

ORDINANCE NO. 24-26

AN ORDINANCE AMENDING SECTIONS 17.78.040, 17.78.050, AND 17.78.090 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO STANDARDS FOR DETACHED ACCESSORY DWELLING UNITS.

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1. Purpose.* The purpose of this ordinance is to amend Sections 17.78.040, 17.78.050, and 17.78.090 of the Murray City Municipal Code relating to standards for detached accessory dwelling units.

*Section 2. Amend Sections 17.78.040, 17.78.050, and 17.78.090 of the Murray City Municipal Code.* Sections 17.78.040, 17.78.050, and 17.78.090 of the Murray City Municipal Code shall be amended to read as follows:

**17.78.040: ATTACHED ACCESSORY DWELLING DEVELOPMENT STANDARDS:**

- A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, but not both, as their permanent residence and at no time receive rent for the owner occupied unit. Application for an ADU shall include evidence of owner occupancy as provided in section 17.78.020 of this chapter.
- B. Only one ADU may be created per lot or property.
- C. ADUs are allowed on properties that allow single-family dwellings as a permitted use.
- D. The ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
- E. Installing separate utility meters for the ADU is prohibited.
- F. A separate entrance to the ADU shall not be allowed on the front yard. Any separate entrance shall be located to the side or rear of the principal residence.
- G. In addition to the parking required for the primary unit, one (1) additional off street parking space shall be provided. A total of three (3) off street parking spaces shall be provided. Any additional occupant vehicles shall be parked on site. On street parking shall be reserved for visitors only.
- H. Any additions to an existing building shall not exceed the allowable lot coverage standard for the underlying zone or encroach into the required setbacks. (Ord. 21-25)

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## **17.78.050: DETACHED ACCESSORY DWELLING DEVELOPMENT STANDARDS:**

- A. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, as their permanent residence and at no time receive rent for the unit occupied by the owner. Application for an ADU shall include evidence of owner occupancy as provided in section [17.78.020](#) of this chapter.
- B. Only one ADU may be created per lot or property.
- C. ADUs are allowed on properties that allow single-family dwellings as a permitted use.
- D. The ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
- E. Installing separate utility meters for the ADU is prohibited.
- F. A separate entrance to the ADU shall not be allowed on the front yard. Any separate entrance shall be located to the side or rear of the principal residence.
- G. The total area of the ADU shall be less than fifty percent (50%) of the square footage of the primary residence and in no case shall exceed one thousand (1,000) square feet.
- H. In addition to the parking required for the primary unit, one (1) additional off street parking spaces shall be provided. A total of three (3) off street parking spaces shall be provided. Any additional occupant vehicles shall be parked on site. On street parking shall be reserved for visitors only.
- I. The minimum lot size required for construction of a detached ADU in all single-family residential zones shall be ten thousand (10,000) square feet.
- J. Detached ADUs shall meet the following standards:
  1. Shall not located in the front yard area as defined in Chapter 17.08
  2. Must adhere to the following setbacks:
    - a. Rear Yard: Ten feet (10') from property line.
    - b. Side Yard: Ten feet (10') from property line.
    - c. Corner Side Yard: Twenty feet (20') from property line
- K. Construction of a detached ADU shall not exceed the allowable lot or rear yard coverage standard for the underlying zone or encroach into the required setbacks.
- L. Detached ADUs shall be compatible with the exterior color and materials of the principal dwelling.

M. The maximum height for detached ADUs is limited to one story and to twenty feet (20') or the height of the principal structure, whichever is less.

N. The total floor area of a detached structure containing an ADU shall not exceed one thousand (1,000) square feet.

O. Conversion of existing accessory buildings (such as detached garages) may only occur where the existing accessory building meets the setback requirements set forth herein.

(Ord. 23-03: Ord. 21-25)

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#### **17.78.090: SHORT TERM RENTALS NOT ALLOWED:**

A. By applying for an ADU, the property owner shall agree that the main dwelling and the proposed ADU will not be used as a short-term rental.

B. Short-term rental is defined here as renting all or a portion of a property for less than thirty (30) days at a time.

(Ord. 21-25)

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

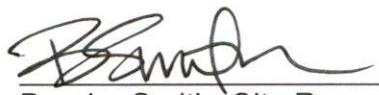
PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 19<sup>th</sup> day of November, 2024.



MURRAY CITY MUNICIPAL COUNCIL

  
Pam Cotter, Chair

ATTEST:

  
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Brooke Smith, City Recorder

Transmitted to the Office of the Mayor of Murray City on this 21<sup>st</sup> day of November, 2024.

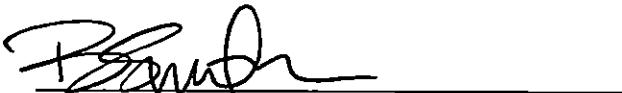
MAYOR'S ACTION: Approved

DATED this 21<sup>st</sup> day of November, 2024.



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 20<sup>th</sup> day of November, 2024.



Brooke Smith, City Recorder