tower	permitted				not permitted

+2SB permits up to 2 additional stories if they are stepped back a minimum of 30'-0" from the front facade

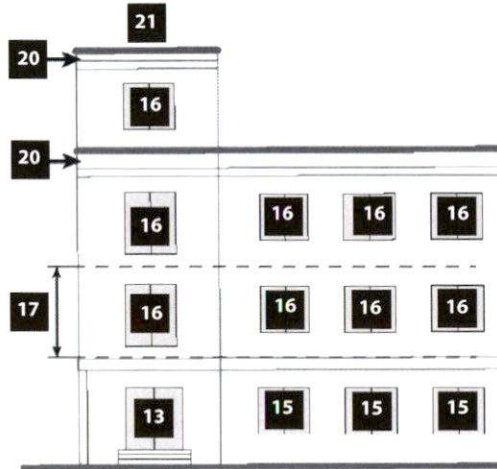


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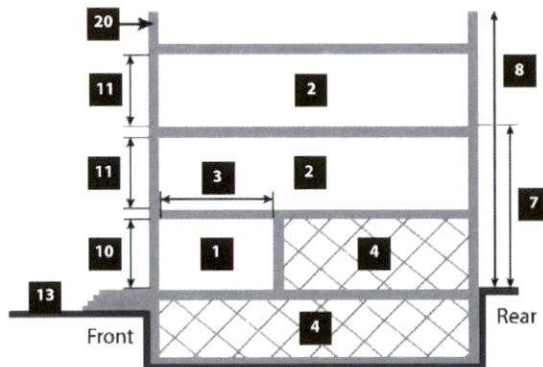


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4. Parking Within Building	permitted fully in any basement and in rear of all other floors				
5. Multiple Principal Buildings	not permitted			permitted	
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* See General Requirements #19 for exceptions