



Murray City Planning Commission Meeting
Notice of Meeting and Agenda

Thursday, January 16th, 2025, 6:30 p.m.
Murray City Hall, 10 East 4800 South, Council Chambers

The public may view the Murray Planning Commission meeting via live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. You may submit comments via email at pc@murray.utah.gov. Comments are limited to 3 minutes or less, and written comments will be read into the meeting record. Please include your name and contact information.

Supporting materials are available at <https://www.murray.utah.gov/779/Agendas-Attachment>.

CALL MEETING TO ORDER

BUSINESS ITEMS:

1. Election of Chair and Vice Chair for 2025
2. Approval of Minutes
 - a. December 19th, 2024
3. Conflict of Interest
4. Approval of Findings of Fact
 - a. Utah Woolen Mills – Site Plan Review

SITE PLAN REVIEW(S) – ADMINISTRATIVE ACTION

5. Levi's Lot Subdivision Amended
50 & 58 East 6100 South and 59 East 6150 South
Amending Property Line to Align with Existing Fence
- Project # 25-001

DISCUSSION ITEM(S)

6. VODA Landscaping + Planning
Discuss progress on the Form Based Code for the Downtown Area.

ANNOUNCEMENTS AND QUESTIONS

ADJOURNMENT

The next scheduled meeting will be held on Thursday, February 6th, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

Those wishing to have their comments read into the record may send an email by 5:00 p.m. the day prior to the meeting date to planningcommission@murray.utah.gov. Comments are limited to three minutes or less (approximately 300 words for emails) and must include your name and address.

Special Accommodations for the hearing or visually impaired will be made upon a request to the office of Murray City Recorder (801-264-2662). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

Committee members may participate in the meeting via telephonic communication. If a Committee member does participate via telephonic communication, the Committee member will be on speakerphone. The speakerphone will be amplified so that the other Committee members and all other persons present will be able to hear all discussions.

No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.

At least 24 hours prior to the meeting, a copy of the foregoing notice was sent to the City Recorder to post in conspicuous view in the front foyer of the Murray City Center, Murray, Utah. A copy of this notice was also posted on Murray City's internet website www.murray.utah.gov and the state noticing website at <http://pmn.utah.gov>.

~DRAFT~

Minutes of the Planning Commission meeting held on Thursday, December 19th, 2024, at 6:30 p.m. in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at planningcommission@murray.utah.gov.

Present: Maren Patterson, Chair
Jake Pehrson
Michael Henrie
Michael Richards
Pete Hristou
Zachary Smallwood, Planning Division Manager
David Rodgers, Senior Planner
Ruth Ruach, Planner I
Mark Richardson, Deputy Attorney
Members of the Public (per sign-in sheet)

Excused: Ned Hacker, Vice Chair
Lisa Milkavich

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Department Office.

CALL MEETING TO ORDER

Chair Patterson called the meeting to order at 6:30 p.m.

BUSINESS ITEMS

APPROVAL OF MINUTES

Commissioner Pehrson made a motion to approve the minutes for November 21ST, 2024. Seconded by Commissioner Richards. A voice vote was made with all in favor.

CONFLICT(S) OF INTEREST

There were no conflicts of interest for this meeting.

APPROVAL OF FINDINGS OF FACT

Commissioner Pehrson made a motion to approve the findings of fact for Game Show Battle Rooms Conditional Use Permit, Lazy Dog Restaurant Site Plan Review, Murray Burton Acres Flag Lot Subdivision, Villages on Vine Subdivision, and Villages on Vine Planned Unit Development.

Seconded by Commissioner Henrie. A voice vote was taken with all in favor.

CONDITIONAL USE PERMIT(S) – ADMINISTRATIVE ACTION

Serena Webb Dance Studio - Project # 24-136 - 4700 South 900 East #43 - Conditional Use for a Dance Studio Business

Serena Webb was present to represent the request. Ruth Ruach presented the application requesting conditional use permit approval to allow a dance studio, located in the C-D zone. Ms. Ruach described the property located in the Ivy Place shopping plaza. She showed the site plan and floor plan for the business. She described the parking spaces and access points. Notices were sent to affected entities. Staff recommended that the Planning Commission approve the conditional use permit to allow a dance studio business.

Serena Webb approached the podium. Chair Patterson asked if she had read and could comply with the conditions. Ms. Webb said that she could.

Chair Patterson opened the public comment period for this agenda item. Seeing none, the public comment period was closed.

Commissioner Pehrson made a motion that the Planning Commission approve the conditional use permit to allow a dance studio at the property addressed 4700 South 900 East, Suite 43, subject to the following conditions:

1. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
2. The project shall comply with all applicable building and fire code standards.
3. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Commissioner Henrie. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

SUBDIVISION(S) – ADMINISTRATIVE ACTION

Murray Zevex Park Lane Subdivision - Project # 24-135 - 4260 & 4272 South Zevex Park Lane Amending Lots 3A & 3B of the Cottonwood Confluence Center Phase 2 Second Amended Plat

Colby Anderson was not present to represent the request. David Rodgers indicated to the Chair that Mr. Anderson communicated that he would not be in attendance. Mr. Rodgers presented the application to adjust the Murray Zevex Park Lane subdivision to modify lots 3A & 3B and add a

twenty-four-foot (24') access easement across the north end of the southern parcel, in the M-G zone.

Mr. Rodgers described the subject lots, including showing the site plan. He showed on a map where the lots are located. He explained how the current lots will be re-divided, which will add a 25-foot access easement to one of the lots. Notices were sent to nearby property owners and affected entities, with no comments being received. Staff recommended that the Planning Commission approve the proposed subdivision amendment.

Chair Patterson confirmed with Mr. Rodgers that the applicant would be able to comply with the conditions. Mr. Rodgers stated that the applicant indicated that they would comply.

Chair Patterson opened the public comment period for this agenda item. Seeing none, the public comment period was closed.

Commissioner Richards made a motion that the Planning Commission approve the proposed Subdivision Amendment for Murray Zevex Park Lane Subdivision, adjusting Lots 3A and 3B for the properties addressed 4272 and 4260 South Zevex Park subject to the following conditions:

1. Meet the requirements of the City Engineer, including:
 - a. Meet City subdivision and requirements and standards – City Code Title 16. The current plat does not meet City or County standards for recording.
 - b. Address all engineering review comments prior to printing the plat to mylar.
2. Meet the Water, Wastewater, and Fire Department requirements.
3. Meet all requirements of Section 17.152 of the Murray Land Use Ordinance for the M-G Zone.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

ZONE MAP AMENDMENT(S) – LEGISLATIVE ACTION

Mohammed Pourkazemi - Project # 24-134 - 1504 & 1508 East Vine Street - Amendment from R-1-10, Single Family Low Density to R-1-6, Single-Family Medium Density

Mohammed Pourkazemi was present to represent the request. Zachary Smallwood presented the application to amend the zoning map of the subject properties to facilitate a residential development. Mr. Smallwood showed a map highlighting the two properties. He provided a history of the R-1-10 zone. He described surrounding zoning. He said that surrounding properties are similar in zoning. He said that the Future Land Use Map and the General Plan do support the requested zone change. Notices were sent to nearby property owners and affected entities. A few

email comments were received. Staff is recommending that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the zoning map.

Chair Patterson asked Mohammed Pourkazemi to approach the podium. Mr. Pourkazemi explained his request, stating that he does not have sufficient frontage on the front of his property. He would like to build additional housing.

Commissioner Hristou asked if Mr. Pourkazemi's intent is to develop the back part of the parcel. He said, yes.

Chair Patterson opened the public comment period for this agenda item.

Jacob Perry and Jeremy Scow expressed their concerns about their property value if Mr. Pourkazemi develops his property the way he wants to. Mr. Scow said they are conflicted because they care about Mr. Pourkazemi personally and his desire to develop his property. Mr. Scow said the traffic flow to the nearby school would be worsened by building more homes in the neighborhood.

Keith Lufkin, representing Cottonwood Presbyterian Church, said that he sent an email previously. Mr. Smallwood said staff did not receive the email. Mr. Lufkin provided him with a printed copy to be added into public record. Mr. Lufkin provided additional comment regarding the application. He said he's concerned because they are supporting a community garden adjacent to Mr. Pourkazemi's property. He felt that he doesn't have enough information to support the request.

Mr. Smallwood read an email from Marshall Smith, board member of Village Three Condominium Association and chairman of Soul Garden Community Garden. He wanted to know if the homes built will be single-family residence only. He wanted to know if the existing homes will be removed.

Mr. Smallwood read an email from Richard and Beverly Crangle requesting that the Planning Commission defer approval of this application. She felt there are too many zoning changes in the city that are taking place at the same time. She said that some time needs to pass in order to assess the effects of these changes. She said the neighborhood can't accommodate additional traffic or city utility vehicles. Increased density will make that situation worse. She does not support this request.

Mr. Smallwood read an email from Keith Lufkin of Cottonwood Presbyterian Church. He is concerned about the potential implications of the rezoning and future plans for the property. They have a childcare center, a community garden, and many other events at the church. He said that very few details were provided, and that Mr. Pourkazemi doesn't communicate with the church. He spoke regarding an opening in the fence that's used informally for access by Mr. Pourkazemi. The church wants to ensure that this unauthorized encroachment doesn't expand. He wants to make sure that the adjacent areas don't become staging areas for construction. He said that the church has never granted any legal right of way or easement to Mr. Pourkazemi – his sole legal access to his property is via his own driveway.

Chair Patterson closed the public comment period for this agenda item.

Mr. Smallwood responded to the public comments. Explaining the process for rezoning requests to the public, which included the roles of staff and the Planning Commission in the process. He stated the Planning Commission doesn't come to the meeting with any prior knowledge or decisions already made. He described the application process for rezoning, which does not include specific plans for a property and explained the reasoning for that approach.

Mr. Smallwood addressed the question regarding what will happen to the existing dwellings. He said that, because Mr. Pourkazemi doesn't have to present plans, they don't know what will happen.

Mr. Smallwood addressed the question regarding density for the rezone. He said the maximum is four homes for this zone.

Chair Patterson asked to confirm the types of homes that can be built. Mr. Smallwood said that the development is limited to single-family homes. There's no possibility of condominiums or duplexes.

Chair Patterson asked Mr. Smallwood to address the comment regarding noticing. He said they are bound by state code, which requires 10 days' notice of the meeting.

Commissioner Richards asked about the confusion regarding sending emails to be read into public comment. Chair Patterson said that it states at the bottom of the notice that the public may call or email the Planning Commission if they have comments or questions. She said that maybe planning staff could also add that the public may comment in person at the meeting. Mr. Smallwood agreed.

Chair Patterson added that this is just the first step in the process. The next step is that the request will be forwarded to the City Council, where the public will have the opportunity to comment on this item.

Commissioner Henrie asked about the depth of the property frontage as well as the driveway requirement for a flag lot. Mr. Smallwood said the driveway can be an easement across the property, which could be included as part of the width of the existing lot. He also added that the frontage requirement is 35 feet.

Chair Patterson asked Mr. Pourkazemi if he has plans to improve the fencing between his property and the Presbyterian Church. She asked if he'll be enclosing the fence to remove access to neighboring properties. Mr. Pourkazemi said he's willing to do what is asked of him. He said that he believed there was an easement based on a verbal agreement he had with the church when he bought the property 15 - 20 years ago. Chair Patterson said that the church does not wish to allow the easement. Mr. Pourkazemi said he will stop using it.

Commissioner Richards commented that the commissioners are also Murray City residents and that their goal is to look out for everybody. He said they try to look at both side of these kinds of requests and they don't always forward requests on to the City Council.

Chair Patterson said that this annexed part of Murray is unique, and that makes the zoning challenging. She described the circumstances behind the zoning for the annexed area. This requires the Planning Commission to look at each request individually. She said the city supports a variety of housing in order to accommodate a diverse population.

Commissioner Henrie made a motion that the Planning Commission forward a recommendation of approval to the City Council for the requested amendment to the Zoning Map designation of the properties located at 1504 & 1508 East Vine Street from R-1-10, Single Family Low Density Residential to R-1-6, Single Family Low/Medium Density Residential because it is consistent with the General Plan as described in the Staff Report.

Seconded by Commissioner Hristou. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

LAND USE TEXT AMENDMENT(S) – LEGISLATIVE ACTION

Another Round Golf - Project # 24-128 - Request to add Land Use Code 7410 Sports Activities to the list of Permitted Uses in the C-N, Commercial Neighborhood in conjunction with a retail use in less than 2,500 sq ft.

Benjamin Marolf was present to represent the request. Zachary Smallwood presented the application requesting to add Land Use Code “7410 – Sport Activities” as a permitted use in the C-N Zoning District. Mr. Smallwood described the request and stated that the request is in alignment with the city’s goals for economic development. Notices were sent to affected entities for this amendment, with no comments being received. Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment.

Benjamin Marolf approached the podium. He described the business that he will be opening.

Chair Patterson opened the agenda item for public comment. Seeing none, the public comment period was closed.

Commissioner Richards made a motion that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to Section 17.156.020 adding Land Use Code 7410 in spaces less than 2,500 square feet as reviewed in the Staff Report.

Seconded by Commissioner Henrie. Roll call vote:

A Patterson
A Henrie
A Hristou
A Pehrson
A Richards

Motion passes: 5-0

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on Thursday, January 2nd, 2025, at 6:30 p.m. MST in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Commissioner Pehrson made a motion to adjourn the meeting at 7:34 p.m. MST.

Zachary Smallwood, Planning Manager
Community & Economic Development Department

MURRAY CITY PLANNING COMMISSION FINDINGS OF FACT AND CONCLUSIONS

PROJECT NAME: Utah Woolen Mills Men's Shop

PROJECT NUMBER: 24-138

APPLICANT: Project Investments LLC

APPLICATION TYPE: Site Plan Review

I. REQUEST:

The applicant is requesting Site Plan Approval for an addition to a previously constructed building C-D Zone on the property located at 6100 South State Street.

II. MUNICIPAL CODE AUTHORITY:

Sections 17.54.020 and 17.160.070 of the Murray City Land Use Ordinance require new construction and significant modifications of existing buildings and sites in the C-D Zone to be reviewed and approved by the Planning Commission.

III. APPEAL PROCEDURE:

Municipal Code Section 17.16.030 provides details for requesting an appeal of the Planning Commission's decision on a land use application that is heard by the Hearing Officer. An application for appeal must be presented within 10 calendar days after the approval of these findings of fact.

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public meeting held by the Planning Commission on January 2, 2025 which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given the planning commission found that the request meets the standards contained in Section 17.56.060 based on the findings below:

1. The proposed use is consistent with the goals and objectives of the Murray City General Plan.
2. With condition, the proposed plans meet the requirements of the Murray

City Land Use Ordinance.

VI. DECISION AND SUMMARY

The Planning Commission **APPROVED** the request for site plan approval on the property. The vote was 7-0 with Commissioners Richards, Milkavich, Pehrson, Henrie, Hristou, Hacker, and Patterson in favor and none opposed. The approval is contingent on the following conditions:

1. The applicant shall adhere to all requirements in the Land Use Ordinance, Title 17.
2. The applicant shall meet all Fire Department Requirements.
3. The applicant shall meet all Power Department Requirements.
4. The applicant shall meet all Public Works Department Requirements.
5. The applicant shall obtain a building permit prior to any work on the site.
6. The applicant shall maintain a business license at the location.

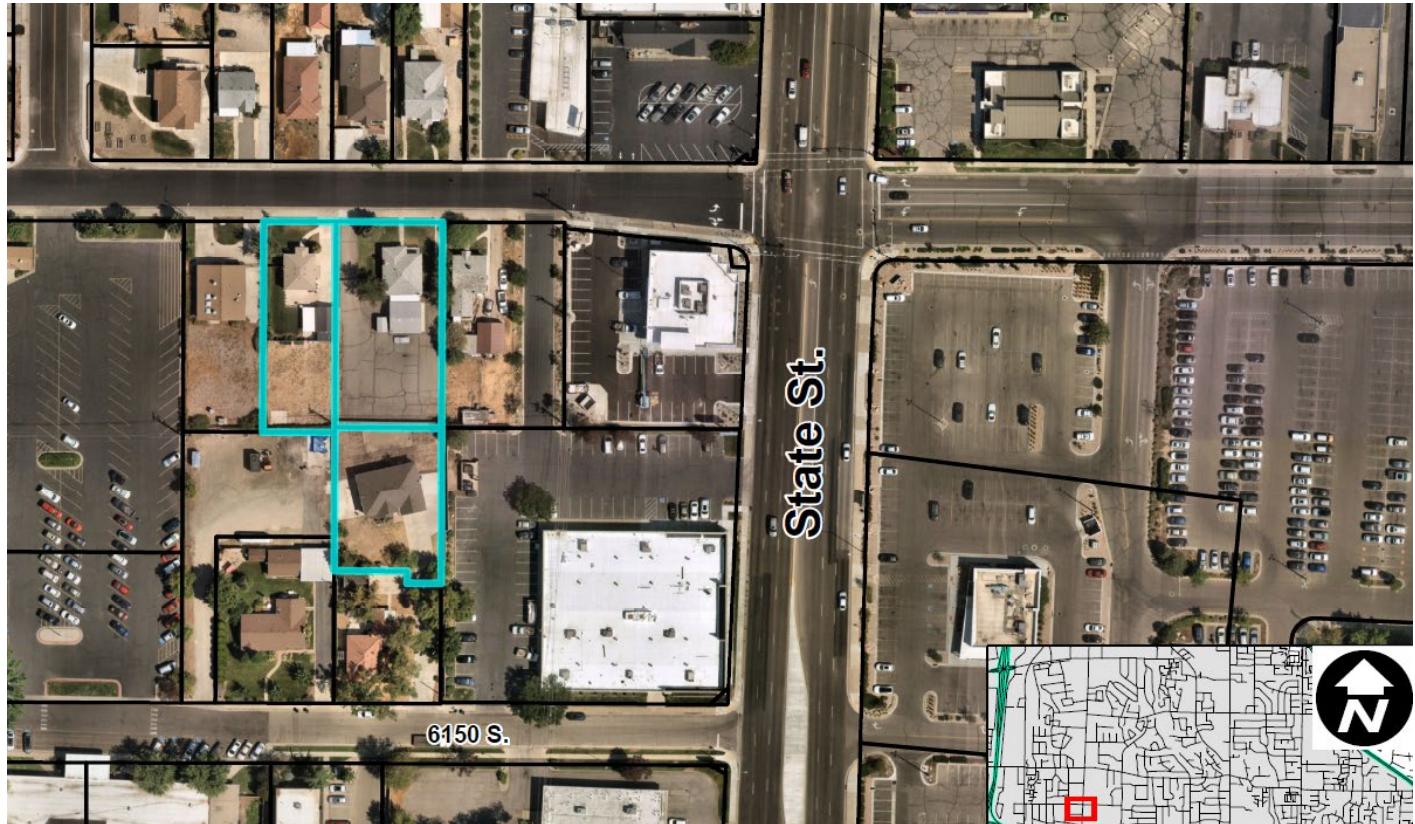
FINDINGS OF FACT APPROVED BY THE MURRAY PLANNING COMMISSION
THIS 16th DAY OF January, 2025.

Ned Hacker
Murray City Planning Commission



AGENDA ITEM #4 Levi's Lot Subdivision Amendment

ITEM TYPE:	Subdivision Amendment		
ADDRESS:	50 & 58 East 6100 South and 59 East 6150 South	MEETING DATE:	January 16 th , 2025
APPLICANT:	Guy Bohbot	STAFF:	Ruth Ruach, Planner 1
PARCEL ID:	22-19-101-014, 22-19-101-002, and 22-19-101-003	PROJECT NUMBER:	25-001
ZONE:	R-1-8, Single Family Low Density Residential		
SIZE:	0.22, 0.24, and 0.34 acres		
REQUEST:	The applicant is requesting Planning Commission approval to adjust the Levi's Lot subdivision to increase Lot 2 (59 E 6150 S) by approximately (34') square feet north and (19') square feet to the west.		



I. LAND USE & SUBDIVISION ORDINANCE

Section 16.04.030(C) of the Murray City Subdivision Ordinance requires applications for modifications to existing subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance, outlines the requirements for subdivision review. Utah State Code (10-9a-604) states that a subdivision plat may not be recorded until approved by the land use authority of the City. The Planning Commission's role as the Land Use Authority is to ensure that a proposed amended subdivision is consistent with established ordinances, policies, and planning practices of the City. The Planning Commission makes investigations, reports, and recommendations on proposed subdivisions as to their conformance to the General Plan and Title 17 of City Code, and other pertinent documents as it deems necessary.

II. BACKGROUND

The property owners of 59 and 55 E 6150 S made alterations to their properties which encroach into the properties to the north and west. By amending Lot 2, the property owners will no longer encroach into those properties. Both property owners affected by the amended subdivision have signed owner's affidavits and are aware of the proposed changes.

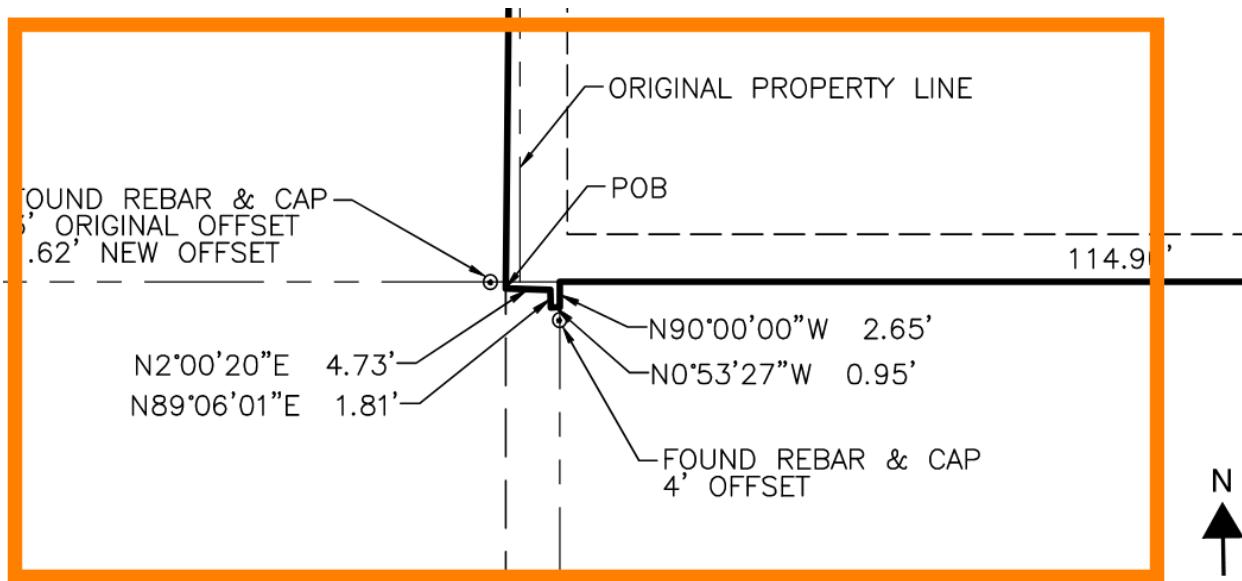


Figure 1: Levi's Lot Amended Subdivision, proposed changes highlighted

Project Location

There are two affected properties that front onto 6100 South and are west of State Street. The other affected property is a flag lot that is north of 6150 South and west of State Street.

Surrounding Land Use and Zoning

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-1-8
South	Residential	R-1-8
East	Commercial	C-D
West	Residential	R-1-8

III. PROJECT REVIEW

The proposed amendment will adjust the lot line thirty-four (34) feet to the north increasing the area of Lot 2 by about seventy-seven (77) square feet to the north reducing the property at 50 East 6100 South by the same amount. The lot line will also extend nineteen (19) feet to the west increasing the lot area by about eight (8) square feet to the west reducing the same amount from the property at 58 East 6100 South. The amendment to the lots does not have a large impact on the size of the parcels and thus Planning and Zoning have no issues with setbacks.

Lot Area

The property requesting the extra area is located in the R-1-8 zoning district and has a minimum lot size of 8,000 sq. ft. The properties that are reducing their overall square footage are also in the R-1-8 zoning district and will continue to comply with the minimum lot size for the zoning district. The amended lots meet the requirement; therefore, there are no issues with the current or proposed size of the lots.

Subdivision amendments require that the plat show public utility easements (PUEs). The required PUEs are typically 10' wide along all property lines.

IV. STATE AND MUNICIPAL CODE REVIEW STANDARDS

Title 16, Subdivision Ordinance requires the applications for modifications of subdivisions of property to be reviewed and approved by the Murray City Planning Commission as the Land Use Authority. Murray City Code Title 16, Subdivision Ordinance and Utah State Code (10-9a-604) outlines the process:

- A. Terms: Any division of real property located within the City is subject to the terms of title 16. The division of real property includes any sale, gift, transfer, conveyances, split or other division that results in changing the boundaries or legal description of a given parcel of real property.
- B. The Planning Commission shall act as the final Land Use Authority to approve (1) subdivision amendment; and (2) the establishment of requirements and design standards for public improvements. It shall make investigations, reports, and recommendations on proposed subdivisions as to their conformance to the general plan and title 17 of this code, and other pertinent documents as it deems necessary.

V. CITY DEPARTMENT REVIEW

The application and materials were distributed to city staff from various departments for their review and comments on December 31st, 2024. The following comments have been provided in response by the reviewing departments:

- Murray City Engineering recommends approval subject to the following conditions:
 - Meet City subdivision requirements and standards – City Code Title 16.
 - Address all engineering and survey review comments prior to printing the plat to mylar.
 - Obtain and record a conveyance deed from Tarasco Properties, LLC. prior to recording the plat.
- Murray City Fire states dead end fire apparatus access roads in excess of 150' feet in length shall be provided with a cul-de-sac turn around. Vertical distance between grade plane and highest roof surface exceeding thirty feet (30') will require an aerial apparatus road. Please reference the International Fire Code (IFC) 2021 and applicable National fire Protection Association (NFPA) standards.

All other reviewing staff recommended approval without specific conditions or comments.

VI. PUBLIC COMMENTS

Seventeen (17) public notices were mailed to property owners within 300 feet of the proposed subdivision amendment. As of the date of this report, staff has not received any comments about the proposal.

VII. FINDINGS

Based on the analysis and review of the proposed subdivision amendment and a survey of the subject properties, staff concludes the following:

1. The subdivision of land is allowed by Utah State Code Section 10-9a-608(2)(a)(iii), and with conditions this proposed subdivision amendment will meet the requirements therein.
2. The proposed subdivision amendment will continue to comply with all applicable regulations in the R-1-8, Low Density Single Family Residential zoning district.
3. The proposed subdivision amendment complies with the regulations of Title 16, Subdivision Ordinance.

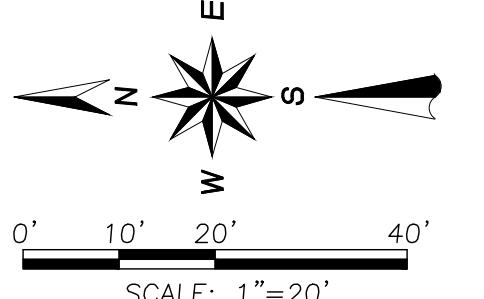
VIII. CONCLUSION/RECOMMENDATION

Based on the information presented in this report, application materials submitted and a site review, staff recommends that the Planning Commission **APPROVE the proposed**

Subdivision Amendment for Levi's Lot Subdivision, amending Lot 2, for the property addressed 59 East 6150 South and the properties addressed 50 and 58 East 6100 South subject to the following conditions:

1. The applicant shall meet all requirements of the City Engineer including:
 - a. Meet City subdivision requirements and standards – City Code Title 16.
 - b. Address all engineering and survey review comments prior to printing the plat to mylar.
 - c. Obtain and record a conveyance deed from Tarasco Properties, LLC. prior to recording the plat.
2. The applicant shall meet all relevant Power, Water, Sewer, and Fire Department requirements.
3. The properties shall meet all requirements of Chapter 17.100 of the Murray Land Use Ordinance for the R-1-8 Zone.

FOUND BRASS CAP
6100 SOUTH/STATE STREET
SLCO #251E199B

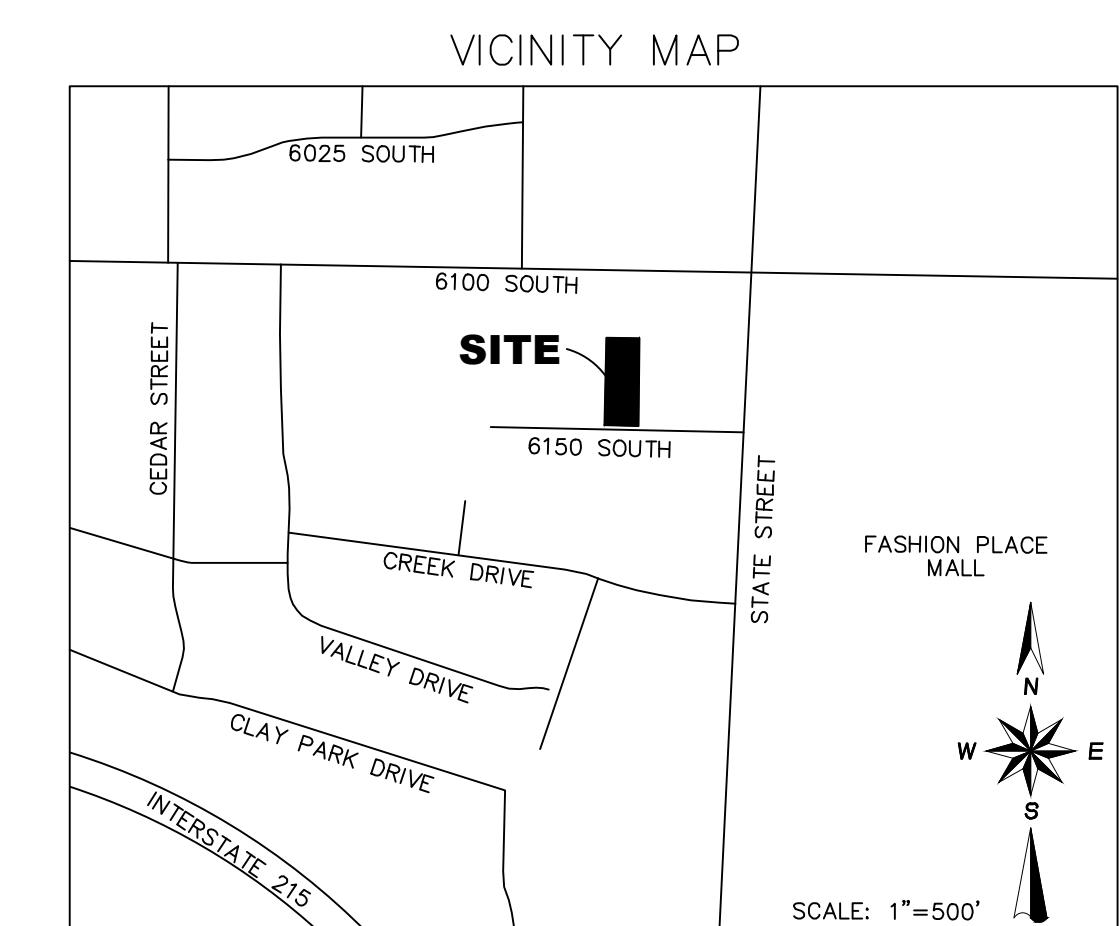
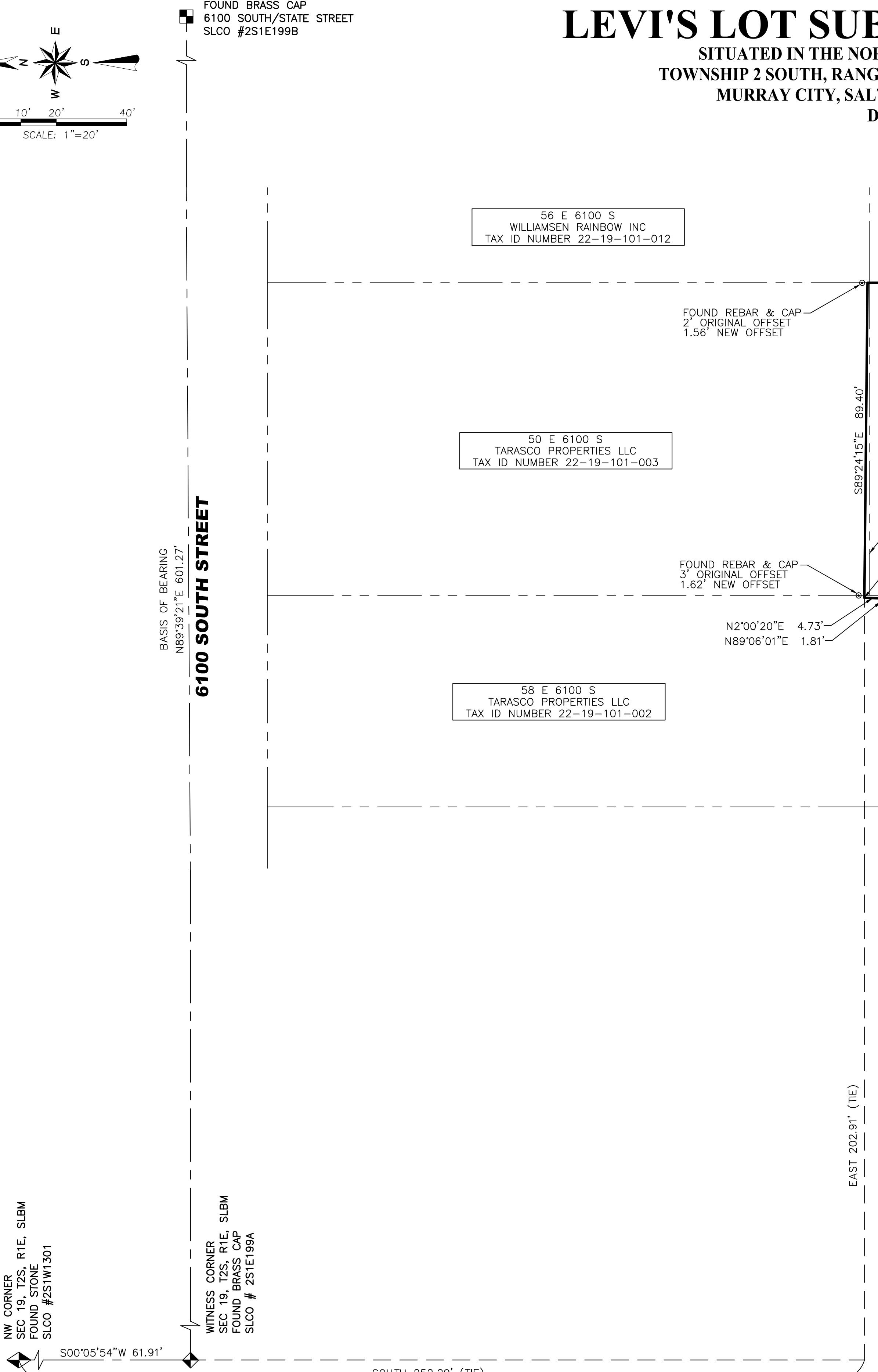


0' 10' 20' 40'
SCALE: 1"=20'

LEVI'S LOT SUBDIVISION AMENDED

SITUATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH

DECEMBER, 2024



SALT LAKE COUNTY SURVEYOR
RECORD OF SURVEY FILE NO. _____

MURRAY CITY FIRE DEPARTMENT
APPROVED THIS _____ DAY OF _____, A.D. 20_____
BY: _____

ENBRIDGE
UTOPIA
CENTURY LINK
COMCAST

COUNTY SURVEYOR REVIEWER

MURRAY WATER
APPROVED THIS _____ DAY OF _____, A.D. 20_____
BY: _____

MURRAY SEWER
APPROVED THIS _____ DAY OF _____, A.D. 20_____
BY: _____

MURRAY CITY MAYOR
PRESENTED TO MURRAY CITY THIS _____ DAY
OF _____, A.D. 20_____, AT WHICH THIS
SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR
ATTEST

SALT LAKE COUNTY RECORDER
RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: \$ _____ SALT LAKE COUNTY RECORDER

MURRAY CITY PLANNING COMMISSION
APPROVED THIS _____ DAY
OF _____, A.D. 20_____
BY THE MURRAY CITY PLANNING COMMISSION
CHAIR, MURRAY PLANNING COMMISSION
BY: _____

MURRAY POWER
APPROVED THIS _____ DAY
OF _____, A.D. 20_____
BY: _____

MURRAY GIS
APPROVED THIS _____ DAY
OF _____, A.D. 20_____
BY: _____

SALT LAKE COUNTY
HEALTH DEPARTMENT
APPROVED THIS _____ DAY
OF _____, A.D. 20_____
I HEREBY CERTIFY THAT THIS OFFICE
HAS EXAMINED THIS PLAT AND IT IS
CORRECT IN ACCORDANCE WITH THE
INFORMATION ON FILE IN THIS OFFICE.

MURRAY CITY ENGINEER
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF _____, A.D. 20_____
DATE: _____ MURRAY CITY ENGINEER
MURRAY CITY ATTORNEY
BY: _____

MURRAY WATER
APPROVED THIS _____ DAY OF _____, A.D. 20_____
BY: _____

MURRAY SEWER
APPROVED THIS _____ DAY OF _____, A.D. 20_____
BY: _____

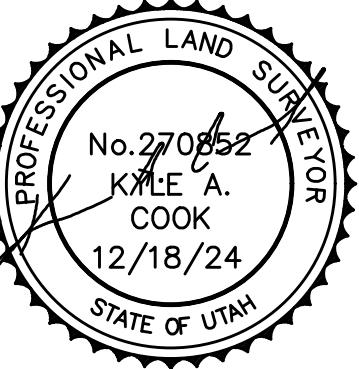
MURRAY CITY MAYOR
PRESENTED TO MURRAY CITY THIS _____ DAY
OF _____, A.D. 20_____, AT WHICH THIS
SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR
ATTEST

SALT LAKE COUNTY RECORDER
RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: \$ _____ SALT LAKE COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, KYLE A. COOK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 270852, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS: BRANDON PARK NO. 3 AMENDMENT TO LOTS 12 & 13, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND, AS SHOWN ON THIS PLAT.

NAME: KYLE A. COOK
PLS NO: 270852
DATE OF PLAT: 12/18/24



BOUNDARY DESCRIPTION

COMMENCING AT A POINT BEING SOUTH 252.29 FEET AND EAST 202.91 FEET FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°24'15" EAST 89.40 FEET; THENCE SOUTH 229.68 FEET; THENCE WEST 88.70 FEET; THENCE NORTH 224.90 FEET; THENCE WEST 2.65 FEET; THENCE NORTH 0053'27" WEST 0.95 FEET; THENCE NORTH 89°06'01" EAST 1.81 FEET; THENCE NORTH 0200'02" EAST 4.73 FEET TO THE POINT OF BEGINNING.

CONTAINS: 20,419 S.F. AND LOTS: 2

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED PARCEL(S) OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS

LEVI'S LOT SUBDIVISION AMENDED

DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET MY/OUR HAND(S) THIS _____ DAY OF

, A.D. 20_____
SIGNED: GUY E BOHBOT

SIGNED: ANNA BOHBOT

ACKNOWLEDGMENT

STATE OF UTAH) : SS
COUNTY OF SALT LAKE)
ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, SAID STATE OF UTAH,
OWNER, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO IN THIS
DOCUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

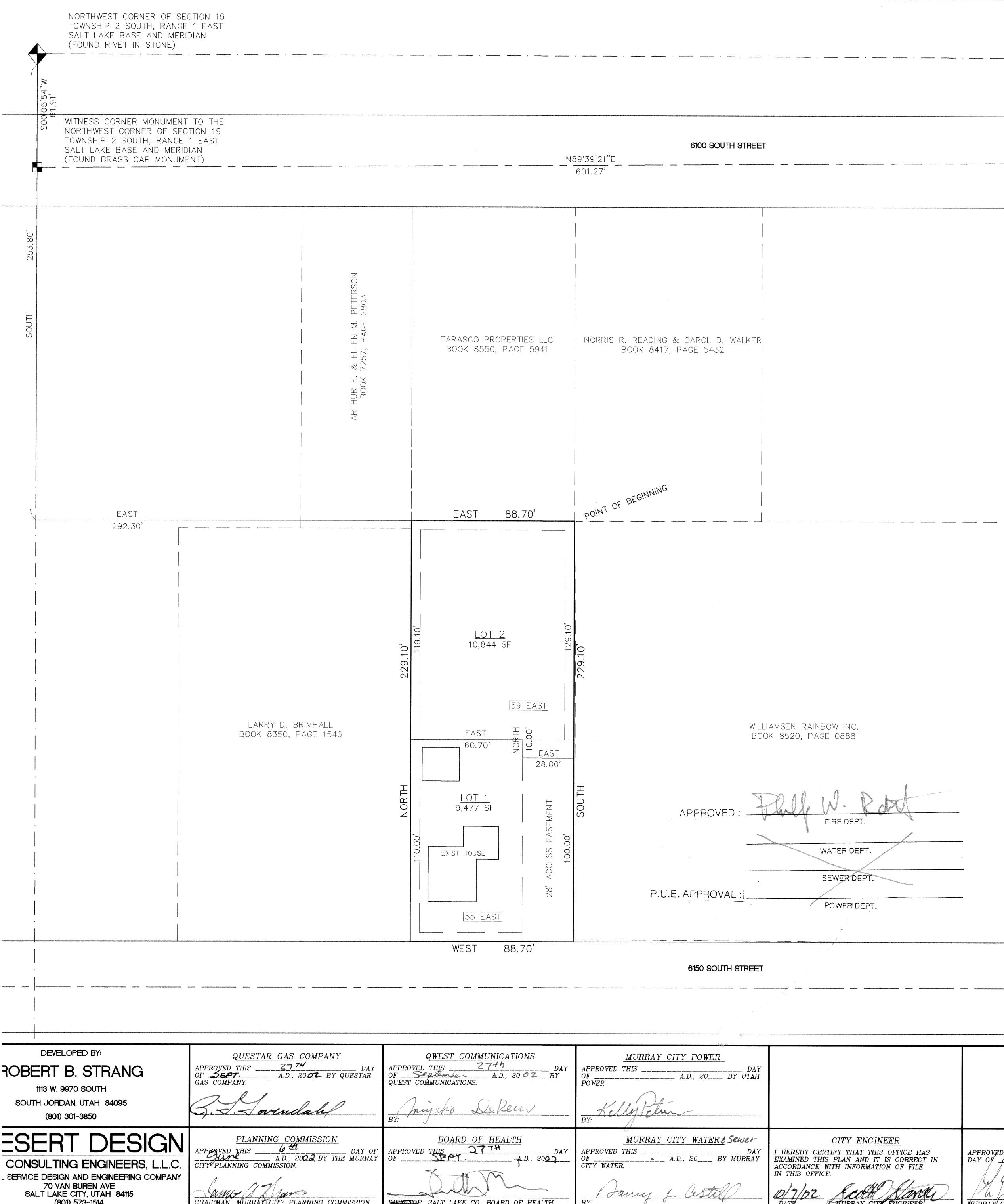
COMMISSION NUMBER: _____ PRINT NOTARY'S NAME: _____
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE: _____
(RESIDING IN SALT LAKE COUNTY, UTAH)

STATE OF UTAH) : SS
COUNTY OF SALT LAKE)
ON THE _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE, SAID STATE OF UTAH,
OWNER, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO IN THIS
DOCUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME.

COMMISSION NUMBER: _____ PRINT NOTARY'S NAME: _____
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE: _____
(RESIDING IN SALT LAKE COUNTY, UTAH)

LEVI'S LOT SUBDIVISION AMENDED

SITUATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH



DEVELOPED BY:
ROBERT B. STRANG
 115 W. 9970 SOUTH
 SOUTH JORDAN UTAH 84095
 (800) 301-3850
R. B. Strang

ESERT DESIGN
 CONSULTING ENGINEERS, L.L.C.
 SERVICE DESIGN AND ENGINEERING COMPANY
 70 VAN BUREN AVE
 SALT LAKE CITY, UTAH 84115
 (800) 573-1514
James A. Strang
 CHAIRMAN, MURRAY CITY PLANNING COMMISSION

PLANNING COMMISSION
 APPROVED THIS 27th DAY OF SEPT. A.D. 2002 BY THE MURRAY
 CITY PLANNING COMMISSION
James A. Strang

BOARD OF HEALTH
 APPROVED THIS 27th DAY OF SEPT. A.D. 2002 BY THE MURRAY
 CITY BOARD OF HEALTH
John M. Strang

MURRAY CITY WATER & SEWER
 APPROVED THIS 27th DAY OF SEPT. A.D. 2002 BY MURRAY
 CITY WATER
 BY: *Danny J. Cottrell*
 DATE: 01/02 MURRAY CITY ENGINEER

CITY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS
 EXAMINED THIS PLAN AND IT IS CORRECT IN
 ACCORDANCE WITH INFORMATION OF FILE
 IN THIS OFFICE
 APPROVED AS TO FORM THIS 10th DAY OF OCT. A.D. 2002
 MURRAY CITY ATTORNEY
John M. Strang

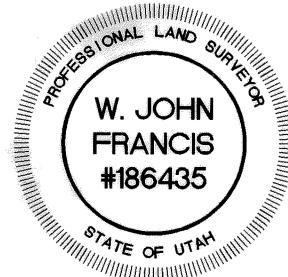
CITY ATTORNEY
 PRESENTED TO MURRAY CITY COUNCIL THIS 10th DAY OF OCT. A.D. 2002
 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
 MURRAY CITY ATTORNEY
 ATTEST: *Caro Strang* CLERK: *Daniel Cottrell* MAYOR: *James A. Strang*
 FEE: \$3200

RECORDED # 8389739
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
 ROBERT B. STRANG
 DATE 10-18-02 TIME 1:24 PM BOOK 2002P PAGE 285
James A. Strang
 FEE: \$3200
 SALT LAKE COUNTY RECORDER
James A. Strang

SURVEYOR'S CERTIFICATE
 W. JOHN FRANCIS do hereby certify that I am a
 Registered Civil Engineer and Land Surveyor, and that I hold
 certificate No. 186435 as prescribed under the laws of the
 State of Utah. I further certify that by authority of the Owners, I have
 made a survey of the tract of land shown on this plat and described
 below, and have subdivided said tract of land into lots and streets,
 hereafter to be known as LEVI'S LOT SUBDIVISION
 and that same has been correctly surveyed and staked on the ground
 as shown on this plat.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT BEING SOUTH 253.8 FEET AND
 EAST 292.3 FEET FROM THE NORTHWEST CORNER OF
 SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE
 SOUTH 229.1 FEET; THENCE WEST 88.7 FEET; THENCE
 NORTH 229.1 FEET; THENCE EAST 88.7 FEET TO THE
 POINT OF BEGINNING. CONTAINS: 20,321 S.F. OR 2 LOTS



13 September, 2002

DATE

OWNER'S DEDICATION

Known all men by these presents that _____, the _____ undersigned
 owner () of the above described tract of land, having caused same to
 be subdivided into lots and streets to be hereafter known as the

LEVI'S LOT SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land
 shown on this plat as intended for Public use.
 In witness whereof _____ have hereunto set _____ this
 day of _____ A.D., 20____

R. B. Strang *Connie M. Strang*

ACKNOWLEDGEMENT

STATE OF UTAH : S.S.
 County of Salt Lake : *Strang* A.D., 2002, personally appeared
 before me, the undersigned Notary Public, in and for said County of
 Salt Lake in said State of Utah, the signer () of the above Owner's
 dedication _____ in number, who duly acknowledged to me that
 _____ signed it freely and voluntarily and for the uses
 and purposes therein mentioned.

MY COMMISSION EXPIRES: 9/15/05 *Sharon L. Kearns*
 NOTARY PUBLIC
 SHARON L. KEARNS
 NOTARY PUBLIC & STATE OF UTAH
 MURRAY, UTAH 84107
 COMM. EXP. 4-5-2005
 RESIDING IN SALT LAKE COUNTY

LEVI'S LOT SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST
 SALT LAKE BASE AND MERIDIAN

22-19-101-007 22-19-11

Levi Strang 6/33/002



Application for Preliminary Subdivision

About the Application

Thank you for your interest in submitting a Preliminary Subdivision Plat application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at planning@murray.utah.gov or give us a call at (801) 270-2430.

Submittal:

Applications for a preliminary subdivision review may be submitted to the **Murray City Community & Economic Development Department**, located at **10 East 4800 South Suite 260**. Planning staff will review the application and obtain payment after the application has been deemed complete. Planning staff has up to fifteen (15) business days to determine if the application is complete. Applicants will be notified in writing of an incomplete application with information required to correct any deficiencies. This may delay processing of the application and, if required, subsequent scheduling of public hearings.

Application Fee (non-refundable):

- Planning Division Fees
 - Lot split (2 lots): \$450.00
 - More than 2 lots: \$500.00 plus \$50.00/lot
 - Amended plat: \$300.00
 - Subdivision Vacation: \$200.00
- Engineering Fees
 - Lot Split: \$300.00
 - Subdivision: \$500.00 plus \$100.00 per lot
 - PUD – Detached SFD: \$500.00 plus \$100.00 per lot
 - PUD – Attached SFD: \$500.00 plus \$50.00 per lot
 - Condominium: \$500.00
 - Amended plat: \$300.00 plus \$50.00 per lot

** Construction Inspection and Stormwater Impact Fees will be collected at Final Plat Approval **

Application Process:

Step 1. Contact the Planning Division: Meet with a Murray City staff planner to discuss the subdivision proposal. Staff will provide information describing the legal requirements of the City (i.e. lot size, access, etc.) necessary to subdivide property. The applicant should also discuss with staff the subdivision process, fees and other potential issues associated with the proposed subdivision. The planning staff and all other officers and employees of the city act in an advisory capacity to the Planning Commission and have no authority to make binding decisions or to make authoritative representations, approvals or determinations other than in a purely advisory and recommending capacity.

Step 2. Submit Application. For all Preliminary Subdivision applications, please submit the following information, ensuring each item is either checked off or marked 'NA' if not applicable. For each item submitted, include at least one

PRELIMINARY SUBDIVISION APPLICATION

Name of Proposed Subdivision: LEVI'S LOT SUBDIVISION AMENDED

Project Address: 55 E 6150 S MURRAY, UTAH 84107

Parcel Identification (Sidwell) Number: 22-19-101-015 / 22-19-101-014

Parcel Area(acres): 0.47 Zoning District: R-1-8 Total # of Lots: 2

Applicant Information

Name: Guy Buhbot

Mailing Address: 16926 S WELLS SPRINGS RD City: MURRAY State: UT ZIP: 84047

Phone #: 801-792-6866 Fax #: Email Address: guybuhbot@gmail.com

Property Owner's Information (If different)

Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone #: _____ Fax #: _____ Email Address: _____

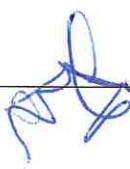
Licensed Engineer Information

Name: COOK SURVEYING & ASSOCIATES LLC

Mailing Address: 1785 S 4130W SUITE J City: SALT LAKE State: UT ZIP: 84104

Phone #: 801-364-4051 Fax #: _____ Email Address: SCOTT@COOK-SURVEYING.COM

Authorized Signature: _____ Date: 12-20-24



For Office Use Only

Project Number: PZ-25-001

Date Accepted: 12/30/2024

Planner Assigned: _____

WHEN RECORDED, MAIL TO:
Tarasco Properties LLC
C/O David R Gonzalez
PO Box 1632
Draper UT 84020

Quit Claim Deed

Parcel No. 22-19-101-002-0000

TARASCO PROPERTIES LLC, Grantors, of PO BOX 1632 DRAPER UT 84020, County of Salt Lake, State of Utah, hereby QUIT CLAIM to the GUY E BOHBOT, at 6926 S WELL SPRING RD 11A, MIDVALE UT 84047, Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the following described parcel of land in Murray City, Salt Lake County, State of Utah, to-wit:

COMMENCING AT A POINT SOUTH 83.00 FEET AND EAST 203.62 FEET AND SOUTH 169.30 FEET FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 5.70 FEET; THENCE WEST 2.65 FEET; THENCE NORTH 00°53'27" WEST 0.95 FEET; THENCE NORTH 89°06'01" EAST 1.81 FEET; THENCE NORTH 02°00'20" EAST 4.73 FEET; THENCE SOUTH 89°23'13" EAST 0.69 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6 S.F.

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

Signed in the presence of:

On the date first above written personally appeared before me, _____, the signer of the within and foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

WHEN RECORDED, MAIL TO:
Tarasco Properties LLC
C/O David R Gonzalez
PO Box 1632
Draper UT 84020

DEED

Parcel No. 22-19-101-002-0000

TARASCO PROPERTIES LLC, Owner, of 58 E 6100 S, Murray City, Salt Lake County, State of Utah, owns the following adjusted described tract(s) of land in Salt Lake County, State of Utah:

COMMENCING AT A POINT SOUTH 83.00 FEET AND EAST 143.62 FEET FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 60.00 FEET; THENCE SOUTH 169.30 FEET; THENCE NORTH 89°24'15" WEST 0.71 FEET; THENCE SOUTH 02°00'20" WEST 4.73 FEET; THENCE SOUTH 89°06'01" WEST 1.81 FEET; THENCE SOUTH 00°53'27" EAST 0.95 FEET; THENCE WEST 57.33 FEET; THENCE NORTH 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10,494 S.F. / 0.24 AC.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2025 and thereafter.

Warranty Deed - continued

Witness, the hand(s) of said Grantor(s), this _____.

STATE OF _____)
County of _____)ss.

On _____, before me, the undersigned Notary Public,
personally appeared _____,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public

WHEN RECORDED, MAIL TO:
Tarasco Properties LLC
C/O David R Gonzalez
PO Box 1632
Draper UT 84020

Quit Claim Deed

Parcel No. 22-19-101-003-0000

TARASCO PROPERTIES LLC, Grantors, of PO BOX 1632 DRAPER UT 84020, County of Salt Lake, State of Utah, hereby QUIT CLAIM to the GUY E BOHBOT, at 6926 S WELL SPRING RD 11A, MIDVALE UT 84047, Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the following described parcel of land in Murray City, Salt Lake County, State of Utah, to-wit:

COMMENCING AT A POINT SOUTH 83.00 FEET AND EAST 203.62 FEET AND SOUTH 169.30 FEET FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°24'15" EAST 88.70 FEET; THENCE SOUTH 0.58 FEET; THENCE WEST 88.70 FEET; THENCE NORTH 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 92 S.F.

WITNESS, the hand of said Grantor, this _____ day of _____, A.D. 20 ____.

Signed in the presence of:

On the date first above written personally appeared before me, _____, the signer of the within and foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

WHEN RECORDED, MAIL TO:
Tarasco Properties LLC
C/O David R Gonzalez
PO Box 1632
Draper UT 84020

DEED

Parcel No. 22-19-101-003-0000

TARASCO PROPERTIES LLC, Owner, of 58 E 6100 S, Murray City, Salt Lake County, State of Utah, owns the following adjusted described tract(s) of land in Salt Lake County, State of Utah:

COMMENCING AT A POINT SOUTH 83.00 FEET AND EAST 203.62 FEET FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 88.70 FEET; THENCE SOUTH 170.22 FEET; THENCE NORTH 89°24'15" WEST 88.70 FEET; THENCE NORTH 169.30 FEET TO THE POINT OF BEGINNING.

CONTAINS: 15,058 S.F. / 0.35 AC.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2025 and thereafter.

Warranty Deed - continued

Witness, the hand(s) of said Grantor(s), this _____.

STATE OF _____) _____
County of _____) **ss.**

On _____, before me, the undersigned Notary Public,
personally appeared _____,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument.

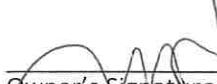
WITNESS my hand and official seal.

My Commission Expires:

Notary Public

Property Owners Affidavit

I (we) GUY BOH BOT, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.


Owner's Signature

State of Utah

§

County of Salt Lake

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 19th day of December, 20 24.

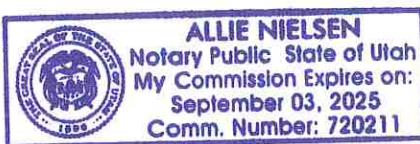

Allie Nielsen

Notary Public

Residing in Utah

My commission expires: 09/03/2025

Agent Authorization



I (we), _____, the owner(s) of the real property located at _____, in Murray City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah

§

County of Salt Lake

On the _____ day of _____, 20 _____, personally appeared before me _____ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

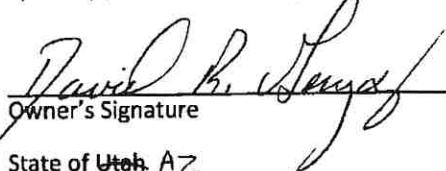
Notary public

Residing in: _____

My commission expires: _____

Property Owners Affidavit

I (we) DAVID R. GONZALEZ, AS MANAGER OF TARASCO PROPERTIES, LLC being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.


Owner's Signature

Owner's Signature (co-owner if any)

State of Utah, AZ

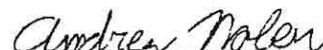
AN

§

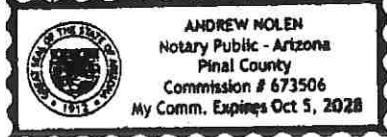
County of Salt Lake Maricopa

AN

Subscribed and sworn to before me this 27 day of December, 20 24.


Andrew Nolen

Notary Public



Residing in Maricopa

My commission expires: 10/5/28

Agent Authorization

58 E 6100 S 0. (PARCEL # 22-19-101-002)
50 E 6100 S 0 (PARCEL # 22-19-101-003)

I (we), DAVID R. GONZALEZ, the owner(s) of the real property located at 58 E 6100 S 0. (PARCEL # 22-19-101-002) in Murray City, Utah, do hereby appoint STEVEN R. PAUL, Esq. as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize STEVEN R. PAUL to appear on my (our) behalf before any City board or commission considering this application.


Owner's Signature

Owner's Signature (co-owner if any)

State of Utah, AZ

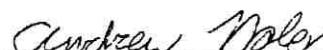
AN

§

County of Salt Lake Maricopa

AN

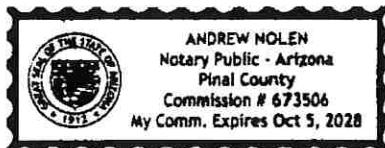
On the 27 day of December, 20 24, personally appeared before me David Gonzalez the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.


Andrew Nolen

Notary public

Residing in: Maricopa

My commission expires: 10/5/28





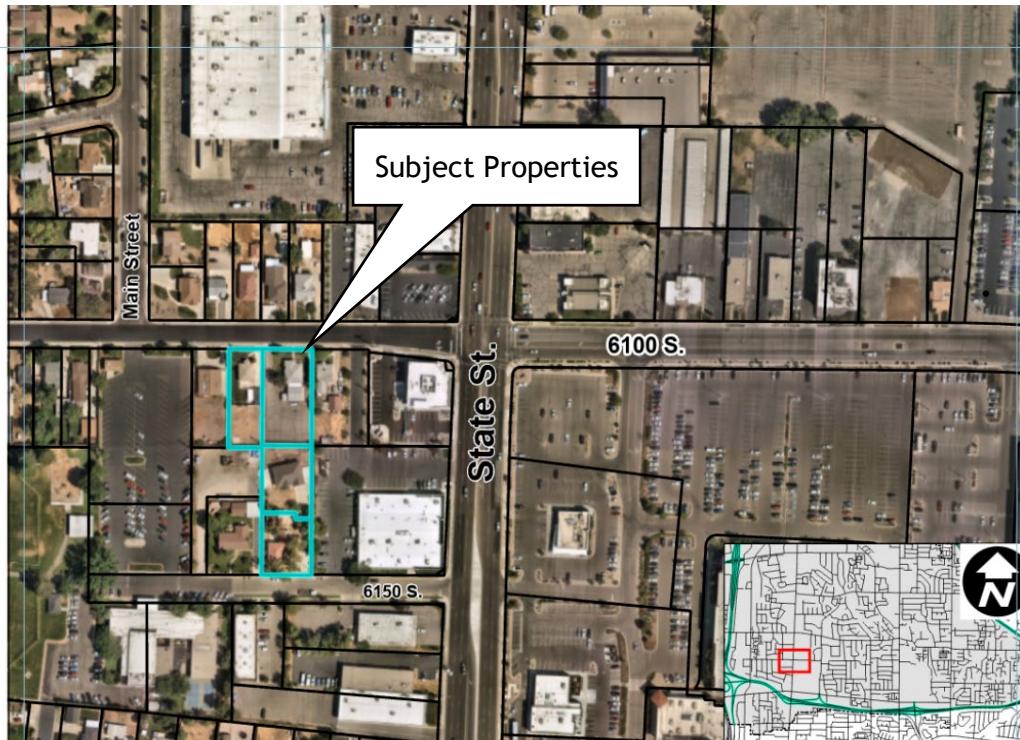
NOTICE OF PUBLIC HEARING

January 16th, 2024, 6:30 PM

The Murray City Planning Commission will hold a public hearing in the Murray City Municipal Council Chambers, located at 10 East 4800 South to receive public comment on applications submitted by **Guy Bohbot to amend the Levi's Lot Subdivision** for the properties located at 59 East 6150 South. The applicant would like to adjust the parcel boundaries between two neighboring parcels.

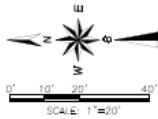
To make comments regarding this proposal, the public may speak at the meeting, call the Murray City Planning Division at (801) 270-2430, or email pc@murray.utah.gov. You have received this notice because you own property within 300 feet of the subject property.

The meeting will be streamed online, at www.murraycitylive.com or www.facebook.com/MurrayCityUtah/.



This notice is being sent to you because you own property within 300 feet of the subject property. If you have questions or comments concerning this proposal, please call the Murray City Planning Division at 801-270-2430, or e-mail planningcommission@murray.utah.gov.

Special accommodations for the hearing or visually impaired will be upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.



FOUND BRASS CAP
6100 SOUTH/STATE STREET
SLCO #2S1E199B

LEVI'S LOT SUBDIVISION AMENDED

SITUATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
MURRAY CITY, SALT LAKE COUNTY, STATE OF UTAH

DECEMBER, 2024

BASIS OF BEARING
N89°39'21"E 601.27'

56 E 6100 S
WILLAMSEN RAINBOW INC
TAX ID NUMBER 22-19-101-012

5148 S STATE ST
WILLAMSEN RAINBOW INC
TAX ID NUMBER 22-19-101-016

50 E 6100 S
TARASCO PROPERTIES LLC
TAX ID NUMBER 22-19-101-003

LOT 2
59 E 5150 S
BOHBOT, GUY E
TAX ID NUMBER 22-19-101-014

LOT 1
55 E 6150 S
BOHBOT, GUY E
TAX ID NUMBER 22-19-101-015

58 E 6100 S
TARASCO PROPERTIES LLC
TAX ID NUMBER 22-19-101-002

17 E 6150 S
HOGGAN FAM TR HOGGAN, SUZANNE E W; T
TAX ID NUMBER 22-19-101-006

VICINITY MAP

8025 SOUTH

6100 SOUTH

SITE

6150 SOUTH

STATE STREET

VALLEY DRIVE

CREEK DRIVE

FASHION PLAZA MALL

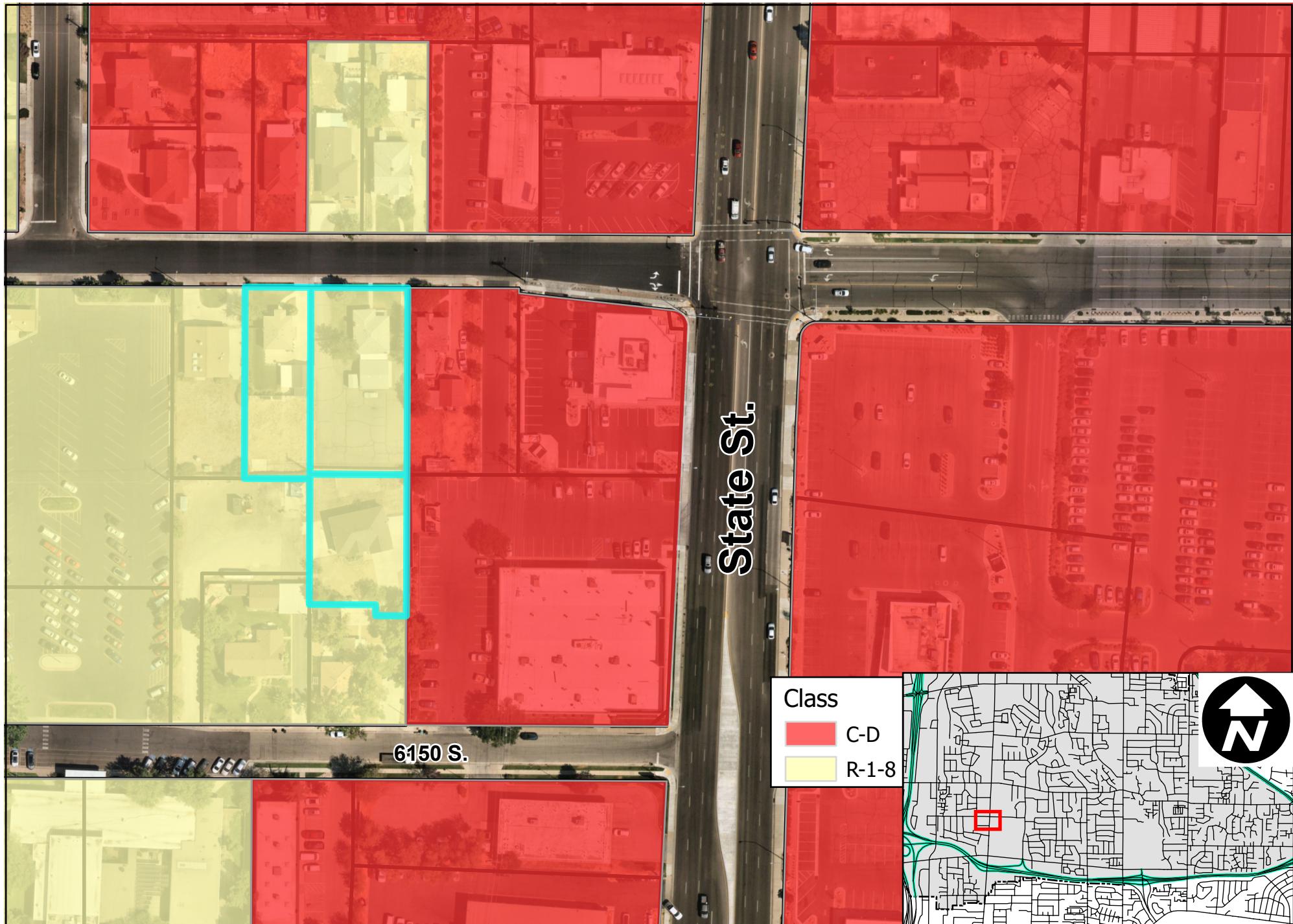
LEGEND

- BOUNDARY
- ADJACENT BOUNDARY
- MONUMENT LINE
- EASEMENT LINE
- DESCRIPTION TIE LINE
- FOUND STREET MONUMENT

FOUND SECTION CORNER

FOUND WITNESS CORNER

59 East 5160 South





January 10, 2025

To: Murray City Planning Commission

RE: Agenda Item #5, Form Based Code Discussion

Dear Commissioners,

For the past few months, Planning Staff and our Consultant, VODA Landscape + Planning, have presented on the work that has been done regarding the Downtown Form Based Code. We are nearing the completion of the drafting and would like to have a discussion on the progress made so far. In anticipation for this discussion we have provided an electronic draft of the form based code for you to review.

We would like for you to read through as much of the code as you can and come prepared with questions. We understand that this is a heavy lift as it is over 100 pages. We would like to have you review this so that as we move closer to the adoption stage you are familiar with the concepts and able to bring up your concerns.

Mark Morris with VODA will be presenting information at the meeting. Please be aware that this is only a discussion, we will not be conducting a public comment portion or requesting any formal action be taken. We look forward to speaking with you about the future of the downtown as we continue to rapidly move forward with the redevelopment of downtown.

Thank you,

Zachary Smallwood | Planning Manager
Community and Economic Development
Murray City Corporation
10 East 4800 South, Suite 260
Murray, UT 84107

MURRAY CITY CENTER FORM BASED CODE

MURRAY, UTAH

WORKING DRAFT 10 JAN 2025



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1.0 PLACE TYPE

1. INTRODUCTION

Murray City is centrally located in the Salt Lake valley. It is well-connected to public transit with three light rail (TRAX) stations and one commuter rail (FrontRunner) station. Interstate 15, Interstate 215, and State Street all connect through the city, giving residents convenient access to the region's transportation and street networks.

Notable features within the city include the Jordan River, Big and Little Cottonwood Creeks, Wheeler Historic Farm, and Murray Park. The Intermountain Medical Center (IMC) campus is the largest employer in the city and provides medical services to residents from all over Utah and the surrounding states. State Street is the city's largest commercial corridor and includes the Fashion Place Mall, IMC, The Orthopedic Specialty Hospital, and many other regionally significant businesses.

Murray's City Center is located near the geographic center of the city, and is well connected to State Street and the UTA transit network. With IMC directly to the south of the City Center, and a significant amount of redevelopable land, the City Center has great potential for change over the next few decades.

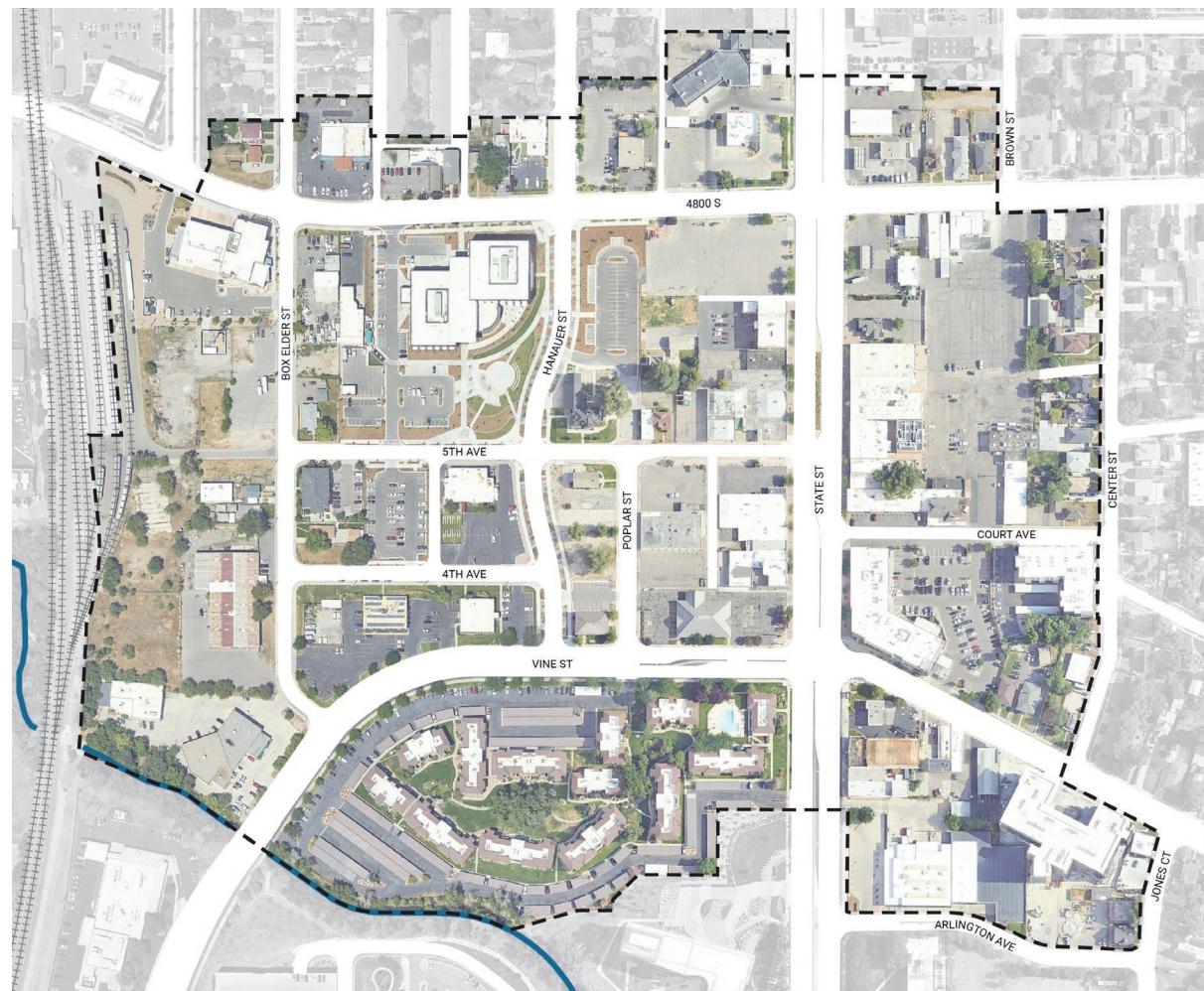


Figure XX - Proposed Murray City Center form based code area

2. PLANNING FRAMEWORK

Murray's existing planning documents contain many goals and initiatives for the City Center area. This form based code is intended to support these goals and achieve the vision for the City Center that the community has developed in these documents.

A. DOWNTOWN STRATEGIC PLAN (2024)

The Downtown Strategic Plan makes eight recommendations for a portion of the Murray City Center District (MCCD). This Form Based Code (FBC) can help achieve two of these recommendations.

Recommendation 1: Implement a form based code in the MCCD zoning district.

The FBC fully accomplishes this recommendation.

Recommendation 2: Update and enforce the downtown design guidelines.

The FBC is used to further codify many of these guidelines and require them in new developments.

B. MURRAY CITY CENTER DESIGN GUIDELINES (2022)

This document contains ~140 guidelines organized into 18 categories. Each guideline is described in a sentence or two. The FBC takes these descriptions and quantifies them into specific, measurable requirements.

C. GENERAL PLAN (2017/2022)

The updated general plan describes 5 key initiatives which are a high-level, cross-disciplinary perspective on the future direction for the city. Portions of each initiative are included in the FBC but the first initiative is most applicable to the FBC in general. The many goals of this initiative are used to calibrate the requirements in the FBC.

The FBC will help contribute to the achievement of the remaining 4 initiatives but not via the quantified requirements within the FBC area.

The following are sections from Initiative 1: City Center District

1. LAND USE & URBAN DESIGN

Provide and promote a mix of land uses and development patterns that support a healthy community comprised of livable neighborhoods, vibrant economic districts, and appealing open spaces.

1. Encourage revitalization along transit corridors and city center
2. Support a range of commercial development scales
3. Form based and mixed use development pattern
4. Support civic spaces through complementary land use



Figure XX - View toward State Street from within the Murray City Center area, 2024

2. TRANSPORTATION

Provide an efficient and comprehensive multi-modal transportation system that effectively serves residents and integrates with the regional transportation plan for the Wasatch Front.

1. Promote the use of alternative transportation
2. Utilize corridors to showcase the City
3. Optimize existing transportation network
4. Support regional cooperation and coordination

3. ECONOMIC DEVELOPMENT

Ensure a resilient economy, prepared to handle future change through the support of a strong and diverse tax base for the City.

1. Revitalize Downtown east and west of State Street
2. Maintain supremacy as the regional retail hub of Salt Lake County

4. NATURE/ENVIRONMENT

Ensure the stewardship of the natural environment through sustainable growth and development patterns.

1. Promote low-impact development (LID) standards
2. Ensure infrastructure needs are approached sustainably
3. Ensure development does not impact water quality

5. COMMUNITY/CULTURE/PRESERVATION

Sustain the culture and identity of Murray City.

1. Preserve key historic landmarks when feasible
2. Provide a range of arts and cultural activities
3. Support programs of cultural experiences
4. Increase the awareness of Murray City's history and heritage
5. Capitalize on historic resources for investing in the character of the City

6. PARKS/OPEN SPACE/TRAILS

Provide and promote a range of parks and open spaces for residents and visitors to serve a range of

needs related to lifestyle and demographics, including age, ability, accessibility, and income.

1. Ensure new developments have parks and open space opportunities
2. Green up the core of the City

D. CENTRAL BUSINESS DISTRICT PLAN OBJECTIVES (2016)

The 2016 update to the Central Business District Urban Renewal Area Plan includes some objectives which the FBC can help to achieve. These include:

1. Allow for mixed-use development containing commercial, residential, retail, civic, and office uses
2. Promote the development of viable commercial, employment, and activity centers to serve the community
3. Provide diverse housing choices for a variety of needs and income levels

Many of the other objectives are to provide funding or monetary incentives for specific renewal and development projects. While the FBC does not directly address funding, many of these specific renewal and development projects, in whole or in part, align with parameters in the FBC.

These renewal and development projects include:

1. Infrastructure for enhancing opportunities for arts facilities, hospital, and other large, regional facilities

2. Parking structures
 3. New moderate and low-income housing
 4. Encourage development of vacant and underutilized parcels
 5. Higher density, mixed-use development
 6. Incentivize land owners to upgrade or redevelop existing structures
 7. Sidewalks, walking bridges, and connector roads to increase connectivity, walkability, and access
- Six larger scale outcome goals are also listed. These goals align with other objectives and with the FBC parameters.
1. Create an attractive urban environment with diverse and complementary uses such as retail, professional services, housing, and employment opportunities
 2. Provide a mixed-use environment that will create the vitality of round-the-clock activities associated with active urban environments
 3. Blend harmoniously with adjoining areas
 4. Provide for open space
 5. Support transit use
 6. Create a walkable community

3. ECONOMIC SUSTAINABILITY

Many of these existing planning goals can be supported by an increase in economic sustainability. This FBC is designed to produce a built environment that improves long term economic sustainability by requiring building forms and spatial relationships that can meet the needs of a wide variety of uses and users both now and in the future.

Single use buildings may not be economically sustainable in the long term. Use changes in a building, or broader economic changes, can require a single use building to sit vacant because it cannot accommodate other uses or to be demolished and either rebuilt to meet the spatial needs of another use, or sit as a vacant lot. These situations degrade the experience, quality, and economic value of a neighborhood.

Buildings and spaces that are designed for a wide variety of uses are more economically sustainable in the long term. These buildings and places remain a stable part of the neighborhood as uses and users change over time. This continuity enhances neighborhood identity, a sense of place, landmark recognition, intergenerational experiences, and it reduces the frequency of the physical and economic disruptions caused by construction. This FBC is designed to require high quality buildings that are meant to last through future changes.



Figure XX - A 'city center' place type mixes different uses and various types of buildings and can integrate new development with historical structures to support existing development patterns.

4. CITY CENTER CENTER PLACE TYPE

The Wasatch Front Regional Council (WFRC) describes a hierarchy of 9 place types in their FBC template and supporting documents. Within that hierarchy, Murray's city center district is identified as an "urban center" place type but for the purposes of the Murray City Center and this FBC we will refer to it as a "city center" place type. This puts Murray's city center district in context with the many other centers along the Wasatch Front region.

A. DESCRIPTION AND INTENT

The city center place type is intended for use in the fairly intensive centers of activity, particularly historic downtowns of cities within the region. This place type allows for a range of building intensity and a wide mix of uses, and is served by one or more modes of transit. The limits of the city center place type, unlike those of the metropolitan center, typically include some lower intensity edges.

For Murray's City Center, alignment with goals and vision from the community is a key piece of the

form based code. This area could develop as a more significant job center for the city and region, bringing in more housing and office space, multi-story development, and community open space such as plazas and parks.

1. FORM AND USES

This place type typically includes two or more intersecting primary street mixed use corridors with ground floor commercial uses and office or residential uses in upper stories. Stoop buildings typically surround these corridors, housing multiple family units or offices, graduating down to edge subdistricts, including row type housing or live work units. Some yard building single family units may also be included.

the area a unique experience to Murray that will further support business viability and desirability for living and working in the City Center. Additionally, connections to natural features such as Little Cottonwood Creek can support quality of life for the City Center.

2. TRANSIT

The city center should be served by at least two modes of frequent transit, including bus, bus rapid transit, streetcar, light rail, or commuter rail with at least fifteen minute headways. Primary streets should be designated at the transit stops, at least in one direction, following the transit lines when possible.

3. PUBLIC SPACE

City center place types can support higher quality public spaces due to the intensity of use and incorporation of dense development in a limited area. With the development of a city center for Murray, public space can provide residents and visitors to

2.0 FORM DISTRICTS

1. INTRODUCTION

A form district is a defined area to which the same set of requirements are applied in the Form Based Code (FBC). Multiple form districts provide a hierarchy of forms and uses that work together to make a diverse and cohesive City Center. This FBC describes five form districts. The form district configuration for the Murray City Center is customized to its unique characteristics and goals of the community.

A. MURRAY CITY CENTER FORM DISTRICTS

The adjacent map shows the boundaries and configuration of five form districts.

1. Civic Center (CC)
2. Boulevard (BD)
3. Neighborhood Corridor (NC)
4. Residential Transition (RT)
5. Transit Neighborhood (TN)

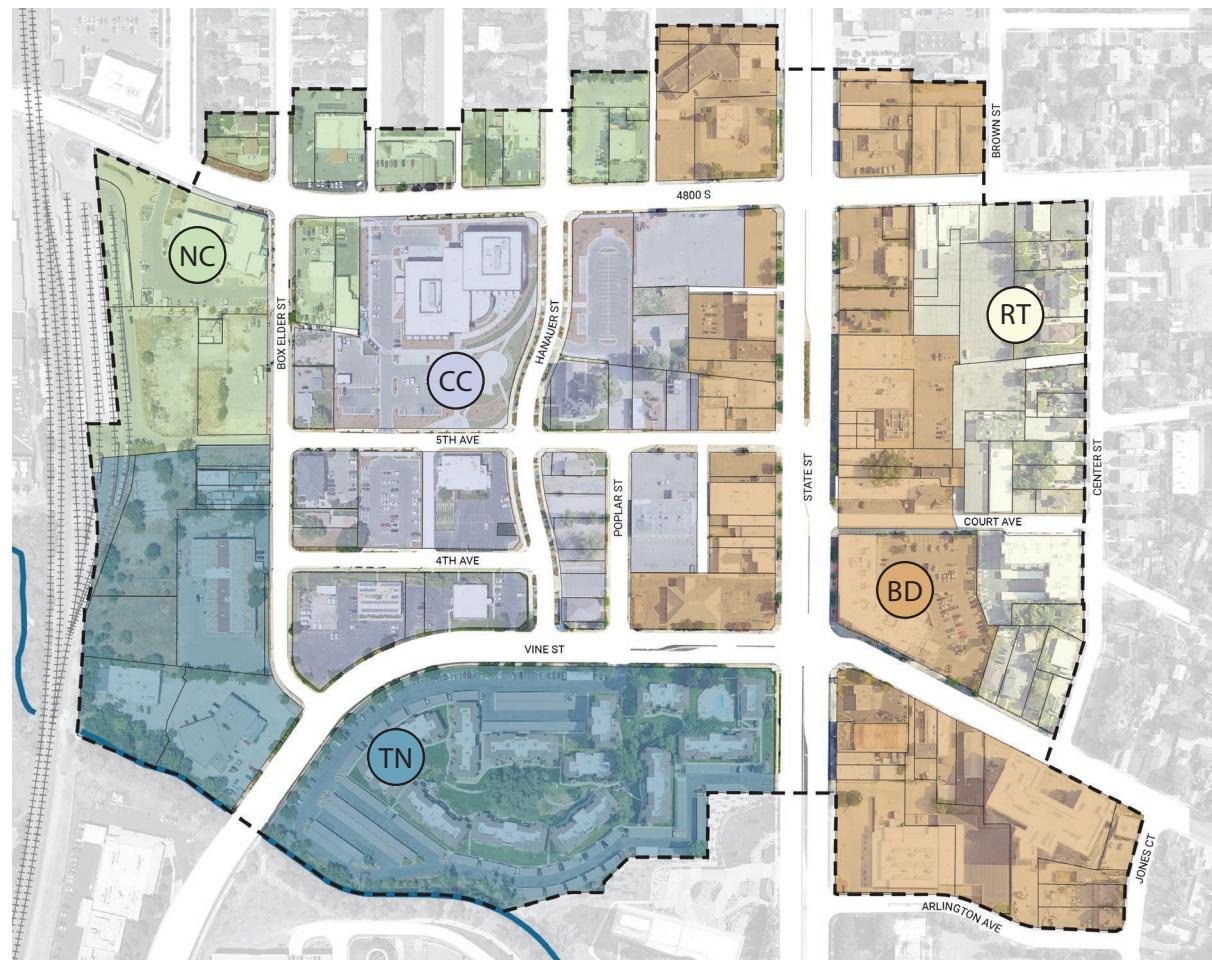


Figure XX - Murray City Center form districts map

2. CIVIC CENTER FORM DISTRICT (CC)

This form district is applied to the geographic and civic heart of the City Center area. The smaller blocks and irregular grid promote a walkable district. Uses are heavily mixed. Civic, gathering, and entertainment spaces are conveniently located for workers, residents, and visitors.

Characteristics:

1. Community gathering spaces
2. Civic uses
3. Restaurant, Recreation

Minimum Height: 3 stories

Maximum Height: 6 stories

Uses: Open space, civic, restaurant, retail, entertainment, hospitality, office, housing, structured parking



Figure XX - Civic Center form district map



3. BOULEVARD FORM DISTRICT (BD)

This form district addresses the conditions and goals along the State Street corridor. It is designed to continue, or fill in, the street wall with buildings that are of a scale and form that enhance the historic character of this portion of State Street. This form district recognizes that the spatial character of State Street is different than that of 4800 South or Vine Street.

Characteristics:

1. Historic State Street character
2. Vertical mixed use
3. Active streetscape

Minimum Height: 2 stories

Maximum Height: 3 stories (5 stories if top floor(s) are stepped back 30'-0" min. from front facade)

Uses: Retail, entertainment, restaurant, office, housing



Figure XX - Boulevard form district map



A. HISTORIC CHARACTER OF THE STATE STREET CORRIDOR

1. Additional design requirements for buildings fronting State Street are required by Murray City. The intent is to ensure that new buildings along State Street reflect the historic context of existing buildings along the corridor.
2. Materials: Building facades along State Street should primarily be faced with historically appropriate materials, finishes, and colors.
3. Windows & Doors: Buildings should use a historically typical window and door type, with windows recessed into the facade to create historically appropriate window ledge depth.
4. Additional requirements: Traditional elements provide horizontal and vertical modulation. For example:
 - (a) Pronounced entries,
 - (b) Architectural banding,
 - (c) Primary verticals (windows),
 - (d) Strong roof termination (cornice)
5. Architectural details: Additional details appropriate to historic architecture are encouraged including awnings, light fixtures, blade signage, public art, etc.



Figure 2.XX - Historical, context sensitive new development, illustrating appropriate materials, window inset, strong roof termination, and pronounced entries.



Figure 2.XX - Historical, context sensitive new development, illustrating appropriate materials, window patterns, ground floor awnings and strong roof termination.

4. NEIGHBORHOOD CORRIDOR FORM DISTRICT (NC)

The Neighborhood Corridor form district is similar to the Boulevard Form District along State Street but the requirements are calibrated for the smaller scale of development along 4800 South. It acts as a transition between the more intensely developed Civic Center Form District and the adjacent neighborhood, while still being appropriate along one of Murray's important streets.

Characteristics:

1. Neighborhood supportive businesses
2. Residential focus
3. Horizontal mixed use

Minimum Height: 2 stories

Maximum Height: 3 stories

Uses: Office, retail, restaurant, housing



Figure XX -Neighborhood Corridor form district map



5. TRANSIT NEIGHBORHOOD (TN) FORM DISTRICT

The two halves of the Transit Neighborhood (TN) form district are unique in that they are the largest areas not bisected by any roads and they both have a "back" edge facing away from the City Center area. The existing uses along these "back" edges, railway and industrial to the west and the IMC campus to the south, do not suggest a step down in building height or use intensity.

This form district will have a high concentration of development, including high quality office space and housing, and will help activate the City Center with a large daytime population of office workers and a large nighttime population of residents. Adjacency to the IMC campus could attract more office development to this area, and proximity to the Front Runner and TRAX stations could support a high concentration of housing.

Characteristics:

1. Office concentration
2. Residential concentration
3. Vertical mixed-use

Minimum Height: 4 stories

Maximum Height: 8 stories

Uses: Office, housing, retail, restaurant, hospitality, entertainment, structure parking



Figure XX - Transit Neighborhood form district map



6. RESIDENTIAL TRANSITION (RT) FORM DISTRICT

This form district provides a transition between the existing single family neighborhood to the east and the State Street scale developments to the west. It is primarily residential with a variety of housing types.

Characteristics:

1. Step down in density from State Street corridor
2. Residential focus
3. Horizontal mixed densities

Minimum Height: 2 stories

Maximum Height: 3 stories

Uses: Housing, office



Figure XX - Residential Transition form district map



3.0 USE

1. GENERAL REQUIREMENTS

A. GENERAL PROVISIONS

This Form Based Code (FBC) does not use the Murray City Standard Land Use Code.

The following provisions apply to the uses outlined in this chapter:

1. Permitted Mixed-Uses. Individual buildings may contain more than one use. Use can vary between ground and upper floors of a building.
2. Form District Permissions. Within each form district, each use is either permitted by right (with some uses limited to upper floors only) or is not permitted.
3. Building Type Permissions. Each use shall be located within a permitted building type on a permitted floor. See Chapter 5.0
4. Indoor/Outdoor. Each use may have both indoor and outdoor facilities, unless otherwise specified.

B. ORGANIZATION

Uses are grouped into general categories and subcategories.

If a proposed use is not listed in the use tables, the following shall apply:

1. Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a form district, the city may, through written determination, interpret the use as permitted.

- (a) The city may require traffic studies, impact studies, or other such inquiries as part of the unlisted similar use determination process.
- (b) The unlisted use will be subject to any development standards applicable to the similar permitted use.

2. Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a permitted use within a form district, the use is not permitted and may only be approved through an amendment of this code.

C. USE TABLE

Table 3.1 outlines the uses in each form district as permitted by one of the following three designations:

1. Permitted. These uses are permitted by right and indicated with a "P" in the table.
2. Permitted in Upper Stories Only. These uses are permitted by right, but only in upper stories of a building, i.e. not in the ground floor. They are indicated with a "U" in the table.



Figure 3.1 - Lodging use example



Figure 3.2 - Housing use example

Table 3.1 - Murray City Center: Use by Form District

USE CATEGORY	FORM DISTRICT				
	CC	BD	NC	TN	RT
RESIDENTIAL & LODGING					
1. Residential	P	U	P	P	P
2. Hospitality	P	P	N	P	N
3. Residential Care	P	N	N	U	P
CIVIC & INSTITUTIONAL					
4. Assembly (Public & Private)	P	P	N	P	N
5. Transit Station	P	P	P	P	P
6. Library/Museum/Post Office	P	N	N	N	N
7. Public Safety	P	N	P	N	N
8. Education/Training	P	P	P	P	N
RETAIL					
9. General Retail	P	P	P	P	N
10. Neighborhood Retail	P	P	P	P	P
11. Drive Through	N	N	N	N	N
12. Medical Cannabis* or Specialty Tobacco**	N	P	P	N	N
13. Itinerant Merchants	P	P	P	P	N

P = Permitted | U = Permitted in Upper Stories Only | N = Not Permitted

*Pursuant to Utah Code 4-41a **Pursuant to Utah Code 10-8-1-41.6

Table 3.1 (continued) - Murray City Center: Use by Form District

USE CATEGORY	FORM DISTRICT				
	CC	BD	NC	TN	RT
SERVICE					
14. General Service	P	P	P	P	N
15. Neighborhood Service	P	P	P	P	P
OFFICE & CRAFTSMAN					
16. Office/Professional	P	U	P	U	N
17. Craftsman/Art Gallery	P	P	P	P	N
ACCESSORY USES					
18. Home Occupation	P	P	P	P	P
19. Attached Parking Structure	P	P	P	P	N
20. Storage Building/Carport	P	N	P	N	P
SITE USES					
21. Utility/Infrastructure	P	P	P	P	P
22. Parking Lot	P	P	P	P	N
23. Detached Parking Structure	P	P	P	P	N
24. Open Space	P	P	P	P	P

P = Permitted | U = Permitted in Upper Stories Only | N = Not Permitted

Form District Abbreviations

CC = City Center

BD = Boulevard

NC = Neighborhood Corridor

RT = Residential Transition

TN = Transit Neighborhood

Table 3.2 - Neighborhood Service Uses

1. Arcade	2. Bank or other Financial Service
3. Barber Shop, Beauty Salon, & Spa	4. Billiard Hall
5. Catering	6. Artist/Musician Studio
7. Day Care, Adult or Child	8. Dry Cleaning & Laundry
9. Emergency Care Clinic	10. Fitness, Dance Studio, & Gym
11. Framing	12. Home Furniture & Equipment
13. Repair	14. Locksmith
15. Mailing Services	16. Microbrewery
17. Pet Grooming	18. Photocopying & Printing
19. Photography Studio & Supplies (on-site processing permitted)	20. Restaurants (refer to state law for alcoholic beverage requests)
21. Shoe Repair	22. Tailor & Seamstress
23. Tanning Salon	24. Tattoo/Piercing Parlor
25. Training Center	26. Travel Agency & Tour Operator
27. Veterinarian	

Table 3.3 - General Service Uses

1. All Neighborhood Service Uses	2. Animal Boarding (interior only)
3. Aquatic Facilities	4. Batting Cages
5. Bowling Alley	6. Concert Hall
7. Exterminating & Disinfecting Service	8. Funeral Home
9. Miniature Golf Course	10. Recreation, Commercial Indoor
11. Repair of Small Goods & Electronics	12. Shooting & Archery Ranges (indoor only)
13. Skating Rink	14. Movie Theater
15. Performance Theater	16. Medical Clinic
17. Dental Clinic	

Table 3.4 - Neighborhood Retail Uses

1. Alcohol & Liquor Sales	2. Antique Shop
3. Apparel & Accessory Store	4. Art & Education Supplies
5. Bakery, Retail	6. Bicycle Sales & Repair
7. Book, Magazine, & Newspaper Store	8. Building Materials, Hardware, and Garden Supply
9. Camera & Photo Supply Store	10. China & Glassware Shop
11. Convenience Store	12. Drug Store/Pharmacy
13. Fabric & Craft Store	14. Florist
15. Gift, Novelty, & Souvenir Shop	16. Grocery Store
17. Hardware Store	18. Hobby Shop
19. Jewelry Sales & Repair	20. Luggage & Leather Goods
21. Music Store	22. Musical Instrument Repair & Sales
23. Office Supply	24. Optical Goods
25. Paint & Wallpaper	26. Party Supply Shop
27. Pawn Shop	28. Pets/Pet Supplies
29. Smoke Shop	30. Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.)
31. Sporting Goods Sales & Rental	32. Stationery & Paper Store
33. Toy Shop	34. Video/Game Sales & Rental
35. Wine & Liquor Shop	

Table 3.5 - General Retail Uses

1. All Neighborhood Retail Uses	2. Motorcycle & Motor Scooter Sales
3. Home Furnishings & Accessories Sales & Rentals	4. Heating, Air Conditioning & Plumbing Supplies, Sales, & Service
5. Automotive Supply (no service)	6. Cabinet Supply (display only)
7. Computer Software Sales & Leasing	8. Machine Sales and Rental
9. Department Store	10. Agriculture Equipment & Supply
11. Gun Shop	12. Electrical Supplies
13. Appliance & Electronic Sales & Service	14. Merchandise Vending Machine Operators
15. Medical Supply Store & Rental	16. Medical Supply Store & Sales

- 3.** Not Permitted. These uses are not permitted and are indicated by an "N" in the table.

2. SPECIFIC USE RESTRICTIONS

A. ITINERANT MERCHANTS

1. GENERAL REQUIREMENTS

Itinerant uses shall not be permitted unless the following general and applicable specific criteria are demonstrated as part of the business license application:

- 1.** Location on Private Property. The business and any activity associated therewith must be located on private property and only as a secondary use to another primary commercial use. The business shall not be located on public property (including public sidewalks, public streets, public parking areas or other public places as defined by the city) or on vacant or residentially used property, regardless of the zoning district.
- 2.** Impervious Surface. The business must be located on a hard surface with no portion of the business located in a landscaped or unimproved area.
- 3.** Setbacks. The business must be located a minimum of 5'-0" from combustible walls, roof eave lines, awnings, etc.; 10'-0" from any building openings (i.e., doors, windows, vents, etc.); and 5'-0" from any fire hydrant, driveway, ADA accessible parking space and loading area. Space for

- queueing shall be provided on private property,
- 4.** Lease. There must be a valid lease or written permission from the private property owner expressly allowing the use of property for the business that is the subject of this section. The merchant shall demonstrate the ability to utilize an existing rest room facility on or nearby the property.
 - 5.** Traffic Safety. The business location shall not impede auto and/or pedestrian traffic or create auto/pedestrian conflicts. Private sidewalk clear widths shall not be reduced below 5'-0" and the itinerant business shall not interfere with the internal parking lot circulation.
 - 6.** Power. All electrical wiring must be in compliance with the National Electrical Code and approved by the Murray City Building Department. Generators and extension cords are permitted.
 - 7.** Temporary Only. All aspects of the business shall be temporary in nature with no permanent facilities constructed on site, with the exception of the required permanent power source.
 - 8.** Maintenance. The area around the business shall be kept clean and orderly. A trash receptacle shall be provided for patrons. The merchant is responsible to clean up all trash, litter, spills, etc., within a minimum 20'-0" radius of the business.
 - 9.** Business Conduct. The business may not solicit or conduct business with persons in motor vehicles or use any flashing lights, noise, sound or other motion-producing devices to attract attention to its operation.
 - 10.** Regulatory Compliance. All applicable local and state regulations (i.e., food permit, tax numbers, registration, etc.) shall be met.
 - 11.** Business License. All requirements of Murray City Municipal Code shall be met.
 - 12.** Site Plan. A site plan, drawn to scale, showing the exact location of the itinerant merchant (including all components of the business) with setbacks to buildings, sidewalks, roadways, driveways, parking, fire hydrants, and other important features shall be provided. A photograph or illustration showing components of the business, including cart and awning dimensions, trash receptacles, coolers, signage, electrical plans, etc., shall be provided, as well as other information required to show compliance with the applicable requirements contained herein.

2. SPECIFIC REQUIREMENTS

1. Food Trucks

- (a)** For food truck requirements, see Murray City Code of Ordinances Chapter 17.44 Seasonal Uses

2. Vending Carts

Each business license application for a vending cart

must comply with the following:

- (a)** There shall be a minimum separation of 200'-0" between all vending cart locations. This separation shall be measured as a radius in all directions, with the vending cart location being the center point.
- (b)** The vending cart must be located no closer than 30'-0" from a single family residential zone.
- (c)** Any vending cart selling food items shall not be located within 200'-0" of the primary public entrance of an existing restaurant use. The exception to this is an existing restaurant is allowed to operate a vending cart within this area, provided all other provisions of this section are satisfied.
- (d)** The vending cart shall be constructed of surface materials that are primarily stainless steel and in accordance with the Salt Lake Valley Health Department regulations. Transparent, plastic sides may be extended above the cart's preparation/counter surface, provided these sides do not extend beyond the width or length of the cart and 3'-0" above the preparation counter/surface, if it is kept clean, and is free of signage and other attachments. The vending cart shall not exceed a width of 4'-0" and a length of 6'-0" (a hitch may extend a maximum of 2'-0" beyond the length of the cart). The maximum height of the vending cart, excluding canopies or

umbrellas, shall be 5'-0". A vending cart may include a built in canopy provided it does not extend more than 3'-0" beyond the width of the cart on each side and any extension beyond the cart width is a minimum of 7'-0" above the surrounding pavement. This canopy shall be an earth tone color or be finished stainless steel.

- (e)** The vendor shall be limited to three stacked coolers (the footprint of each cooler shall not exceed 3.75 sq. ft. in size), one trash receptacle, one chair, and a freestanding umbrella (not to exceed a 6'-0" diameter) external to the vending cart. All other freestanding devices, i.e., signs, propane tanks, tables, racks, customer seating, overhead structures (i.e., tarps, enclosures, canopy extensions), etc., are prohibited. The freestanding umbrella shall be an earthtone color, and, if extending beyond the front and side edges of the cart, must be a minimum of 7'-0" above the ground surface.
- (f)** Signage shall be attached to the vending cart and occupy no more than 4 sq. ft. on the street facing side of the cart. Signs shall not be internally illuminated or make use of flashing or intermittent lighting or animation devices. Pennants, streamers, lawn banners and other temporary signs are prohibited.
- (g)** A portable fire extinguisher, Type 2A-10 BC minimum, must be mounted within easy



Figure 3.3 - Retail use example

reach on the vending cart.

- (h)** All aspects of the business shall be moved on and off the premises each day of operation. No overnight parking or outdoor storage is allowed. Any vending cart selling food items must be cleaned and stored at a commissary approved by the Salt Lake Valley health department.
- (i)** Merchants at seasonal markets/events may be temporarily exempted from this requirement.
- (j)** The vending cart and all related business items shall be maintained in good condition and repair at all times.
- (k)** The business shall be conducted only between the hours of 6 a.m. and 10 p.m.



Figure 3.4 - Public library civic use example

B. MEDICAL CANNABIS

Medical Cannabis Pharmacies are permitted uses in all form districts with the following conditions:

1. Medical Cannabis Pharmacies must comply with Utah Code 4-41a: Cannabis Production Establishments and Pharmacies.
2. Where allowed by State law, signage is subject to the applicable form district signage requirements.

C. RETAIL TOBACCO SPECIALTY BUSINESSES

Retail tobacco specialty related uses are permitted in all form districts with the following conditions:

1. Retail tobacco specialty businesses must comply with Utah Code 10-8-1-41.6 Regulation of Retail

Tobacco Specialty Business.

2. Where allowed by State law, signage is subject to the applicable form district signage requirements.

D. OUTDOOR DINING

Each application for an outdoor dining use shall comply with the following:

1. The dining area shall be located on private property or leased public property and shall not diminish parking or landscaping.
2. The dining area shall not impede pedestrian circulation.
3. The dining area shall not impede emergency access or circulation.
4. The outdoor furnishings shall be compatible with the streetscape and associated building.
5. No music or noise shall be in excess of the city noise ordinance, Title 8.01.070.
6. No use after 10:30 p.m. and before 7:00 a.m.
7. No part of the outdoor dining area shall be located within 100'-0" of any existing residential use (measured from the edge of the outdoor dining area to the closest property line of the residential use), unless the residential use is part of a mixed use building or the outdoor dining area is separated from the residential use by a commercial building.

8. Cooking facilities shall be located within the primary building. No cooking facilities, including grills, shall be permitted in the outdoor dining area.

9. The outdoor dining area shall be kept in a clean condition and free of litter and food items which constitute a nuisance to public health, safety and welfare.

E. PAWN SHOPS

Display areas are limited to those shown on the approved site plan and may not exceed a combined 100 sq. ft. in size.

F. TELECOMMUNICATION FACILITIES

Telecommunication facility uses shall comply with Murray Municipal code.

G. HOME OCCUPATION

Home occupation uses shall comply with Murray City Municipal Code and Qualifying Rules And Regulations.

H. PROHIBITED USES

The following uses are prohibited throughout all form districts:

1. Sexually Oriented Businesses
2. Auto-Related Uses (sales, service, etc)
3. Medical Cannabis Production Establishment
4. Outdoor Storage/Storage Facilities
5. Check Cashing Businesses
6. Drive Through Facilities

4.0 STREET TYPES

1. GENERAL REQUIREMENTS

A. INTENT

The standards outlined in this chapter are intended to:

1. Create complete streets that address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
2. Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
3. Provide adequate access to all lots for vehicles and pedestrians.
4. Create streets that are appropriate for their context in each of the form districts and are designed to encourage travel at appropriate volumes and speeds.
5. Create streets and public rights-of-way that aid in the safe and efficient management of stormwater runoff.

B. APPLICABILITY

This chapter is to further refine what is allowed on a property, and to stipulate pedestrian realm requirements, but not to regulate the vehicular realm. Cross-sections for any vehicular realm changes are determined by the Public Works Department.

C. GENERAL REQUIREMENTS

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in dedicated vehicular rights-of-way.

1. All new vehicular rights-of-way shall match one of the street types as described in Chapter 4.4 Street Types, whether publicly dedicated or privately held.

D. STREET CONSTRUCTION SPECIFICATIONS

1. All construction in the right-of-way shall follow specifications defined by the City.
2. The street standards within this chapter are intended to be minimum requirements. The City may use alternative designs when reconstructing streets provided the general intent of street construction specifications of the neighborhood is maintained.

2. GENERAL STREET TYPE STANDARDS

A. STREET TYPES

Street types defined in this chapter describe the acceptable street configurations for the Form Based Code (FBC) districts.

The street type map for the City Center FBC area is shown in Figure 4.1

1. Street type configurations are to be implemented when reconstructing existing streets or building new streets.
 - (a) The city may require changes to the right-of-way, pavement width, or additional street elements depending on unique site characteristics.
 - (b) The city may permit modifications to street widths and required improvements. Any modifications shall be approved by the relevant city departments and personnel.
2. The hierarchy of street types, from the most major to the most minor street type is:
 - (a) State Street
 - (b) Avenue
 - (c) Connector Street
 - (d) Neighborhood Street
 - (e) Lane

B. GRAPHICS

The graphics in this chapter are illustrative examples. Exact street sections are subject to city review and

approval. When applying the described standards to actual streets other configurations are possible.

C. TYPICAL STREET ELEMENTS

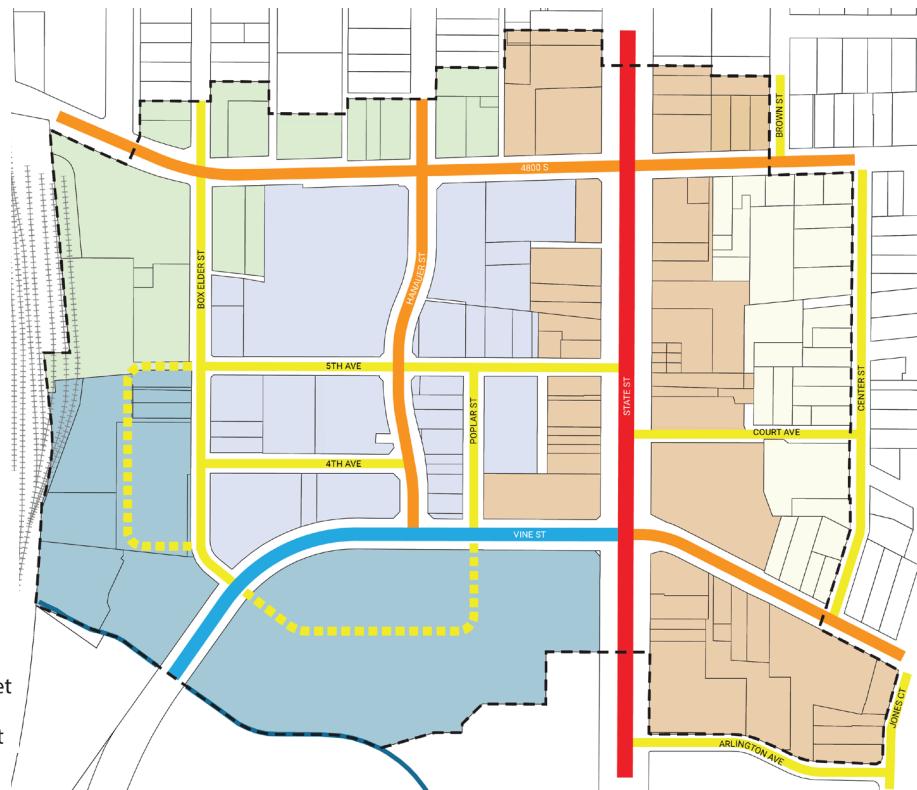
Typical elements of a right-of-way are divided into vehicular and pedestrian realms. Generally, the vehicular realm will be designed and controlled by the city. The pedestrian realm will be designed and improved by property owners, in coordination with the city.

1. The vehicular realm is the space between the curbs on both sides of a street. It may include features like travel lanes, parking lanes, turn lanes, transit stopping areas, bike lanes, and medians, per the city's transportation master plan.
2. The pedestrian realm is the space between the back of a street curb and the property line of the adjacent parcel. It is typically subdivided into two spaces, the park strip and the sidewalk. Some street sections may only have enough space for a sidewalk.

- (a) The sidewalk is the paved area along the edge of the right-of-way. Sidewalks are designed for the movement of pedestrian traffic along the street and pedestrian access to buildings.
- (b) The park strip is the space between the sidewalk and the curb. It acts as a buffer area between the sidewalk and street. Park strips can be used in two different ways, described as two use zones, the landscape zone and

- STREET TYPES**
- State Street
 - Avenue
 - Connector Street
 - Neighborhood Street
 - ■ ■ Potential New Street

Figure 4.1 - Murray City Center street type map



furnishings zone. These two use zones are intermixed along the length of each street based on the street type requirements.

- (i) The landscape zone is where the park strip is unpaved and landscaped with ornamental plants, mulch, and/or street trees. It may also include swales, lighting, public art, and signage.

- (ii) The furnishings zone is a paved portion of the pedestrian realm. It is designed for the pedestrian uses that would block the movement of pedestrian traffic in the sidewalk, such as sitting and gathering. Furnishings zones may include street trees in grates, street furniture, lighting, signage, bicycle parking, bollards, public art, and transit stops.



Figure XX- Street type rendering example

D. VEHICULAR TRAVEL LANES

The number and width of vehicular travel lanes, parking lanes, and bike lanes are described here by street type, but are ultimately determined by the city's Public Works Department.

E. BICYCLE LANES

Bicycle lanes and paths shall be constructed in accordance with existing plans, such as the city's Parks, Trails, and Open Space Master Plan, the Midvalley Active Transportation Plan, Wasatch Front Regional Council Beehive Bikeways Plan, and be coordinated with the city's public works plans and requirements.

F. TRANSPORTATION FACILITIES

Transportation facilities include those for public transit and delivery trucks.

1. Public transit facilities should be included at each transit stop according to the following criteria:

(a) Public transit facilities are located in the furnishings zone of the park strip and may include loading areas, landings, ramps, transit shelters, benches, lighting, pedestrian clear zones, and all other reasonable accommodations.

(b) All public transit facilities shall be coordinated with the Utah Transit Authority.

2. Truck loading spaces (TLS) provide on-street short term loading spaces for delivery trucks to prevent them from parking in travel lanes and pedestrian areas.

(a) Each TLS must be located in and fit within the width of an on-street parking lane. Street types without on-street parking lanes may not have any TLSs.

(b) TLS pavement markings should clearly define the size of the TLS and be adequate to accommodate the length of a typical delivery vehicle. This may require a longer space than the standard on-street parking space.

(c) Each TLS shall include signage that:

(i) Clearly posts the maximum time that a delivery vehicle may occupy the space and the times of day and days of the week when the TLS is reserved for delivery vehicle loading activities.

(ii) Indicate that regular on-street parking is allowed during non-loading times.

(iii) Include language about idling vehicles that complies with Murray Municipal Code **XX.XX** Idling Vehicles.

(d) The quantity and location of each TLS shall be determined by the Architectural Review Committee (ARC) and based on the demand for loading space adjacent to existing buildings and uses. The specific location of each TLS shall be indicated on the street and/or streetscape plans for each street.

G. ON-STREET PARKING

On-street parking requirements and permissions are determined by street type. See street type descriptions

H. STREETSCAPE LANDSCAPING

1. Streetscape designs shall be prepared for each street as part of a new or reconstructed street.



Figure XX- Using the same tree species on both sides of the street creates a stronger streetscape identity and experience

(a) Streetscape plans shall meet the requirements in the pedestrian realm section of the applicable street type requirements table.

(i) The streetscape plan shall define the size and spacing of the landscape and furnishings zones.

(ii) Planting plans shall be included for all landscape zones and planted medians.

2. Street trees are required along all street fronts.

(a) Street trees shall be located in the park strip or bulb-out.

(i) In furnishings zones, trees shall be located in tree wells, covered by tree grates, and planted in either structural soil or soil cells.

(ii) In landscape zones, trees shall be planted with the ground plane vegetation.

(iii) Where the park strip has a width of 4'-0" or less, street trees may be planted in the adjacent property along the ROW line.

(b) Street trees shall be regularly spaced at 25'-0" on center and, where possible, coordinated with the location of light poles and utility poles in order to maintain consistent street tree spacing.

(c) In the State Street form district, city planning staff may conditionally approve a modification to street tree location if the 25'-0" requirement impedes building facade visibility.

STREET TREES

Japanese Tree Lilac

Eastern Redbud

Wireless Zelkova

Thornless Hawthorn

Green Vase Zelkova

Common Hackberry

London Planetree

Overhead Utilities

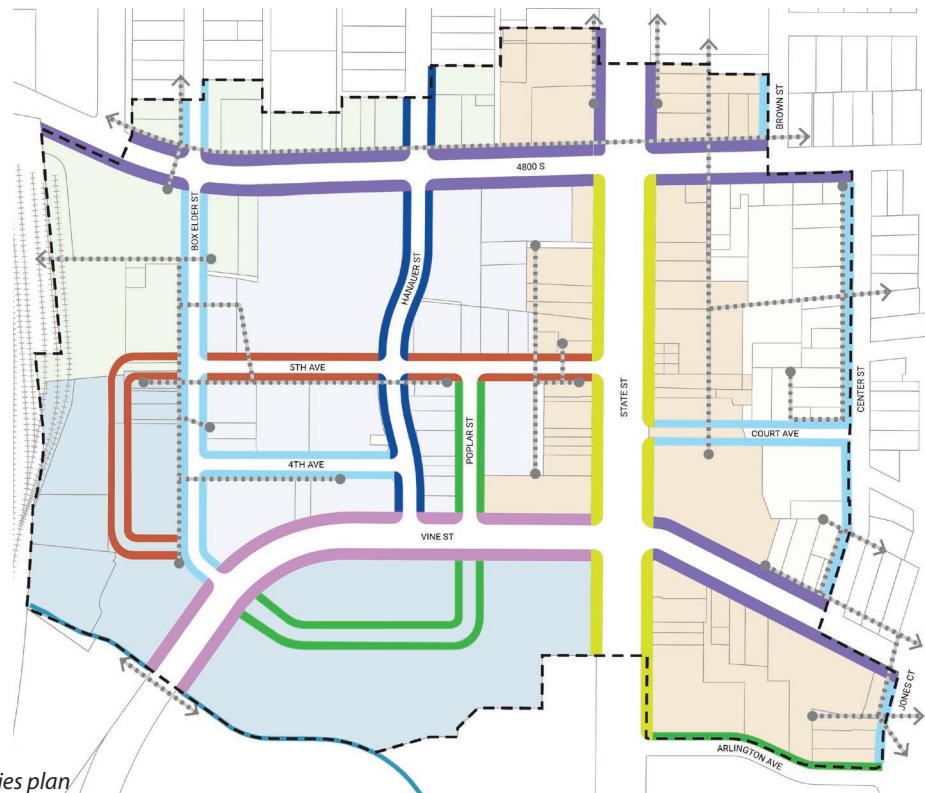


Figure XX- Street trees species plan

I. STORMWATER MANAGEMENT

Low Impact Development (LID) is encouraged. This includes incorporating stormwater management best practices. Park strip features that help with stormwater management include bioswales, slotted curbs in the landscape zones, and permeable pavement in the furnishings zones, and are very strongly encouraged. All stormwater management structures and LID

Table 4.1 - Street Tree Species

COMMON NAME	BOTANICAL NAME
Common Hackberry	<i>Celtis occidentalis</i>
Eastern Redbud	<i>Cercis canadensis</i>
Green Vase Zelkova	<i>Zelkova serrata 'Green Vase'</i>
Japanese Tree Lilac	<i>Syringa reticulata</i>
London Planetree	<i>Platanus acerifolia</i>
Thornless Hawthorn	<i>Crataegus crus-galli 'Cockspur'</i>
Wireless Zelkova	<i>Zelkova serrata 'Wireless'</i>

practices shall be coordinated with the city's Public Works Department standards.

J. FIRE ACCESS

Street configurations have been calculated to provide emergency vehicle access. Plans for the construction or reconstruction of streets shall be reviewed by the Fire Department.

3. GENERAL STREET LAYOUT REQUIREMENTS

A. GENERAL LAYOUT STANDARDS

The following standards apply to new streets or newly platted vehicular rights-of-way.

1. Streets shall be designed to respect natural features, such as slopes, by following rather than being interrupted by or dead-ending at the feature.
2. The street network shall form an interconnected pattern with multiple intersections.
3. The arrangement of new or reconstructed streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions.

B. INTERSECTIONS

1. Marked crosswalks are required at all intersections and mid-block pedestrian crossings.
 - (a) Crosswalk dimensions and markings shall meet the requirements of the Manual on

Uniform Traffic Control Devices (MUTCD)/APWA standards, per approval of the Public Works department.

- (b) Crosswalk markings shall be clearly located on the finished street surface and where required in parking and access areas. Crosswalks shall be marked with textured or colored pavement, thermoplastic applications, or another marking approved by the city.
- (c) Crosswalks with creative markings are allowed as a form of public art, with approval from the city.
- (d) Crosswalk length shall encourage pedestrian activity. The required bulb-outs decrease unprotected crosswalk lengths which increases pedestrian safety and comfort.
- (e) Accessibility features such as ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks terminate at a crosswalk or curb.
- (f) Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
2. Bulb-Outs shall be constructed at all intersections and mid-block crossings unless prohibited by the city.
 - (a) The depth of the bulb-out shall match the depth of the adjacent on-street parking lane (if any).

(b) The radius of each bulb-out shall match the radius requirements per the city Public Works Department.

(c) Bulb-outs shall be planted with low-maintenance water efficient live plants, which may include trees, that have a low mature height to provide unobstructed safety sight lines without requiring constant pruning.

C. STREET LIGHTING

1. INTENT

1. To provide a safe and secure environment for motorists, bicyclists and pedestrians.
2. To reduce glare from street and pedestrian lights on adjoining residences.
3. To contribute to the quality of each streetscape by integrating street light spacing and street tree spacing.
4. To respond to and further neighborhood character through the selection of light poles, bases, and fixtures appropriate to the commercial, residential or civic nature of surrounding uses.
5. To select consistent light poles, fixtures, lamp types, finishes and colors for all pedestrian and street lights.

2. STREET LIGHTING STANDARDS

All new street lighting shall comply with the city's Public Works Department standards.

4. STREET TYPES

A. STATE STREET

1. INTENT

This special street type is based on the vision for State Street from Murray City General Plan. The configuration includes the narrowing of right-of-way, lower traffic speed, wider pedestrian realm, on-street parking, and street lights.

This street type also includes elements that were not part of the original historic State Street streetscape. Some of these elements are currently installed along portions of the street and include street trees, street furnishings, and ornamental plantings. These elements create a more pedestrian oriented street and help set State Street apart as a special street within the neighborhood and city.

2. GENERAL REQUIREMENTS

When State Street is newly constructed or reconstructed, in whole or in part, it shall be built according to the standards in Table 4.1. Measurements shown in these standards may need to be adjusted to actual dimensions on the ground. The installation of new streetscape elements shall emulate, and provide continuity with, the streetscape elements already installed on State Street.

3. APPLICABILITY

This street type only applies to the section of State Street within the FBC boundary.

Table 4.2 - State Street Requirements

PEDESTRIAN REALM		
2. Sidewalk		7'-0" sidewalk on both sides of the street
Park Strip	3. Width	5'-0" park strip on both sides of the street
	4. Street Trees	Evenly spaced at 25'-0" on center
	5. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
	6. Landscape Zone	Required: raised curb planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn As Needed: street signage, utilities, public art, bollards
	7. Furnishings Zone	Required: trees in tree wells with grates, seating, bike rack, garbage can, lighting As Needed: street signage, utilities, public art, bollards
	8. Zone Spacing	The State Street park strips are predominantly furnishings zones with landscape zones limited to all bulb-outs. The frequency/spacing of furnishings, trees, and street lights are to be defined in a streetscape plan.

B. AVENUE STREET TYPE

1. INTENT

The avenue is a medium to high capacity street for higher speeds with a wider right-of-way. It serves all types of development and provides crosstown connections.

2. GENERAL REQUIREMENTS

Avenues shall be developed using the standards in Table [XX](#).

3. APPLICABILITY

This street type applies to the section of Vine Street that is west of State Street and within the FBC boundary.

Table 4.3 - Avenue Street Requirements	
VEHICULAR REALM	
1. Typical Right-of-Way	75'-0"
2. Travel Lanes	4 lanes, 10'-0" striped, center turn lane/medians
3. On-Street Parking	2 lanes, 9'-0"
4. Bulb-Outs	Required at all intersections and mid-block crossings
PEDESTRIAN REALM	
5. Sidewalk	6'-0" sidewalk on both sides of the street
Park Strip	6. Width
	6'-0" park strip on both sides of the street
	7. Street Trees
	Evenly spaced at 30'-0" on center
Park Strip	8. Street Lights
	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
	Required: at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
	As Needed: street signage, utilities, public art, bollards
Avenue Street Type park strips are all landscaped. The spacing of trees and street lights are to be defined in a streetscape plan.	



Figure [XX](#) - Avenue street example

C. CONNECTOR STREET TYPE

1. INTENT

The connector street is a medium capacity street for slow speeds with a standard right-of-way. It primarily serves as a through street within the neighborhood and connects neighborhood streets to avenues.

2. GENERAL REQUIREMENTS

Connector streets shall be developed using the standards in Table [XX](#).

3. APPLICABILITY

This street type applies to 4800 South, Hanauer Street, and the section of Vine Street that is east of State Street.

Table 4.4 - Connector Street Requirements	
VEHICULAR REALM	
1. Typical Right-of-Way	50'-0"
2. Travel Lanes	2 lanes, 10'-0" unstriped
3. On-Street Parking	2 lanes, 9'-0"
4. Bulb-Outs	Required at all intersections and mid-block crossings
PEDESTRIAN REALM	
5. Sidewalk	5'-0" sidewalk on both sides of the street
Park Strip	6. Width
	6'-0" park strip on both sides of the street
	7. Street Trees
	Evenly spaced at 30'-0" on center
Park Strip	8. Street Lights
	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
	Required: at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
	As Needed: street signage, utilities, public art, bollards
9. Landscaping	
Neighborhood Street park strips are all landscaped. The spacing of trees and street lights are to be defined in a streetscape plan.	

D. NEIGHBORHOOD STREET TYPE

1. INTENT

The neighborhood street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it.

2. GENERAL REQUIREMENTS

The neighborhood street shall be developed using the standards in Table [XX](#).

3. APPLICABILITY

This street type applies to Box Elder Street, 5th Avenue, 4th Avenue, Poplar Street, Brown Street, Center Street, Court Avenue, Arlington Avenue, and Jones Court.

If the potential new streets, as shown on the street type map, will be built, they will also be the neighborhood street type.

Table 4.5 - Neighborhood Street Requirements

VEHICULAR REALM

1. Typical Right-of-Way	30'-0"
2. Travel Lanes	2 lanes, 10'-0" unstriped
3. On-Street Parking	2 lanes, 9'-0"
4. Bulb-Outs	Required at all intersections and mid-block crossings

PEDESTRIAN REALM

5. Sidewalk	5'-0" sidewalk on both sides of the street
6. Width	6'-0" park strip on both sides of the street
7. Street Trees	Evenly spaced at 30'-0" on center
8. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
Park Strip	<p>Required: at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn</p> <p>As Needed: street signage, utilities, public art, bollards</p> <p>Neighborhood Street park strips are all landscaped. The spacing of trees and street lights are to be defined in a streetscape plan.</p>
9. Landscaping	

E. PEDESTRIAN STREET TYPE

1. EXISTING STREETS

2. FUTURE STREETS

F. LANE STREET TYPE (FUTURE)

1. EXISTING STREETS

The FBC area includes several existing streets that are not classified as the boulevard street type. There are no FBC requirements for these streets.

Any future improvements of these existing streets should meet the requirements in the Murray City Code of Ordinances and, where possible, complement and/or extend the pedestrian realm requirements of the FBC boulevard street type.

2. FUTURE STREETS

This FBC does not propose the construction of any new streets. If future developments in the large contiguous parcels require new streets to be constructed to provide adequate access and maintain an efficient street network, all new streets shall meet the requirements in the Murray City Code of Ordinances.

Any new streets shall include pedestrian realm amenities consistent with/complementary to the boulevard street type pedestrian realm requirements, scaled down as needed for smaller streets. Tables

Table 4.6 - Pedestrian Street Requirements

VEHICULAR REALM

1. Typical Right-of-Way	50'-0"
2. Shared Use Lanes	2 lanes, 11'-0" unstriped
3. On-Street Parking	not permitted

PEDESTRIAN REALM

4. Sidewalk	8'-0" sidewalk on both sides of the street	
	5. Width	6'-0" park strip on both sides of the street
	6. Street Trees	Evenly spaced at 30'-0" on center
	7. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street tree locations wherever possible
Park Strip		Required: trees in tree wells with grates, seating, bike rack, garbage can, lighting, pedestrian permeable barrier/transition features to identify the edge of the shared use lanes
	8. Furnishings Zone	As Needed: street signage, utilities, public art, bollards
		Pedestrian street park strips are all furnishings zones. The layout and design of the pedestrian street features are to be defined in a streetscape plan.

XX and **XX** provide examples of how the FBC requirements might be applied to **two different types** of future streets.

5. POTENTIAL FUTURE CONNECTIONS

As the City Center is redeveloped there will be increased demand for pedestrian and active transportation connections. There are some opportunities to improve these connections and create more walkable and efficient street and pedestrian networks.

1. Potential Vehicular Connections

- (a)** Extend some existing streets in the areas west of Box Elder St. and south of Vine St.
- (b)** Use the 3 existing lanes that provide vehicular access to the interior of the blocks and consider improving pedestrian access.

2. Potential Pedestrian Connection

- (a)** A pedestrian bridge across Little Cottonwood Creek on the south central edge of the FBC area will create a pedestrian link between the City Center and Murray Park.

Table 4.7 - Example of Lane Requirements

VEHICULAR REALM	
1. Typical Right-of-Way	30'-0"
2. Travel Lanes	1 lane, 10'-0"
3. On-Street Parking	1 parallel lane required, 10'-0"
4. Bulb-Outs	Required at all intersections and mid-block crossings
PEDESTRIAN REALM	
5. Sidewalk	5'-0" sidewalk on both sides of the street

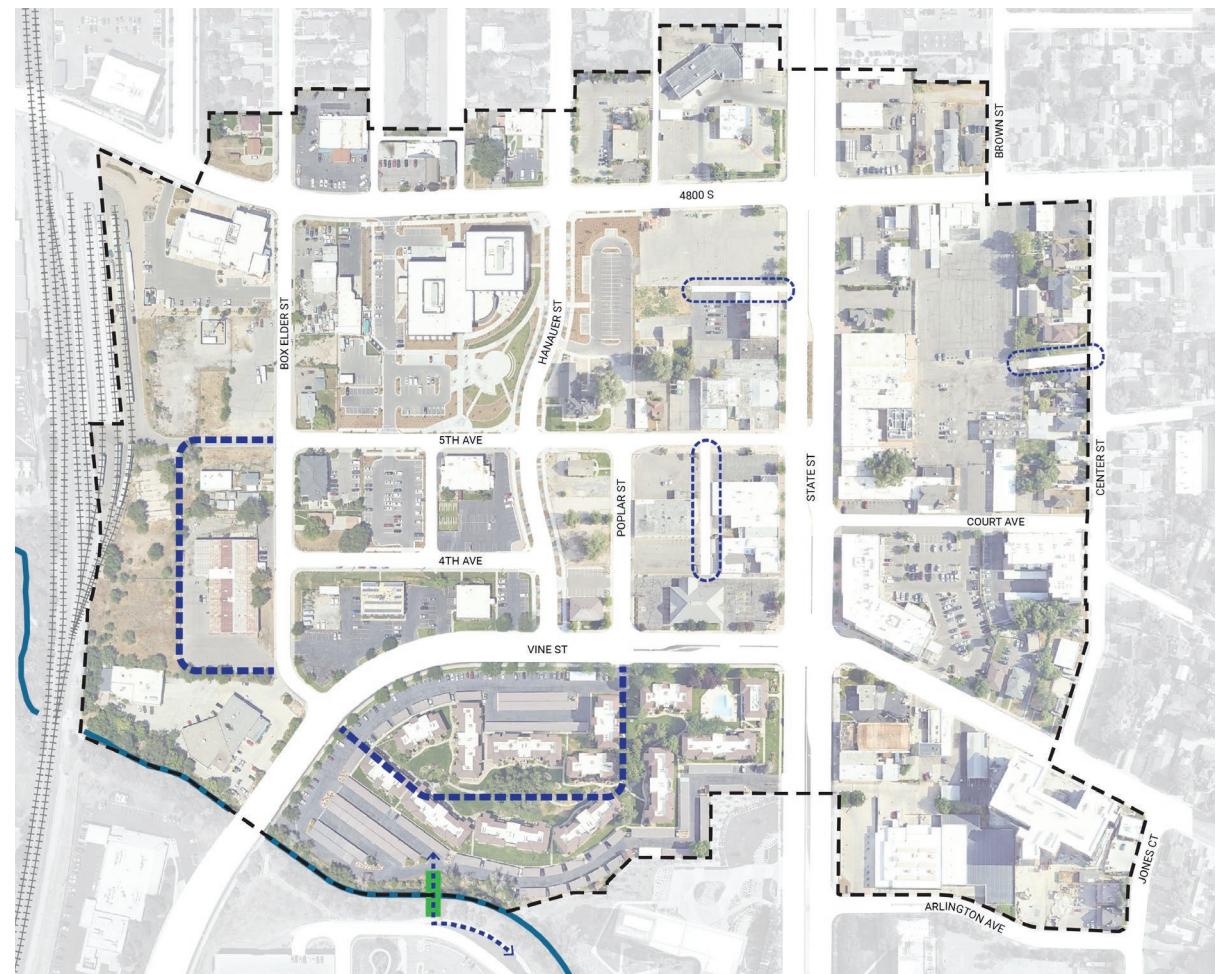


Figure XX - Potential future connections map

5.0 BUILDING TYPES

1. INTRODUCTION

Buildings are one of the most prominent components of the built environment and collectively define much of the character of a streetscape and neighborhood. These building type requirements define the building forms within certain limits such that they meet the goals of each district. The parameters are location-based so the building requirements for each development will be specific to its site location.

2. FRONTAGES

A. INTENT

Frontages determine where the front facade of the building is located and define the spatial relationship between the front of a building and the street.

Frontage requirements are designed to create both connections and transitions between the private space in a building and the public space of a street.

Frontage types are assigned by street so that both sides of the street have the same public/private spatial characteristics. Building requirements vary by the frontage and form district assigned to the lot (or project site). The location of a building lot determines the form district, frontage type(s), and lot type.

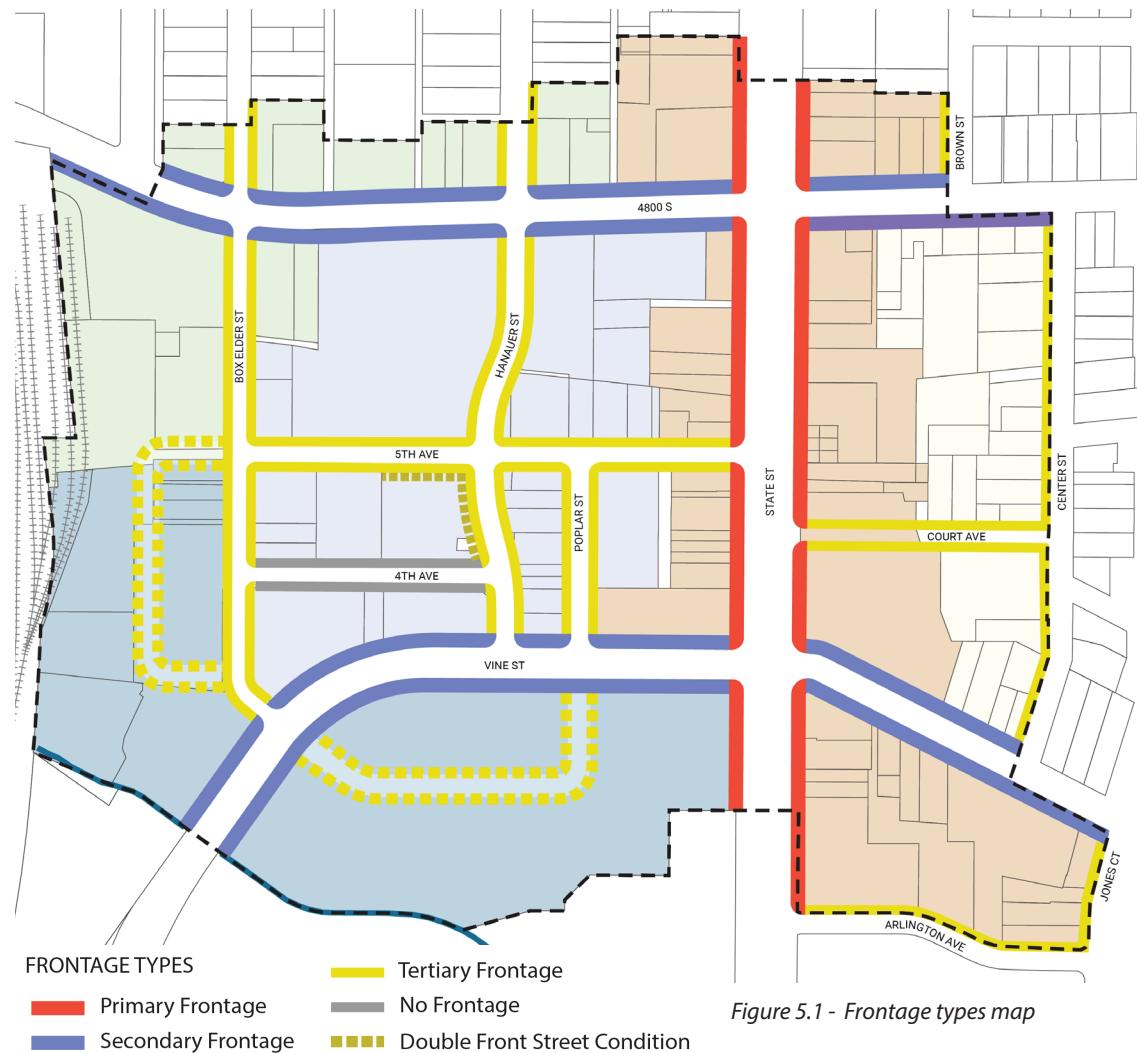


Figure 5.1 - Frontage types map

B. FRONTAGE TYPE HIERARCHY

Frontage types form a hierarchy, similar to the hierarchy of street types, that intentionally vary different elements of the Form Based Code (FBC) such as use intensity, building forms, and transition to adjacent areas.

Three frontage types are defined and applied to specific streets, as shown in the frontage type map, Figures 5.1. The primary frontage is applied to the State Street. The secondary frontage is applied to 4800 South and Vine Street. The tertiary frontage is applied to all other streets within the form districts.

C. PRIMARY FRONTAGE

1. INTENT

Primary frontages accommodate more intense development and maintain more urbanized types of spatial relationships between buildings and streets. Buildings are located very close to the right-of-way to create a consistent street wall and prioritize walkability.

Primary frontages are intended for wider, higher speed/capacity streets with fewer driveways and intersections. The values of the various parameters provide less flexibility than secondary frontages. The primary frontage is applied only to State Street. See Figure 5.1 - Frontage Type Map.

2. DESIGN STANDARDS

Requirements for primary frontages are defined per

building type and form district in the Part 2: Primary Frontage tables for the applicable building types.

D. SECONDARY FRONTAGE

1. INTENT

Secondary frontages accommodate medium intensity development. The purpose is to transition from the more urbanized spatial relationships of major roads to less urbanized building/street spatial relationships.

Secondary frontages are intended for medium width/capacity streets with more driveway and local street intersections. The values of the secondary frontage parameters provide more flexibility than the primary frontage, allowing for increased spatial diversity and development styles. Secondary frontage is applied to 4800 South and Vine Street. See Figure 5.1 - Frontage Type Map.

2. DESIGN STANDARDS

Requirements for secondary frontages are defined per building type and form district in the Part 2: Secondary Frontage tables for the applicable building types.

E. TERTIARY FRONTAGE

1. INTENT

Tertiary frontages accommodate various scales of development intensity. The purpose is to provide pedestrian and vehicular access at the block scale. The spatial relationship types may vary with each block and development but maintain the pedestrian realm.

Tertiary frontages are intended for the local streets where most of the driveways and intersections are. These streets are the final destinations within much of the City Center Area. The values of the various parameters provide the most flexibility of the frontage types.

The tertiary frontage is applied to Box Elder Street, Hanauer Street, 5th Avenue, Poplar Street, Brown Street, Center Street, Court Avenue, Jones Court, and Arlington Avenue. See Figure 5.1 - Frontage Type Map.

2. DESIGN STANDARDS

Requirements for tertiary frontages are defined per building type and form district in the Part 2: Tertiary Frontage tables for the applicable building types.

F. NO FRONTAGE

1. INTENT

The no frontage designation is used to identify streets where the front facade of a building is never permitted. Side and rear facades are permitted along a no frontage street. 4th Avenue is the only street with a no frontage designation.

2. DESIGN STANDARDS

A no frontage street will always be designated as either a side street and side property line or a rear street and rear property line, depending on the specific lot/frontage configuration. Side or rear requirements in the building type tables apply to buildings on a no frontage street.

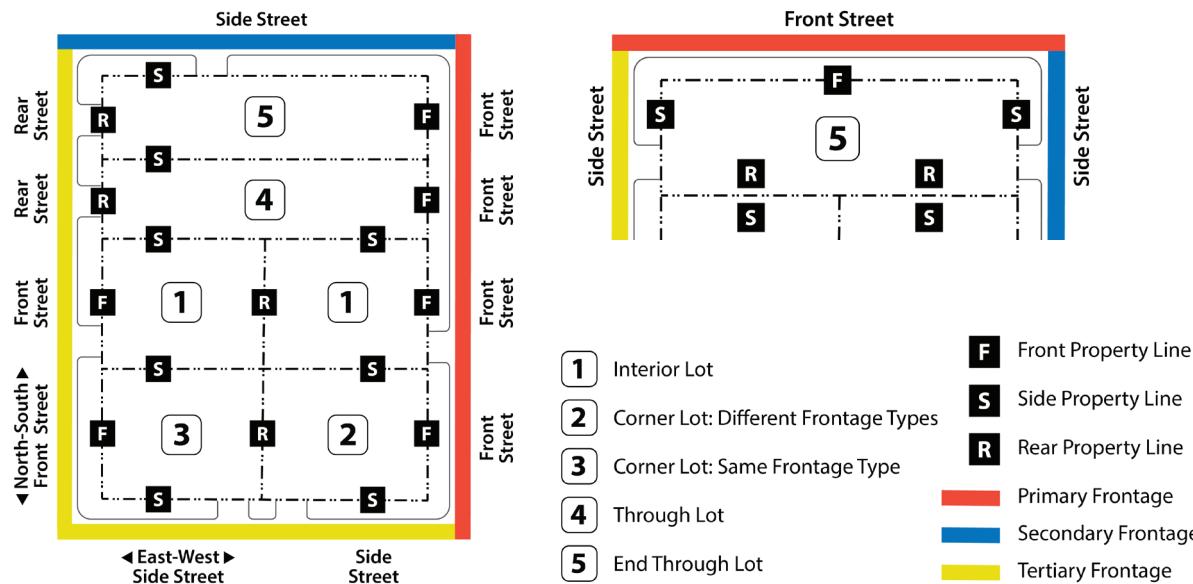


Figure 5.2 - Frontage, lot, street, and property line types example diagrams. Note the variation of lot type 5 based on a different frontage configuration.

G. GENERAL FRONTAGE REQUIREMENTS

The site-specific parameters of frontage and lot type are used to determine a lot's front street(s) and its property line types. These location based characteristics are used to vary parameter values in the building requirements. The use of some of these terms will differ from how they are used outside of this FBC.

1. **Frontage and Lot Type.** A lot is defined as one or more parcels that are included in the same development project. Each lot has one or more frontages. There are 5 lot types, each defined by

its unique configuration of frontage type(s), street type(s) and property line type(s).

- (a)** Lot Type 1 is an interior lot, meaning it is located on in interior of the block between corner lots. It has 1 frontage.
- (i)** The street along the frontage is the front street.
 - (ii)** The front property line is located along the front street.
 - (iii)** The 2 side property lines are adjacent to the front property line.
 - (iv)** The rear property line is opposite the front

property line.

- (b)** Lot Type 2 is a corner lot that has two frontages which are different types.
- (i)** The street with the higher frontage is the front street.
 - (ii)** The street with the lower frontage is the side street.
 - (iii)** The front property line is located along the front street.
 - (iv)** The 2 side property lines are adjacent to the front property line, one of which is located along the side street.
 - (v)** The rear property line is opposite the front property line.
- (c)** Lot Type 3 is a corner lot that has two frontages which are the same type. All the instances of this type of lot have tertiary and tertiary frontages.
- (i)** The front street is the north-south street.
 - (ii)** The side street is the east-west street.
 - (iii)** The front property line is along the front street.
 - (iv)** The 2 side property lines are adjacent to the front property line, one of which is located along the side street.
 - (v)** The rear property line is opposite the front property line.
- (d)** Lot Type 4 is a through lot, meaning it extends from street to street through the entire block.

- It has 2 frontages located on opposite sides of the block.
- (i) The street with the higher frontage is the front street.
 - (ii) The street with the lower frontage is the rear street.
 - (iii) The front property line is located along the front street.
 - (iv) The 2 side property lines are adjacent to the front property line.
 - (v) The rear property line is located along the rear street.
- (e) Lot Type 5 is an end through lot, meaning it extends through the entire block and is on the end of the block. It has 3 frontages which can be configured in different ways so 2 examples are shown in Figure 5.2.
- (i) The street with the higher frontage is the front street.
 - (ii) The street(s) adjacent to front street is the side street. There may be 1 or 2 side streets, depending on the location of the front street.
 - (iii) The street opposite the front street is the rear street. If there are 2 side streets there is no rear street.
 - (iv) The front property line is located along the front street.
 - (v) The 2 side property lines are adjacent to the front property line. One or both are

located along the side street(s), depending on the location of the front street.

- (vi) The rear property line is opposite the front property line, which may or may not be located along the rear street, depending on the location of the front street.

2. Double Front Street Condition. A conditional requirement for Lot Type 3 (a corner lot where the two frontages are of the same type). Where applied, both streets are designated as front streets and the building has 2 front street/primary facades. There are 2 front property lines, 2 side property lines, and no rear property lines. See example diagram in Figure 5.2. This condition applies only where indicated on Figure 5.1, the frontage types map.
3. Minimum Frontage Coverage Reduction. The minimum frontage coverage may be reduced, with the approval of the Architectural Review Committee (ARC), to allow for an access driveway when no other frontage is available for vehicular access.
- (a) When frontage coverage is reduced using this provision, the provided driveway shall be limited to the minimum width required for access, as determined by the ARC using the minimum width as a standard, and the remaining frontage shall be covered by a building or Build to Zone (BTZ) pedestrian space, as otherwise allowed within this FBC.

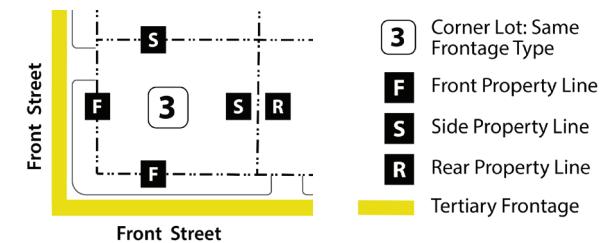


Figure 5.2 - Double front street condition diagram

3. BUILDING TYPES

This FBC describes 5 building types:

1. General
2. Limited Bay
3. Row
4. Yard
5. Civic

Building types are permitted by form district. Table 5.1 lists which building types are permitted in each form district.

4. BUILDING TYPE GENERAL REQUIREMENTS

Before applying the requirements in this chapter to a proposed building or development, first the form district and frontage type(s) for the development lot are to be determined based on the lot's location in the form district and frontage type area maps.

All building types must meet the following requirements:

1. Form District. Each building type shall be built only in the form district(s) where they are explicitly allowed, as shown in the individual building type tables and summarized in Table 5.1.
2. Use. Each building type can accommodate a variety of uses, as outlined in Chapter 3.0. Each use may be limited to a specific story of the building type. See individual building type tables.
3. Ground Floor Residential and Lodging Use Restriction.
 - (a) Residential units are permitted on the ground floor in some building types and form districts.
 - (b) Lodging units are not permitted on the ground floor.
 - (c) Accessory lodging uses, such as lobbies, meeting rooms, gyms, mail rooms, etc. are permitted both within and outside of the occupied space as required along the primary street-facing facade.
4. Build to Zone (BTZ). The build to zone identifies the area, or zone, on the ground where the building facade must be located. The BTZ is expressed as the area between a minimum offset and maximum offset, as measured from the right-of-way property line(s).
 - (a) Interior lots have a front BTZ along the front street.

BUILDING TYPE	FORM DISTRICT				
	CC	BD	NC	TN	RT
General	P	P	P	P	P
Limited Bay	N	N	P	N	N
Row	P	P	P	P	P
Yard	N	N	N	N	P
Civic	P	P	P	P	N

P = Permitted | N = Not Permitted

type of public open space defined in Chapter 6.

- (i) When required, all spaces between the right-of-way property line and the building facade are designated as BTZ pedestrian space.
 - (ii) When permitted, spaces between the right-of-way property line and the building facade may be designated as either BTZ pedestrian space or as private space associated with the adjacent building facade, per the development's site plan and design.
 - (iii) When not permitted, spaces between the right-of-way property line and the building facade must not be designated as BTZ pedestrian space and must be designated as private space associated with the adjacent building facade.
5. Required Occupied Space. Occupied spaces are interior building spaces regularly occupied by the building users such as retail shops, offices, gyms, meeting rooms, and residences. They do not include storage areas, utility space, bathrooms, or parking. The occupied space requirement only applies to the required frontage area.
 6. Blank Wall Limitation. A restriction of the amount of contiguous windowless area permitted on a facade that fronts on a street. When required the

following shall both be met for each story:

(a) No rectangular area greater than 30% of a story's facade, as measured floor to floor, may be windowless.

(b) No rectangular segment of a story's facade with a horizontal width greater than 15'-0" may be windowless.

7. Vertical Facade Divisions. Vertical sections of the facade that are separated by varying facade features such as BTZ location (setback), materials, fenestration, articulation, vertical expression lines, etc. The purpose of the divisions is to break up long facades into smaller sections. One vertical facade division is also referred to as a "bay" or "facade bay".

8. Horizontal Facade Divisions. Horizontal sections of the facade that are visually separated by a horizontal expression line that runs the length of the entire facade or one or more vertical facade divisions.

9. Encroachments. An encroachment refers to any portion of a building that projects over a property line and into the pedestrian realm area of a public ROW. All encroachments must provide adequate vertical clearance from the pedestrian realm below. Encroachments are permitted, by building type and form district for:

(a) Roof overhang

(b) Balcony

(c) Awning

(d) Canopy

10. Corner Facade. On corner lots only, the new facade plane created when the two facade planes that meet at the corner of a building are chamfered.

11. No Other Building Types. All constructed buildings must meet the requirements of one of the building types permitted within the given form district.

12. Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, wheels, or other features that make the structure mobile.

13. Accessory Structures are structures located on the same lot as the principal structure(s) with uses that are incidental to the use of the principal structure(s). Examples include a garage, parking structure, storage, utility, and maintenance sheds, etc.

(a) Structures attached to the principal structure are considered part of the principal structure and are not accessory structures.

(b) Detached accessory structures are permitted according to each building type (see individual building type tables) and shall comply with all setbacks except the following:

(i) Detached accessory structures are not permitted in the front yard, side yard, or any space between the principal structure and the right-of-way.

(ii) Detached accessory structures shall be located in the rear yard, behind the principal structure.

(iii) Detached accessory structures shall not exceed the height of the principal structure.

(c) Accessory structures shall be built in a manner compatible with the principal building and shall use the same or similar quality materials as the principal building.

(d) Accessory structures must be located a minimum distance of 6'-0" from primary structures.

(e) Accessory structures are permitted in any single-use residential development, regardless of the building type or form district.

14. Building Length. Maximum and minimum building lengths, as measured along the right-of-way property lines, are determined by frontage coverage and setback distances. See [XX](#)

15. Grade Separation. Ground floor residential units are recommended to be vertically separated by no more than 4'-0" above or below the sidewalk level.

16. 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.

- 17.** 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.
- 18.** Primary entrances for all building types shall be located along the primary street facade.
- 19.** 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.
- 20.** 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.

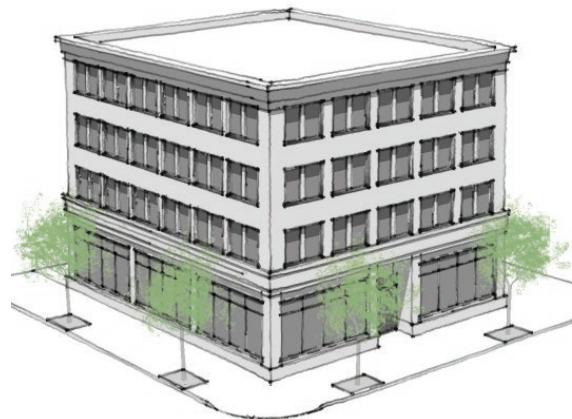
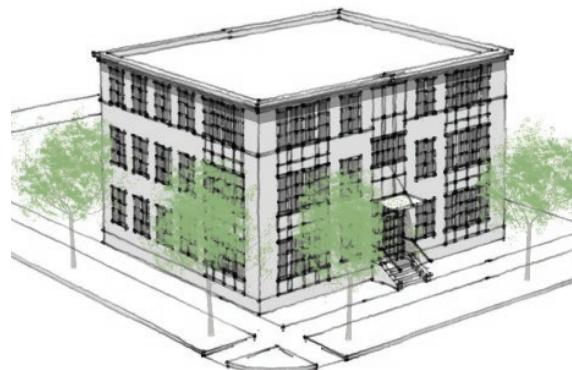


Figure 5.6 - General building examples with stoop entrance (top) and storefront entrance (bottom)



Figure 5.7 - General building example with storefront entrances, horizontal and vertical facade divisions, and driveway portal



Figure 5.8 - Example of general buildings around a public open space

5. GENERAL BUILDING

A. INTENT

The general building type is intended to be a mixed-use building located close to the front and corner property lines. This siting location adds to the street wall and provides easy access to passing pedestrians and transit riders.

Parking may be provided in the rear of the lot, internal to the building, or in an attached parking structure. Vehicular access should be located on the rear or side of the lot, only on the front if the rear or side

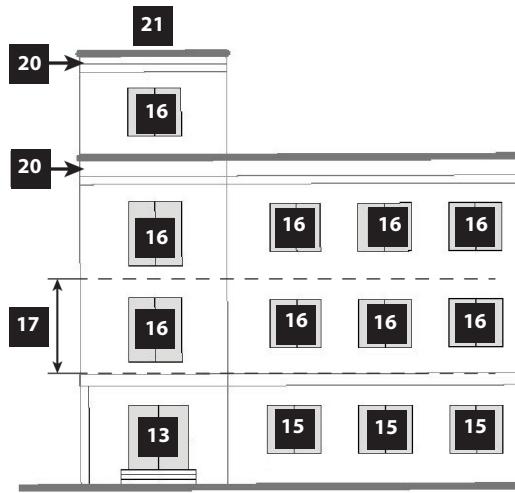


Figure 5.9 - General building street facade diagram shown with corner tower, stoop entry type, and parapet roof type. Not to scale.

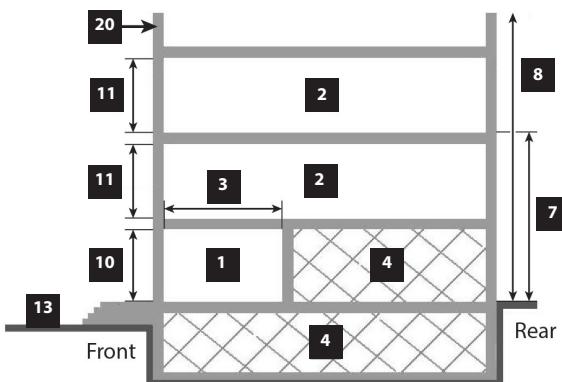


Figure 5.10 - General building height and use diagram shown with basement and rear building interior parking, stoop entry type, and parapet roof type. Not to scale.

Table 5.2 - General Building Requirements Part 1

FORM DISTRICT	CC	BD	NC	TN	RT
USE					
1. Ground Floor			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 upper 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	4 stories	8 stories	3 stories
9. Accessory Building Maximum			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)					
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	40% min.	40% min.	35% min.	40% min.	35% min.
16. Upper Floor(s) Transparency	30% min.	25% min.	30% min.	30% min.	25% min.
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					
20. Permitted Roof Type	PA, F		PA, PI, F	PA, F	PA, PI, F
21. Tower		permitted			not permitted

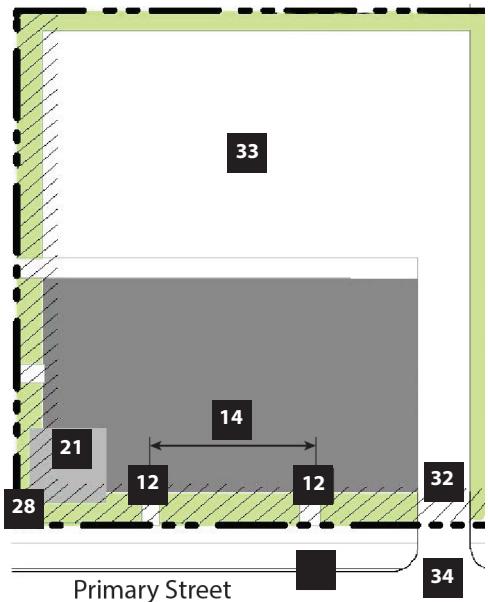


Figure 5.11 - General building siting diagram shown with corner tower and rear vehicular access. Not to scale.

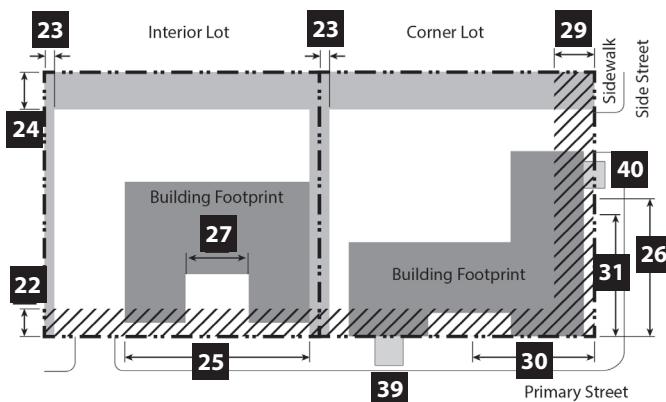


Figure 5.12 - Building placement example diagram. Not to scale.

Table 5.3 - General Building Requirements Part 2: Primary Frontage

FORM DISTRICT	BD	TN		
SITING				
BUILDING LOCATION				
22. Front Build to Zone	0'-0" to 10'-0"			
23. Side Yard Setback Minimum	0'-0"			
24. Rear Yard Setback Minimum	5'-0"			
FRONTAGE COVERAGE				
25. Front Street Facade(s)	80% min.			
26. Side Street Facade	50% min.			
27. BTZ Pedestrian Space	Table	required		
CORNER LOT BUILDINGS				
28. Occupation of Corner	required			
29. Corner Build to Zone	0'-0" to 5'-0"			
30. Front Street Facade(s)	40'-0" min.	50'-0" min.		
31. Side Street Facade	30'-0" min.	40'-0" min.		
VEHICULAR FACILITIES				
32. Vehicle Access Type	1 driveway or portal per side street, on front street only if no side street			
33. Parking Location	Parking Table	rear yard		
34. Loading/Service Entry Location	rear yard			
ENCROACHMENTS				
FRONT STREET				
35. Ground Floor	12'-0" max.			
36. Upper Floor(s)	6'-0" max.			
SIDE STREET/REAR STREET				
37. Ground Floor	6'-0" max.			
38. Upper Floor(s)	6'-0" max.			
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang				
39. Front Street	A, B, C, R			
40. Side Street/Rear Street	A, B, R			

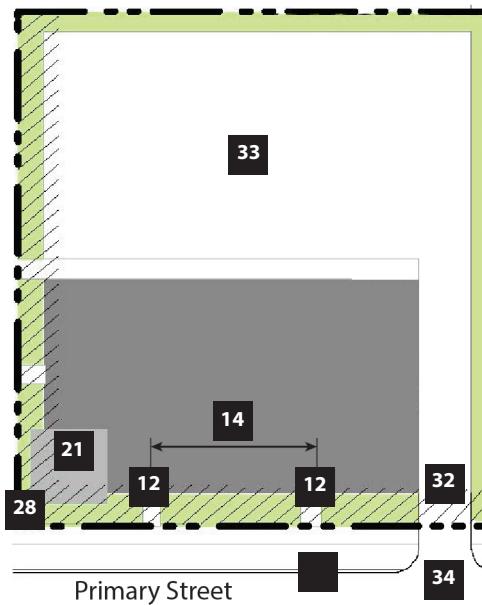


Figure 5.13 - General building siting diagram shown with corner tower and rear vehicular access. Not to scale.

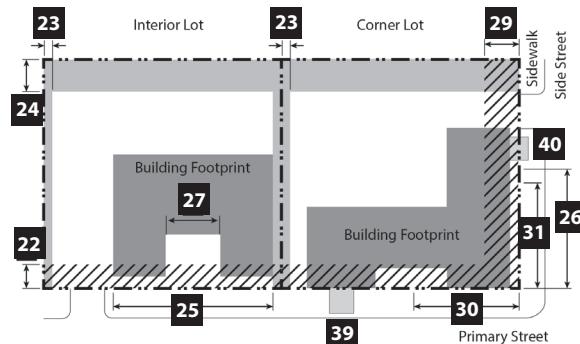


Figure 5.14 - Building placement example diagram. Not to scale.

Table 5.4 - General Building Requirements Part 2: Secondary Frontage

FORM DISTRICT	CC	BD	NC	TN	RT					
SITING										
BUILDING LOCATION										
22. Front Build to Zone	0'-0" to 10'-0"	0'-0" to 5'-0"	0'-0" to 10'-0"							
23. Side Yard Setback	0'-0" min.			5'-0" min.						
24. Rear Yard Setback	5'-0" min.									
FRONTAGE COVERAGE										
25. Front Street Facade	80% min.	70% min.	80% min.	70% min.						
26. Side Street Facade	50% min.	40% min.	50% min.	40% min.						
27. BTZ Pedestrian Space Table	required									
CORNER LOT BUILDINGS										
28. Occupation of Corner	required									
29. Corner Build to Zone	0'-0" to 5'-0"									
30. Front Street Facade(s)	40'-0" min.	30'-0" min.	50'-0" min.	30'-0" min.						
31. Side Street Facade	30'-0" min.	25'-0" min.	30'-0" min.	25'-0" min.						
VEHICULAR FACILITIES										
32. Vehicle Access Type	1 driveway or portal									
33. Parking Location Parking Table	rear yard		rear yard, side yard	rear yard	rear yard, side yard					
34. Loading/Service Entry Location	rear yard		rear yard, side yard							
ENCROACHMENTS										
FRONT STREET										
35. Ground Floor	8'-0" max.	6'-0" max.	8'-0" max.	6'-0" max.						
36. Upper Floor(s)	5'-0" max.									
SIDE STREET/REAR STREET										
37. Ground Floor	5'-0" max.			4'-0" max.						
38. Upper Floor(s)	5'-0" max.			4'-0" max.						
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang										
39. Front Street	A, B, C, R	A, B, R	A, B, C, R	B, R						
40. Side Street/Rear Street	A, B, R	B, R	A, B, R	B, R						

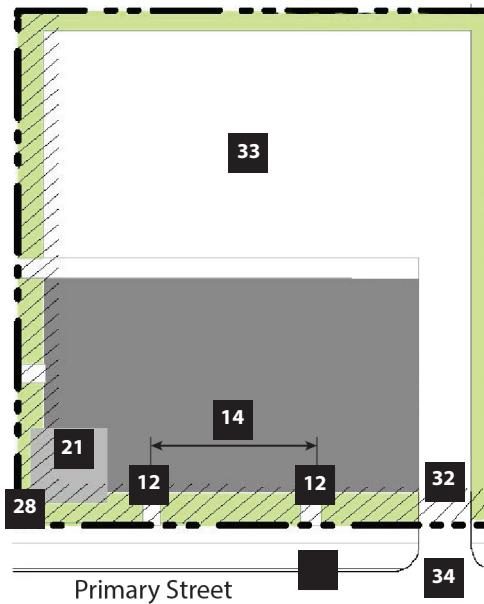


Figure 5.13 - General building siting diagram shown with corner tower and rear vehicular access. Not to scale.

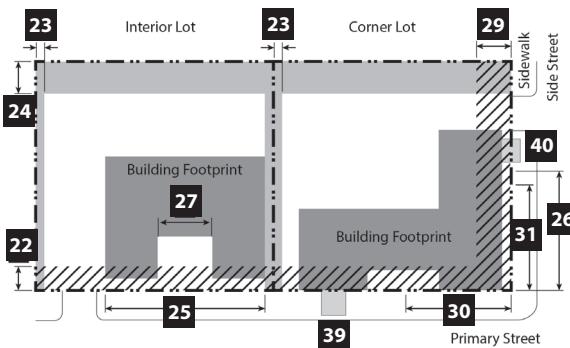


Figure 5.14 - Building placement example diagram. Not to scale.

Table 5.5 - General Building Requirements Part 2: Tertiary Frontage

FORM DISTRICT	CC	BD	NC	TN	RT			
SITING								
BUILDING LOCATION								
22. Front Build to Zone	0'-0" to 5'-0"		0'-0" to 10'-0"					
23. Side Yard Setback	0'-0" min.			5'-0" min.				
24. Rear Yard Setback		5'-0" min.						
FRONTAGE COVERAGE								
25. Front Street Facade	60% min.		60% min.					
26. Side Street Facade	40% min.			30% min.				
27. BTZ Pedestrian Space Table			required					
CORNER LOT BUILDINGS								
28. Occupation of Corner		required						
29. Corner Build to Zone		0'-0" to 5'-0"						
30. Front Street Facade(s)	40'-0" min.	30'-0" min.	50'-0" min.	30'-0" min.				
31. Side Street Facade	30'-0" min.	20'-0" min.	30'-0" min.	20'-0" min.				
VEHICULAR FACILITIES								
32. Vehicle Access Type	1 driveway or portal							
33. Parking Location Parking Table	rear yard	rear yard, side yard	rear yard	rear yard, side yard				
34. Loading/Service Entry Location	rear yard	rear yard, side yard						
ENCROACHMENTS								
FRONT STREET								
35. Ground Floor	6'-0" max.	8'-0" max.	not permitted					
36. Upper Floor(s)	5'-0" max.		4'-0" max.					
SIDE STREET/REAR STREET								
37. Ground Floor	5'-0" max.		not permitted					
38. Upper Floor(s)	5'-0" max.		4'-0" max.					
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang								
39. Front Street	A, B, R		B, R					
40. Side Street/Rear Street	A, B, R	B, R	A, B, R	B, R				

does not abut a public ROW. Access from the front of the lot shall be limited to right turn in/right turn out driveways. On lots with more than one street frontage, vehicular access must be located on the side or rear street.

This building can be scaled to a variety of sizes and use mixes as needed for any given parcel and in each form district.

B. REGULATIONS

The general building type is permitted in all form districts. Regulations for the general building type are defined in Figures 5.9 to 5.14 and Tables 5.2 to 5.4.

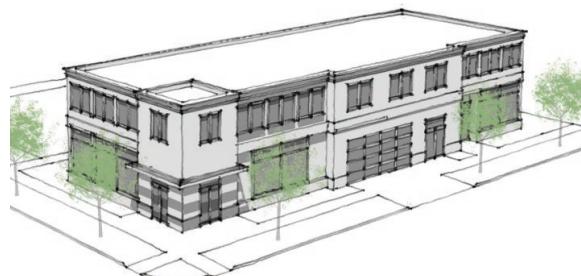


Figure 5.15 - Limited bay building example with one vehicle bay and driveway, multiple entrances, and different entrance types

6. LIMITED BAY BUILDING

A. INTENT

This building type is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and

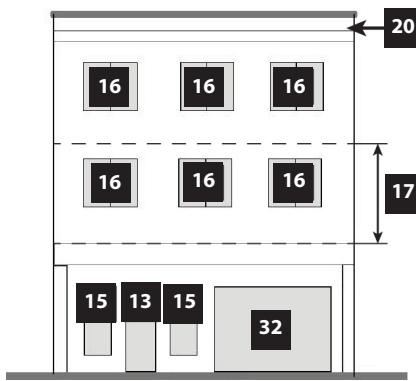


Figure 5.16 - Limited bay building street facade diagram shown with vehicle bay, storefront entry type, and parapet roof type. Not to scale.

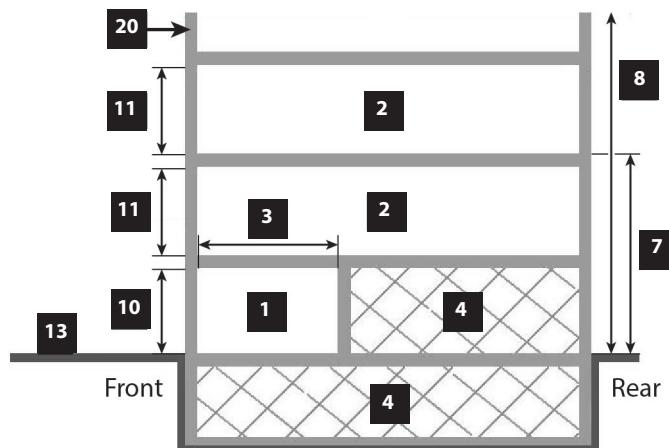


Figure 5.17 - Limited bay building height and use diagram shown with basement and rear building interior parking, storefront entry type, and parapet roof type. Not to scale.

Table 5.6 - Limited Bay Building Requirements Part 1

FORM DISTRICT	NC
USE	
1. Ground Floor	retail, service, office, craftsman
2. Upper Floor(s)	any NC permitted use
3. Required Occupied Space	30'-0" min. from the front facade on all full floors
4. Parking Within Building	permitted
5. Multiple Principal Buildings	not permitted
6. Accessory Structure	not permitted
HEIGHT	
7. Principal Building Minimum	2 stories
8. Principal Building Maximum	4 stories
9. Accessory Building Maximum	not permitted
10. Ground Floor Height	12'-0" min. / 20'-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 or corner facade
13. Principal Entrance Type(s)	STF, STP
14. Entrance Spacing	1 per each vertical facade division min. / 1 per ground floor unit min.
15. Ground Floor Transparency	40% min.
16. Upper Floor(s) Transparency	20% min.
17. Blank Wall Limitation	required per floor
18. Vertical Facade Divisions	25'-0" to 35'-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, PI, F
21. Tower	permitted

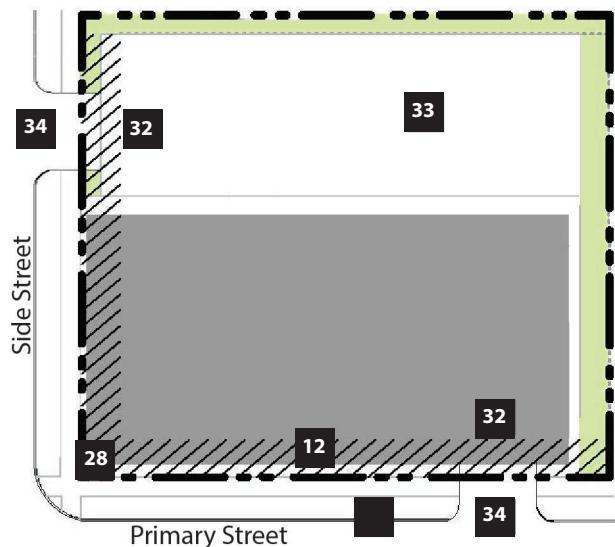


Figure 5.18 - Limited bay building siting diagram shown with rear vehicular access and the vehicle bay on the primary street. Not to scale.

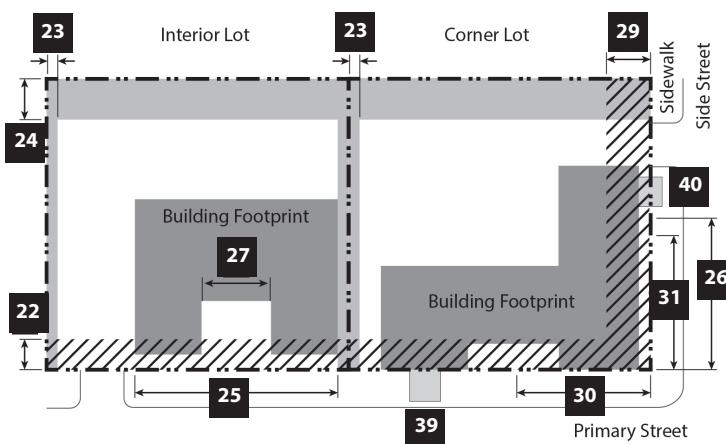


Figure 5.19 - Building placement example diagram. Not to scale.

Table 5.7 - Limited Bay Building Requirements Part 2: Secondary Frontage

FORM DISTRICT	NC
SITING	
BUILDING LOCATION	
22. Front Build to Zone	0'-0" to 10'-0"
23. Side Yard Setback Minimum	0'-0"
24. Rear Yard Setback Minimum	5'-0"
FRONTAGE COVERAGE	
25. Front Street Facade(s)	80% min.
26. Side Street Facade	40% min.
27. BTZ Pedestrian Space	Table required
CORNER LOT BUILDINGS	
28. Occupation of Corner	required
29. Corner Build to Zone	0'-0" to 10'-0"
30. Front Street Facade(s)	40'-0" min.
31. Side Street Facade	25'-0" min.
VEHICULAR FACILITIES	
32. Vehicle Access Type	driveway, portal, vehicle bay
33. Parking Location	Parking Table rear yard, side yard
34. Loading/Service Entry Location	rear yard, side yard
ENCROACHMENTS	
FRONT STREET	
35. Ground Floor	6'-0" max.
36. Upper Floor(s)	5'-0" max.
SIDE STREET/REAR STREET	
37. Ground Floor	5'-0" max.
38. Upper Floor(s)	5'-0" max.
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang	
39. Front Street	A, B, R
40. Side Street/Rear Street	B, R

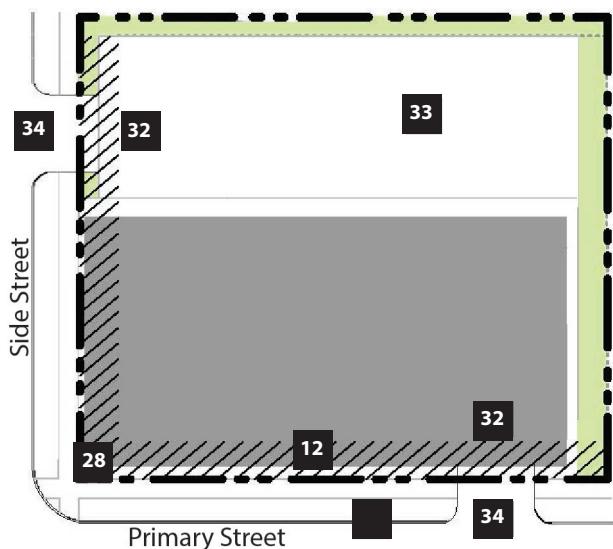


Figure 5.20 - Limited bay building siting diagram shown with rear vehicular access and the vehicle bay on the primary street. Not to scale.

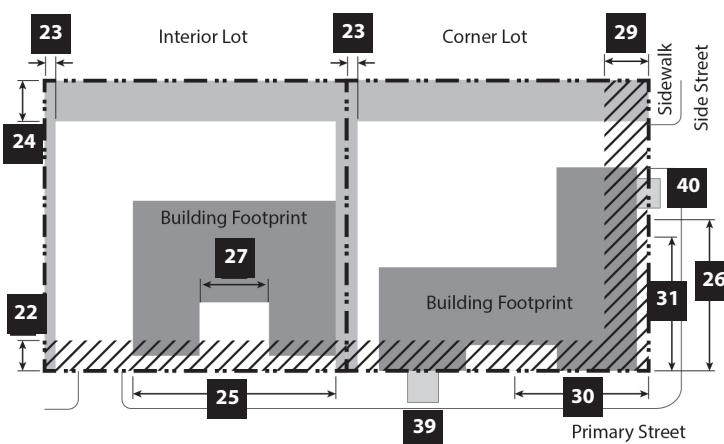


Figure 5.21 - Building placement example diagram. Not to scale.

Table 5.8 - Limited Bay Building Requirements Part 2: Tertiary Frontage	
FORM DISTRICT	NC
SITING	
BUILDING LOCATION	
22. Front Build to Zone	0'-0" to 10'-0"
23. Side Yard Setback Minimum	0'-0"
24. Rear Yard Setback Minimum	5'-0"
FRONTAGE COVERAGE	
25. Front Street Facade(s)	60% min.
26. Side Street Facade	40% min.
27. BTZ Pedestrian Space	Table
CORNER LOT BUILDINGS	
28. Occupation of Corner	required
29. Corner Build to Zone	0'-0" to 5'-0"
30. Front Street Facade(s)	40'-0" min.
31. Side Street Facade	25'-0" min.
VEHICULAR FACILITIES	
32. Vehicle Access Type	driveway, portal, vehicle bay
33. Parking Location	Parking Table
34. Loading/Service Entry Location	rear yard, side yard
ENCROACHMENTS	
FRONT STREET	
35. Ground Floor	6'-0" max.
36. Upper Floor(s)	5'-0" max.
SIDE STREET/REAR STREET	
37. Ground Floor	5'-0" max.
38. Upper Floor(s)	5'-0" max.
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang	
39. Front Street	A, B, R
40. Side Street/Rear Street	B, R

continues the street wall. A wide range of uses can be accommodated within this building type, including craftsman uses.

The limited bay building type permits a maximum of one vehicle bay per each facade division along each street facade. Parking may be provided in the rear of the lot or internal to the building.

B. REGULATIONS

Limited bay buildings are permitted in the NC form district. Regulations for the limited bay building type are defined in Figures 5.16 to 5.21 and Tables 5.5 to 5.7.

7. ROW BUILDING

A. INTENT

The row building is comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or rowhouses, or it could also incorporate live/work



Figure 5.22 - Row building examples. Pitched roof stoop entrance example (top) and parapet roof stoop entrance with visible basement (bottom)



Figure 5.23 - Mixed-use row building examples with different roof and entrance types



Figure 5.24 - Residential row buildings with different roof types around a shared open space

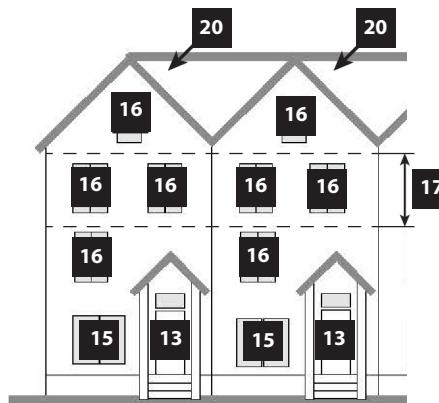


Figure 5.25 - Row building street facade diagram shown with porch entry type and pitched roof type. Not to scale.

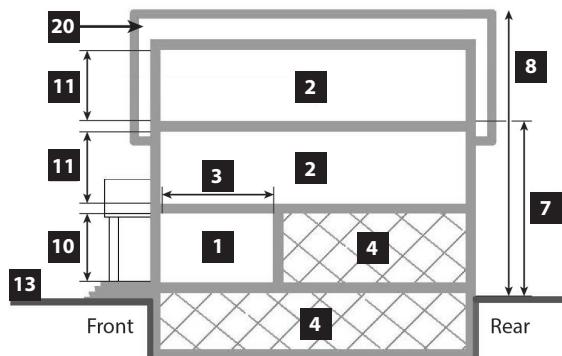


Figure 5.26 - Row building height and use diagram shown with basement and rear building interior parking, porch entry type, and pitched roof type. Not to scale.

Table 5.9 - Row Building Requirements Part 1

FORM DISTRICT	CC	BD	NC	TN	RT
USE					
1. Ground Floor	retail, service, office	retail, service	retail, service, office	residential, retail, service	
2. Upper Floor(s)	residential, retail, service, office			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 floors				
5. Multiple Principal Buildings	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	4 stories	3 stories	4 stories	4 stories	3 stories
9. Accessory Building Maximum	not permitted				
10. Ground Floor Height	12'-0" min. / 16'-0" max.				10'-0" min. 14'-0" max.
11. Upper Floor(s) Height	9'-0" min. / 14'-0" max.				
STREET FACADE(S)					
A. Unit Width	20'-0" to 30'-0"	20'-0" to 35'-0"	18'-0" to 24'-0"	20'-0" to 30'-0"	18'-0" to 24'-0"
B. Building Width	4 to 10 units	4 to 8 units	4 to 12 units	4 to 8 units	
12. Principal Entrance Location per Unit	front facade or side of corner facade				
13. Principal Entrance Type(s)	STF, STP				STP, POR
14. Entrance Spacing Minimum	1 per horizontal unit bay				
15. Ground Floor Transparency	25% min.	20% min.	25% min.	15% min.	
16. Upper Floor(s) Transparency	25% min.	20% min.	25% min.	15% min.	
17. Blank Wall Limitation	required per floor				
18. Vertical Facade Divisions	1 per unit min. / 1 per 2 units max.				
19. Horizontal Facade Divisions	for buildings over 3 stories within 3'-0" of top of any visible basement or ground floor				
ROOF TYPE					
20. Permitted Roof Type	PA, F	PA, PI, F	PA, F	PA, PI, F	
21. Tower	permitted		not permitted		

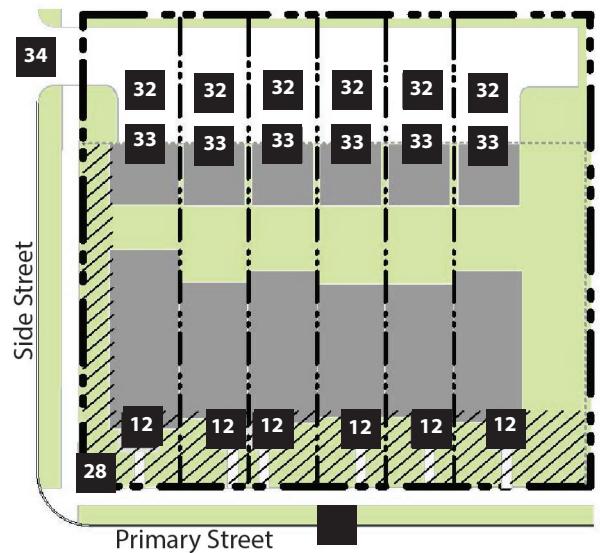


Figure 5.27 - Row building siting diagram shown with detached garages and rear vehicular access. Not to scale.

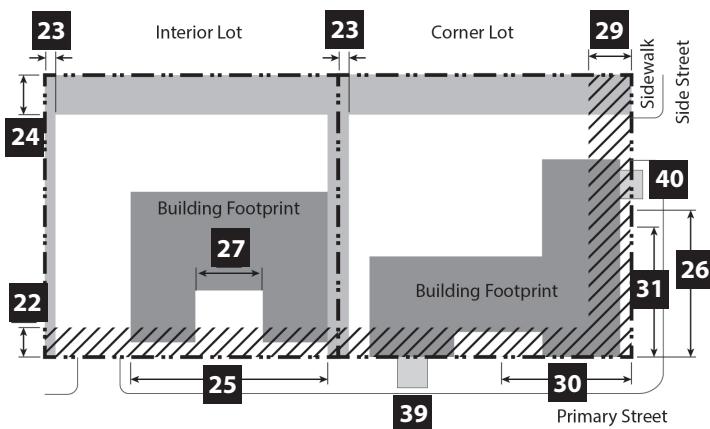


Figure 5.28 - Building placement example diagram. Not to scale.

Table 5.10 - Row Building Requirements Part 2: Primary Frontage

FORM DISTRICT	BD	TN		
SITING				
BUILDING LOCATION				
22. Front Build to Zone	5'-0" to 10'-0"			
23. Side Yard Setback Minimum	0'-0" per unit & 15'-0"	0'-0" per unit & 20'-0" between buildings		
24. Rear Yard Setback Minimum	5'-0"			
FRONTAGE COVERAGE				
25. Front Street Facade(s)	80% min.			
26. Side Street Facade	50% min.	40% min.		
27. BTZ Pedestrian Space Table	required			
CORNER LOT BUILDINGS				
28. Occupation of Corner	required			
29. Corner Build to Zone	5'-0" to 10'-0"			
30. Front Street Facade(s)	80'-0" min.			
31. Side Street Facade	30'-0" min.			
VEHICULAR FACILITIES				
32. Vehicle Access Type	1 driveway per building per street frontage			
33. Parking Location Parking Table	rear yard, rear facade			
34. Loading/Service Entry Location	rear yard			
ENCROACHMENTS				
FRONT STREET				
35. Ground Floor	8'-0" max.			
36. Upper Floor(s)	5'-0" max.			
SIDE STREET/REAR STREET				
37. Ground Floor	6'-0" max.			
38. Upper Floor(s)	4'-0" max.			
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang				
39. Front Street	A, B, R	B, R		
40. Side Street/Rear Street	B, R			

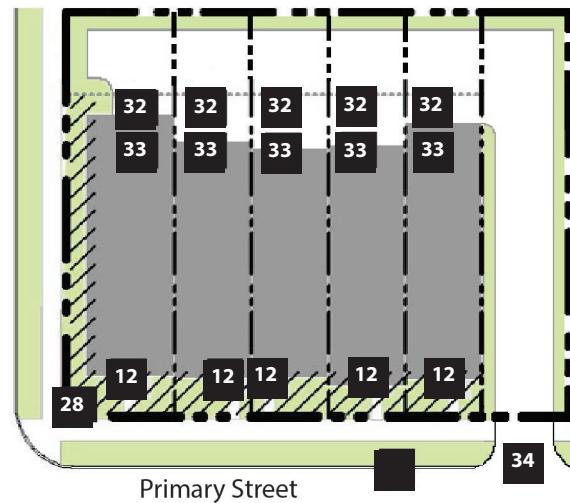


Figure 5.29 - Row building siting diagram shown with attached garages and rear vehicular access. Not to scale.

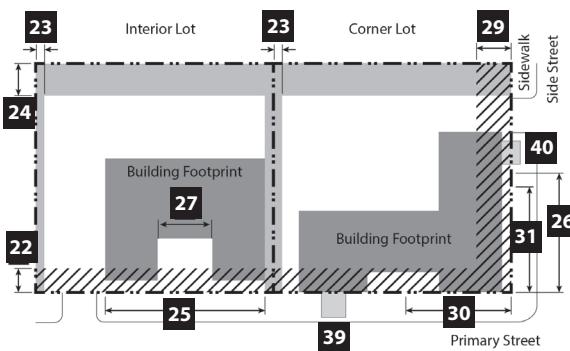


Figure 5.30 - Building placement example diagram. Not to scale.

Table 5.11 - Row Building Requirements Part 2: Secondary Frontage

FORM DISTRICT	CC	BD	NC	TN	RT								
SITING													
BUILDING LOCATION													
22. Front Build to Zone	5'-0" to 10'-0"			10'-0" to 15'-0"									
23. Side Yard Setback Minimum	0'-0" per unit & 15'-0" between buildings		0'-0" per unit & 20'-0" between buildings										
24. Rear Yard Setback Minimum	5'-0"	10'-0"	5'-0"	15'-0"									
FRONTAGE COVERAGE													
25. Front Street Facade(s)	70% min.	80% min.	70% min.	80% min.	70% min.								
26. Side Street Facade	40% min.	50% min.	40% min.										
27. BTZ Pedestrian Space Table	required			permitted									
CORNER LOT BUILDINGS													
28. Occupation of Corner	required												
29. Corner Build to Zone	5'-0" to 10'-0"			10'-0" to 15'-0"									
30. Front Street Facade(s)	70% min.	80% min.	70% min.	80% min.	70% min.								
31. Side Street Facade	40% min.	50% min.	40% min.										
VEHICULAR FACILITIES													
32. Vehicle Access Type	1 driveway per building per street frontage												
33. Parking Location Parking Table	rear yard, rear facade												
34. Loading/Service Entry Location	rear yard												
ENCROACHMENTS													
FRONT STREET													
35. Ground Floor	8'-0" max.		not permitted	8'-0" max.	not permitted								
36. Upper Floor(s)	5'-0" max.												
SIDE STREET/REAR STREET													
37. Ground Floor	not permitted			6'-0" max.	not permitted								
38. Upper Floor(s)	not permitted		not permitted	5'-0" max.	not permitted								
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang													
39. Front Street	A, B, R			A, B, C, R	B, R								
40. Side Street/Rear Street	B, R	A, B, R	B, R	A, B, R	B, R								

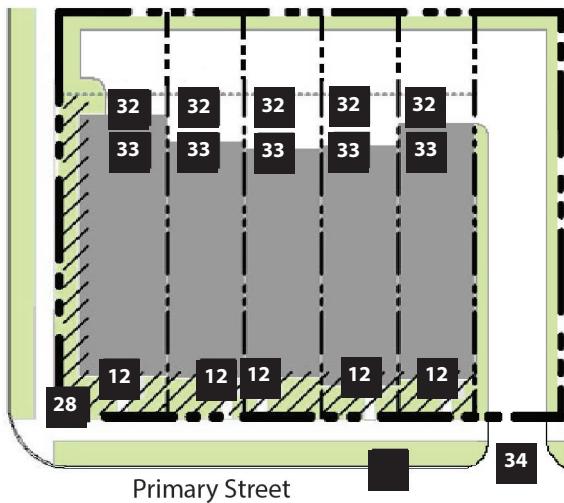


Figure 5.29 - Row building siting diagram shown with attached garages and rear vehicular access. Not to scale.

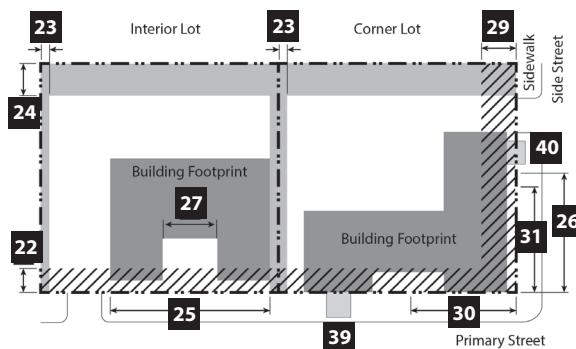


Figure 5.30 - Building placement example diagram. Not to scale.

Table 5.12 - Row Building Requirements Part 2: Tertiary Frontage

FORM DISTRICT	CC	BD	NC	TN	RT
SITING					
BUILDING LOCATION					
22. Front Build to Zone		5'-0" to 10'-0"			10'-0" to 15'-0"
23. Side Yard Setback Minimum		0'-0" per unit & 20'-0" between buildings			
24. Rear Yard Setback Minimum		10'-0"			15'-0"
FRONTAGE COVERAGE					
25. Front Street Facade(s)		80% min.	70% min.	80% min.	70% min.
26. Side Street Facade		50% min.	40% min.	50% min.	40% min.
27. BTZ Pedestrian Space Table	required	permitted		required	not permitted
CORNER LOT BUILDINGS					
28. Occupation of Corner		required			
29. Corner Build to Zone		5'-0" to 10'-0"			10'-0" to 15'-0"
30. Front Street Facade(s)	80% min.	70% min.	80% min.	70% min.	
31. Side Street Facade	50% min.		40% min.		
VEHICULAR FACILITIES					
32. Vehicle Access Type		1 driveway per building per street frontage			
33. Parking Location Parking Table		rear yard, rear facade			
34. Loading/Service Entry Location		rear yard			
ENCROACHMENTS					
FRONT STREET					
35. Ground Floor	8'-0" max.	not permitted	8'-0" max.	not permitted	
36. Upper Floor(s)		5'-0" max.			
SIDE STREET/REAR STREET					
37. Ground Floor	not permitted		6'-0" max.	not permitted	
38. Upper Floor(s)	not permitted	5'-0" max.	not permitted	5'-0" max.	not permitted
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang					
39. Front Street	A, B, R		A, B, C, R		B, R
40. Side Street/Rear Street	B, R		A, B, R		B, R

units, or individual units for multiple businesses, where such uses are permitted.

Parking is required to be located in the rear yard and may be either an attached or detached garage. All garages shall be accessed from a single shared driveway. For an attached garage, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

B. REGULATIONS

Row buildings are permitted in all form districts.

Regulations for the row building type are defined in Figures 5.25 to 5.30 and Tables 5.8 to 5.10.

8. YARD BUILDING

A. INTENT



Figure 5.31 - Example of multiple yard buildings of different sizes



Figure 5.32 - Multiple 2-story yard buildings around a central open space



Figure 5.33 - Multiple small yard buildings around a central open space

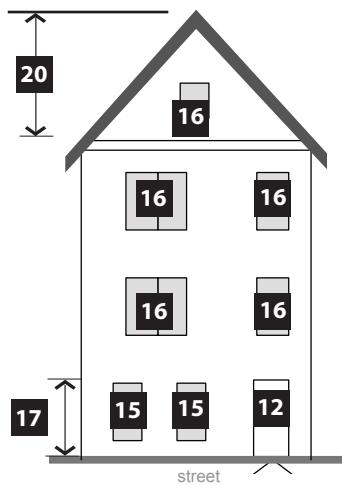


Figure 5.34 - Yard building street facade requirements

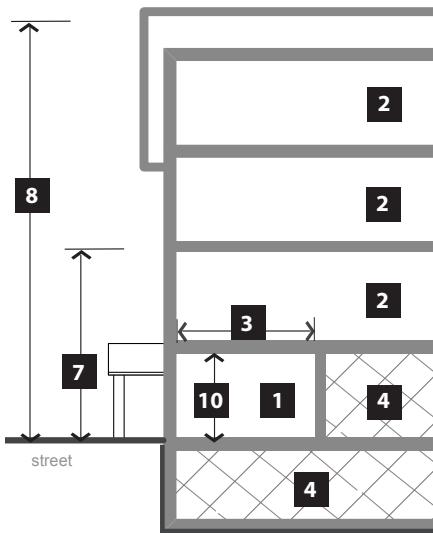


Figure 5.35 - Yard building height and use requirements

Table 5.13 - Yard Building Requirements Part 1

FORM DISTRICT	RT
USE	
1. Ground Floor	residential, office
2. Upper Floor(s)	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 floors
5. Multiple Principal Buildings	permitted
6. Accessory Structure	permitted
HEIGHT	
7. Principal Building Minimum	1 story
8. Principal Building Maximum	2 stories
9. Accessory Building Maximum	2 stories
10. Ground Floor Height	9'-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 per Unit	front or corner facade
13. Principal Entrance Type(s)	STP, POR
14. Entrance Spacing Minimum	1 per building
15. Ground Floor Transparency	15% min.
16. Upper Floor(s) Transparency	15% min.
17. Blank Wall Limitation	required per floor
18. Vertical Facade Divisions	not required
19. Horizontal Facade Divisions	not required
ROOF TYPE PA= parapet, PI=pitched, F=flat	
20. Permitted Roof Type	PA, PI, F
21. Tower	not permitted

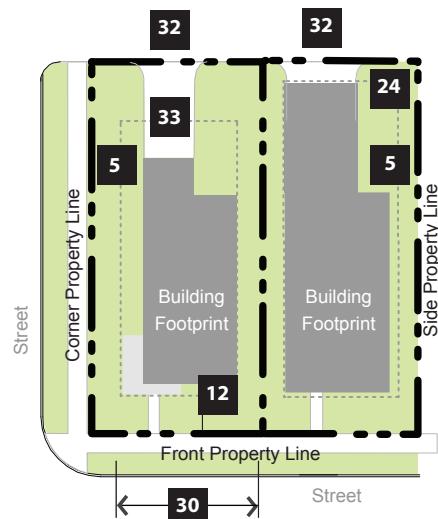


Figure 5.38 - Yard building siting

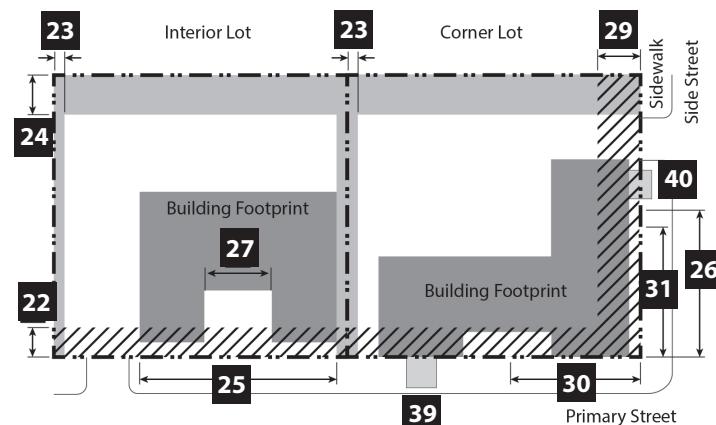


Figure 5.39 - Building placement example diagram. Not to scale.

Table 5.14 - Yard Building Requirements Part 2: Tertiary Frontage

FORM DISTRICT	RT
SITING	
BUILDING LOCATION	
22. Front Build to Zone	10'-0" to 15'-0"
23. Side Yard Setback Minimum	5'-0"
24. Rear Yard Setback Minimum	10'-0"
FRONTAGE COVERAGE	
25. Front Street Facade(s)	50% min.
26. Side Street Facade	40% min.
27. BTZ Pedestrian Space	not permitted
CORNER LOT BUILDINGS	
28. Occupation of Corner	required
29. Corner Build to Zone	10'-0" to 15'-0"
30. Front Street Facade(s)	20'-0" min.
31. Side Street Facade	30'-0" min.
VEHICULAR FACILITIES	
32. Vehicle Access Type	1 driveway per street frontage
33. Parking Location	Parking Table rear yard, side yard
34. Loading/Service Entry Location	rear yard, side yard
ENCROACHMENTS	
FRONT STREET	
35. Ground Floor	not permitted
36. Upper Floor(s)	not permitted
SIDE STREET/REAR STREET	
37. Ground Floor	not permitted
38. Upper Floor(s)	not permitted
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang	
39. Front Street	not permitted
40. Side Street/Rear Street	not permitted

The yard building is primarily a residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only, with preferred access from an alley.

The yard building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

B. REGULATIONS

The yard building is only permitted in the RT form district along tertiary frontages. Regulations for the yard building type are defined in Figures 5.34 to 5.39 and Tables 5.11 to 5.13.

9. CIVIC BUILDING

A. INTENT

The civic building type has the most flexibility in building form and placement and is intended only for



Figure 5.40 - Civic building example



Figure 5.41 - Civic building example modern style library



Figure 5.42 - Civic building example with tower and street-facing public space

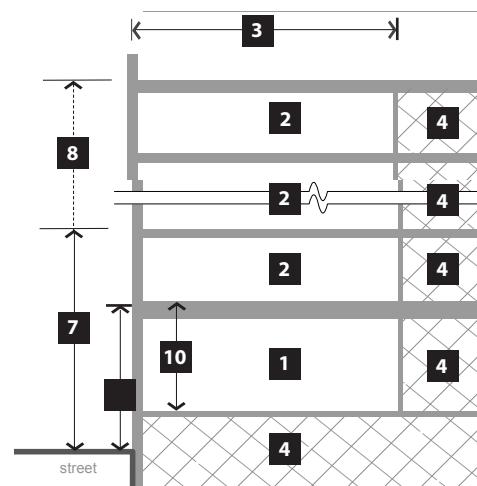
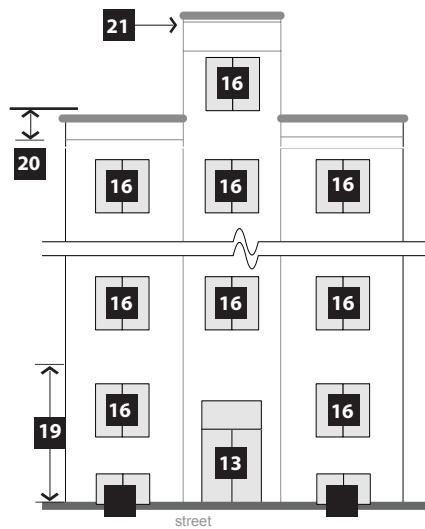


Table 5.15 - Civic Building Requirements Part 1

FORM DISTRICT	CC	BD	NC	TN
USE				
1. Ground Floor	civic, institutional			
2. Upper Floor(s)	civic, institutional			
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 floors			
5. Multiple Principal Buildings	not permitted		permitted	
6. Accessory Structure	not permitted			
HEIGHT				
7. Principal Building Minimum	1 story	1 story	1 story	2 stories
8. Principal Building Maximum	3 stories	3 stories	2 stories	4 stories
9. Accessory Building Maximum	not permitted			
10. Ground Floor Height	12'-0" min. / 30'-0" max.			
11. Upper Floor(s) Height	10'-0" min. / 20'-0" max.			
STREET FAÇADE(S)				
12. Principal Entrance Location	front or corner facade			
13. Principal Entrance Type(s)	ARC, STP			
14. Entrance Spacing Minimum	1 per 100'-0" of facade	1 per 60'-0" of facade	1 per 80'-0" of facade	
15. Ground Floor Transparency	15% min. per floor	10% min. per floor	20% min. per floor	
16. Upper Floor(s) Transparency	15% min. per floor	10% min. per floor	20% min. per floor	
17. Blank Wall Limitation	not required			
18. Vertical Façade Divisions	not required			
19. Horizontal Façade Divisions	not required			
ROOF TYPE				
20. Permitted Roof Type	PA, PI, F			
21. Tower	permitted			

PA= parapet, PI=pitched, F=flat

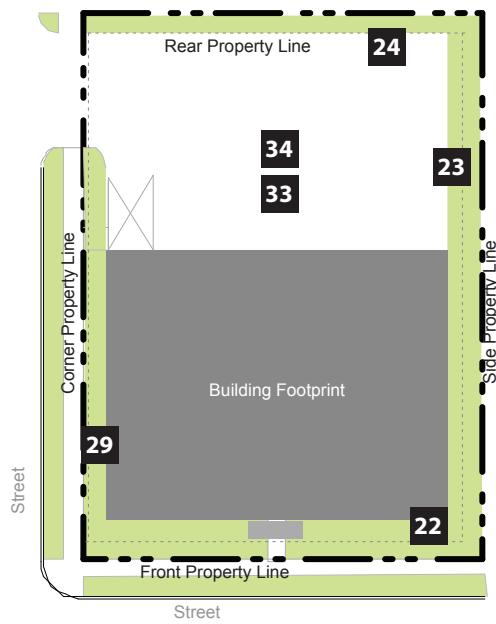


Figure 5.45 - Civic building siting diagram shown with side vehicular access and tower at entry. Not to scale.

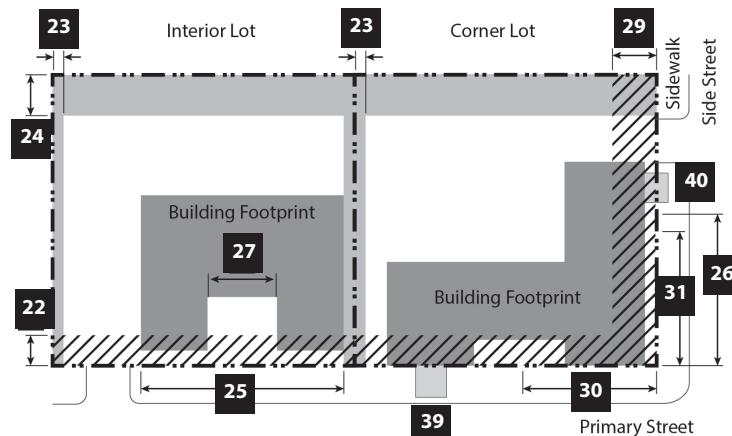


Figure 5.46 - Building placement example diagram. Not to scale.

Table 5.16 - Civic Building Requirements Part 2: Primary Frontage

FORM DISTRICT	BD	TN
SITING		
BUILDING LOCATION		
22. Front Build to Zone(s)	5'-0" to 20'-0"	
23. Side Yard Setback Min	0'-0"	
24. Rear Yard Setback Min	10'-0"	
FRONTAGE COVERAGE		
25. Front Street Facade(s)	80% min.	
26. Side Street Facade	50% min.	
27. BTZ Pedestrian Space Table	permitted	
CORNER LOT BUILDINGS		
28. Occupation of Corner	required	not required
29. Corner Build to Zone	5'-0" to 20'-0"	not required
30. Front Street Facade(s)	80% min.	
31. Side Street Facade	50% min.	
VEHICULAR FACILITIES		
32. Vehicle Access Type	1 driveway per street frontage	
33. Parking Location Parking Table	rear yard	
34. Loading/Service Entry Location	rear yard	
ENCROACHMENTS		
FRONT STREET		
35. Ground Floor	not permitted	
36. Upper Floor(s)	8'-0" max.	
SIDE STREET/REAR STREET		
37. Ground Floor	not permitted	
38. Upper Floor(s)	4'-0" max.	
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang		
39. Front Street	R	
40. Side Street/Rear Street	R	

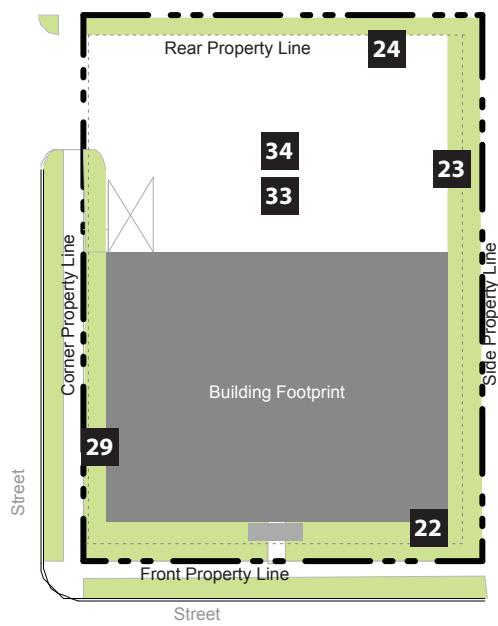


Figure 5.45 - Civic building siting diagram shown with side vehicular access and tower at entry. Not to scale.

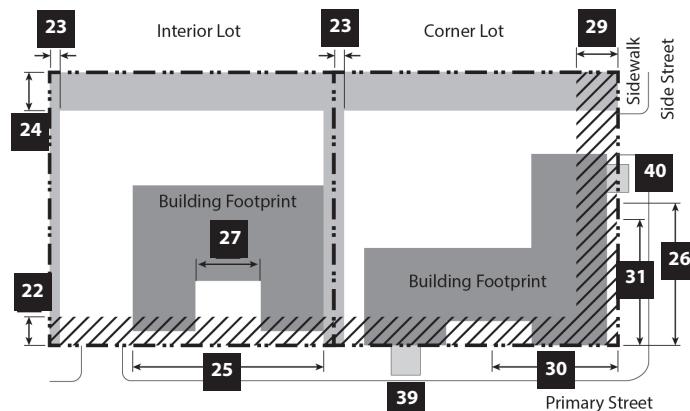


Figure 5.46 - Building placement example diagram. Not to scale.

Table 5.17 - Civic Building Requirements Part 2: Secondary Frontage

FORM DISTRICT	CC	BD	NC	TN				
SITING								
BUILDING LOCATION								
22. Front Build to Zone(s)	5'-0" to 15'-0"	5'-0" to 10'-0"	5'-0" to 20'-0"					
23. Side Yard Setback Min	5'-0"	0'-0"	5'-0"	0'-0"				
24. Rear Yard Setback Min		10'-0"						
FRONTAGE COVERAGE								
25. Front Street Facade(s)	80% min.	60% min.	80% min.					
26. Side Street Facade		50% min.						
27. BTZ Pedestrian Space Table		permitted						
CORNER LOT BUILDINGS								
28. Occupation of Corner	not required	required	not required					
29. Corner Build to Zone	not required	5'-0" to 10'-0"	not required					
30. Front Street Facade(s)	80% min.	60% min.	80% min.					
31. Side Street Facade		50% min.						
VEHICULAR FACILITIES								
32. Vehicle Access Type	1 driveway per street frontage							
33. Parking Location Parking Table	rear yard							
34. Loading/Service Entry Location	rear yard, side yard							
ENCROACHMENTS								
FRONT STREET								
35. Ground Floor	not permitted							
36. Upper Floor(s)	4'-0" max.	8'-0" max.	6'-0" max.	8'-0" max.				
SIDE STREET/REAR STREET								
37. Ground Floor	not permitted							
38. Upper Floor(s)	4'-0" max.							
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang								
39. Front Street	R							
40. Side Street/Rear Street	R							

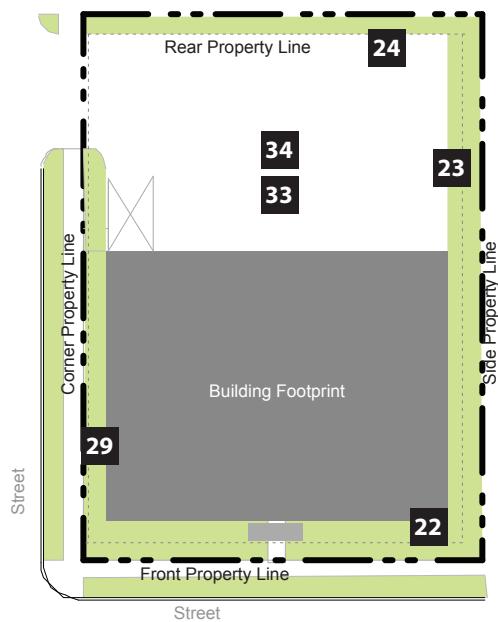


Figure 5.45 - Civic building siting diagram shown with side vehicular access and tower at entry. Not to scale.

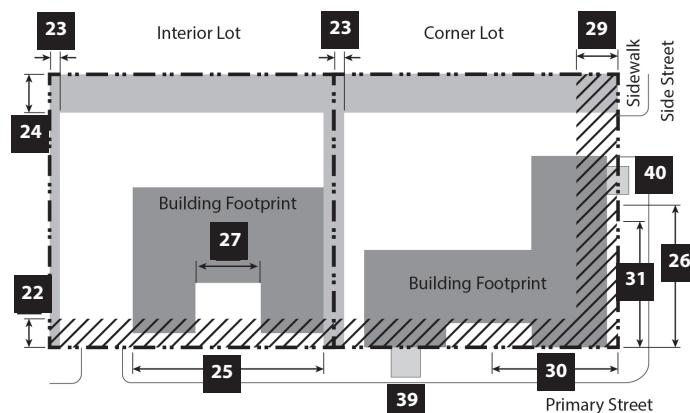


Figure 5.46 - Building placement example diagram. Not to scale.

Table 5.18 - Civic Building Requirements Part 2: Tertiary Frontage

FORM DISTRICT	CC	BD	NC	TN
SITING				
BUILDING LOCATION				
22. Front Build to Zone(s)		5'-0" to 10'-0"		
23. Side Yard Setback Min		5'-0"		
24. Rear Yard Setback Min		10'-0"		
FRONTAGE COVERAGE				
25. Front Street Facade(s)	80% min.	60% min.	80% min.	
26. Side Street Facade		50% min.		
27. BTZ Pedestrian Space Table		permitted		
CORNER LOT BUILDINGS				
28. Occupation of Corner	not required	required	not required	
29. Corner Build to Zone	not required	5'-0" to 10'-0"	not required	
30. Front Street Facade(s)	80% min.	60% min.	80% min.	
31. Side Street Facade		50% min.		
VEHICULAR FACILITIES				
32. Vehicle Access Type		1 driveway per street frontage		
33. Parking Location Parking Table		rear yard		
34. Loading/Service Entry Location		rear yard, side yard		
ENCROACHMENTS				
FRONT STREET				
35. Ground Floor		not permitted		
36. Upper Floor(s)		6'-0" max.		
SIDE STREET/REAR STREET				
37. Ground Floor		not permitted		
38. Upper Floor(s)		6'-0" max.		
PROJECTION TYPES: A=awning, B=balcony, C=canopy, R=roof overhang				
39. Front Street		R		
40. Side Street/Rear Street		R		

civic and institutional types of uses. These buildings are distinctive within the urban fabric that is created by the other building types and could be designed as iconic structures. In contrast to most of the other building types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped.

Parking is limited to the rear in most cases.

B. REGULATIONS

Civic buildings are permitted in the CC, BD, NC, and TN form districts. The civic building type is only permitted on primary frontages. Regulations for the civic building type are defined in Figures 5.43 to 5.46 and Tables 5.14 and 5.15.

10. ENTRANCE TYPES

A. GENERAL PROVISIONS

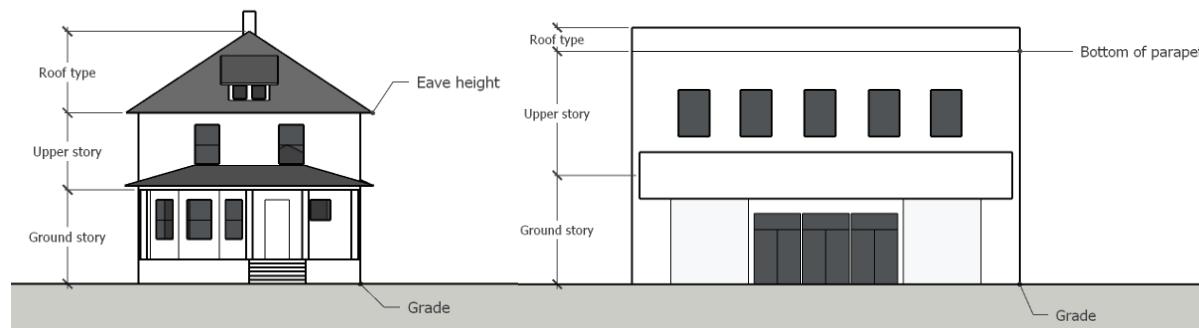


Figure 5.47 - Height measuring diagrams

1. Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type table.
2. Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
3. Measuring Transparency. Refer to the individual building type tables for information on transparency.
4. Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

B. STOREFRONT ENTRANCE

The storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or



Figure 5.48 - Storefront entrance example

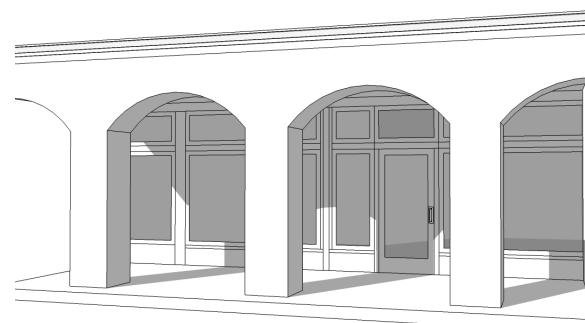


Figure 5.49 - Arcade entrance example

service uses. See Figure 5.48

1. Transparency. Minimum transparency is required per building type.
2. Horizontal facade division feature shall define the ground story facade from the upper story facades.
3. Visible Basement. A visible basement is not permitted.
4. Entrance. All entries shall be recessed from the

front facade closest to the street.

- (a) Recess shall be a minimum of 3'-0" and a maximum of 5'-0" deep, as measured from the front facade.
- (b) The entrance shall not be recessed into the lot further than the maximum Build to Zone (BTZ) depth.

C. ARCADE ENTRANCE

An arcade recesses the entrance back into the ground floor, creating a covered pedestrian area beneath the second story. See Figure 5.49

1. Arcade. The arcade space is recessed into the building a minimum of 8'-0" and a maximum of 15'-0" from the front facade. The arcade space is permitted to be recessed into the lot beyond the maximum BTZ depth.
2. Build to Zone (BTZ). For arcade entrances, the front facade is the implied plane created by the front face of the arcade columns. The location of this implied plane must be within the required BTZ.
3. Transparency. Minimum facade transparency applies to the recessed entry facade and is required per building type.
4. Horizontal facade division feature shall define the ground story facade from the upper story facades.

5. Recessed Facade Entrance Type. The entrance type at the facade recessed into the arcade shall be a storefront entrance type with one modification: the door location shall be flush with the adjacent windows and not recessed.
6. Column Spacing. Columns shall be spaced from 10'-0" to 16'-0" on center.
7. Column Width. Columns shall be a minimum of 1'-6" and a maximum of 2'-6" in width.
8. Arcade Opening. The top of the opening shall be lower than the interior arcade ceiling (not flush with the ceiling) and may be arched or straight.
9. Horizontal Facade Division. The ground story facade shall be divided from the upper story facades with a horizontal architectural expression.
10. Visible Basement. A visible basement is not permitted.

D. STOOP ENTRANCE

A stoop is an unroofed, open, elevated platform. The doors on a stoop entrance are accessed from the stoop. See Figure 5.50

1. Transparency. Minimum transparency is required per building type.
2. Horizontal facade division feature shall define the ground story facade from the upper story facades.
3. Stoop Size. Stoops shall be a minimum of 3'-0" deep and 6'-0" wide.

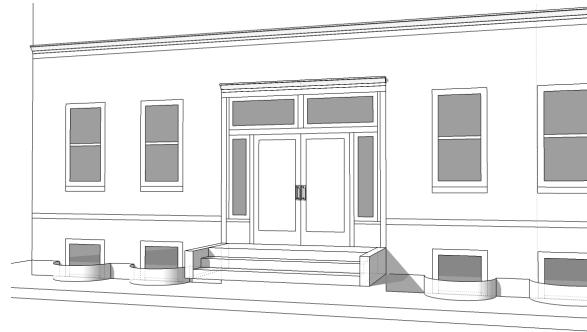


Figure 5.50 - Stoop entrance example with visible basement

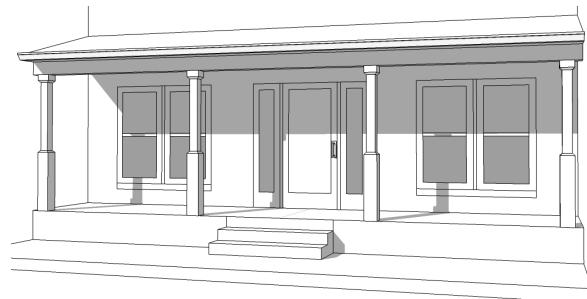


Figure 5.51 - Porch entrance example

4. Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
5. Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
 - (a) The facade of the visible basement must have

a minimum transparency of 15%.

- (b) A visible basement does not count as a building story.

6. Entrance. All entries shall be located off a stoop.

E. PORCH ENTRANCE

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled. See Figure 5.51

1. Transparency.

- (a) Minimum transparency per building type is required.
- (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.

2. Porch Size. The porch shall be a minimum of 5'-0" deep and 8'-0" wide.

3. Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.

4. Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.

- (a) The facade of the visible basement must have a minimum transparency of 15%.

- (b) A visible basement does not count as a building story.

5. Height. The porch structure shall not be tall

enough to obstruct the windows on the second story.

- 6. Porch Roof. The roof of the porch may be flat or pitched. The roof may include a balcony that is accessed from the second story.
- 7. Entrance. All right-of-way facing entries shall be located on a porch.

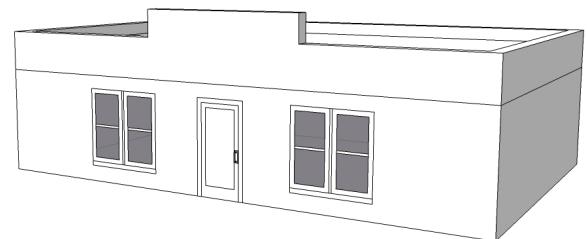


Figure 5.52 - Parapet roof example

11. ROOF TYPES

A. GENERAL PROVISIONS

The following provisions apply to all roof types:

- 1. Intent. To guide the design of the caps of all buildings.
- 2. Applicability. All buildings shall meet the requirements of one of the roof types permitted by building type.
- 3. Measuring Height. See Figure 5.47 for information on measuring roof height.
- 4. Other Roof Types. Requests for other building caps not listed here as a specific roof type may be submitted to the ARC for evaluation, with the following requirements:
 - (a) The building is deemed as one having special significance to Murray City or the overall area.
 - (b) The shape of the roof type shall be significantly different from those defined in this chapter, e.g. dome, spire, vault.
- 5. Solar Energy. Solar panels are permitted for all roof types.

- 6. Appearance. Roofs shall provide an attractive appearance considering that they may be viewed from above as a fifth facade. Equipment projections and access towers must be set back a minimum of 10'-0" from the edge of the roof.

B. PARAPET ROOF

A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

- 1. Parapet Height. Height is measured from the outermost roof membrane or structure to the top of the parapet.
 - (a) Minimum height is 2'-0" and maximum height is 6'-0".
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances visible from the street.
 - (c) Parapets on vertical facade divisions which are in front of adjacent divisions shall return

to the adjacent division parapets without any gap between parapets.

2. Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
3. Occupiable Space. Outdoor (unenclosed) roof deck/terrace occupiable space is permitted in this roof type. Such occupiable spaces must meet fire code egress standards. The parapet wall may act as the perimeter barrier if it meets safety standards, otherwise an additional barrier is required.
4. Rooftop Enclosures. Rooftop enclosures are permitted in this roof type. Occupiable space may not exceed 10% or 400 square feet of the roof footprint, whichever is larger. Enclosures must maintain applicable roof setback.
5. Green Roof. Green roof systems are encouraged. These systems retain/detain stormwater, help to insulate a building's roof area, and reduce the urban heat island effect. These are shallow substrate vegetation systems, not roof gardens for human use.

C. PITCHED ROOF

This roof type is sloped, or pitched. Slope is measured with the vertical rise divided by the horizontal span or run. See Figure 5.53

1. Pitch Measure. The roof may not be sloped less

than 1:3 (rise/run) or more than 1:1.

2. Configurations. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
3. Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100'-0" of roof length when the ridge line runs parallel to the front lot line. See Figure 5.54
4. Transparency. The upper floor transparency and blank wall limitation requirements apply to gable ends when the space within the roof is occupiable. Gable ends are exempt from these transparency requirements if there is no occupiable space within the roof.
5. Roof height, measured from the ridge line down to the to story, is a function of pitch measure.
6. Occupiable Space. Occupiable attic space, the void within the roof trusses, may be used within this roof type and does not count as one story.

D. FLAT ROOF

This roof type has a flat roof with or without overhanging eaves. See Figure 5.55

1. Configuration. Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
2. Eave Depth. Eave depth is measured from the building facade to the outermost element of the eave. Eaves shall have a minimum depth of 0'-18".
3. Eave Thickness. Eave thickness is measured at

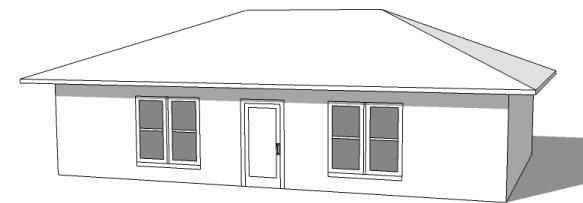


Figure 5.53 - Low pitched/hipped roof example



Figure 5.54 - Parallel ridge line with gable example

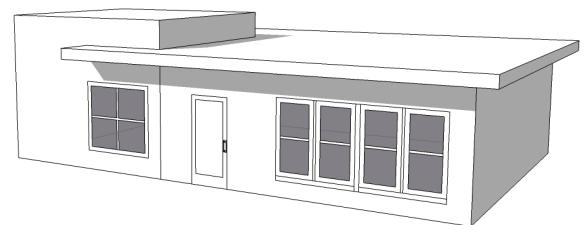


Figure 5.55 - Flat roof example with interrupting vertical wall on left side

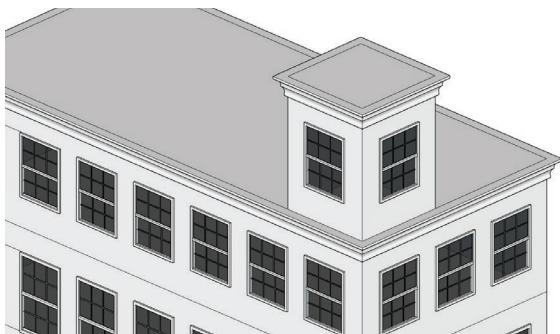


Figure 5.56 - Tower example

the outside edge of the eave, from the bottom of the eave to the top of the eave. Minimum eave height is 0'-8".

4. Interrupting Vertical Walls are facade walls below the eave that extend upwards through and above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than 4'-0" above the top of the eave.
5. Occupiable Space. Occupied space shall not be incorporated within this roof type.
6. Green Roof. Green roof systems are encouraged. These systems retain/detain stormwater, help to insulate a building's roof area, and reduce the urban heat island effect. These are shallow substrate vegetation systems, not roof gardens for human use.

E. TOWERS

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types; towers are only allowed on permitted building types and on corner lots. For lots with two corners, the tower is only permitted on the corner with the primary street. A stair tower used for emergency and roof access is exempt from this limit. See Figure 5.56

1. Quantity. All building types, with the exception of the civic building, are limited to one tower per building.
2. Tower Height. Maximum height, measured from the top of the lower parapet or eave to the top of the tower, is limited to 1.5x the height of the upper floor of the building on which the tower is located. The tower is not included in the count for maximum number of stories.
3. Tower Width. Maximum width along all facades is one-third the width of the front facade or 30'-0" whichever is shorter.
4. Occupiable Space. Towers may be occupied by the same uses allowed in upper stories of the building type on which it is located.
5. Application. May be combined with all other roof types.
6. Tower Cap. The tower may be capped by the parapet, pitched, or flat roof types.

12. LIGHTING STANDARDS

These standards apply to light fixtures that are located

outside the building and which are not architectural lights that illuminate the building itself.

1. Light Source. Light sources shall be at least as efficient as LED and no greater than 3500K (3000K in single-family zones) in correlated color temperature (CCT). All outdoor light fixtures that house lamps radiating more than 500 lumens shall be full cutoff and oriented as intended per manufacturing instructions. In no case shall the total lumens emitted for a single site exceed 43,560 lumens per acre.
2. Parking Lot Lighting. Parking lot lighting shall be designed and constructed to comply with the following standards:
 - (a) Pole Height/Design
 - (i) Luminaire mounting height is measured from the parking lot or driveway surface and may range from ten 10'-0" to 25'-0", based on review of site plan, proposed land uses, surrounding land uses, parking area size, building massing, topography of site, and impacts on adjacent properties.
 - (ii) Poles and fixtures shall be black, dark brown, or another neutral color approved by the city.
 - (iii) All attempts shall be made to place the base of light poles within landscape areas.
 - (iv) Light poles in parking areas shall not exceed 25'-0" in height. Poles exceeding 20'-0" in height are appropriate only for

parking areas exceeding two hundred stalls and not in close proximity to residential areas.

3. Other Outdoor Lighting Standards

- (a) Wall-mounted lighting fixtures shall not be located above eighteen 18'-0" in height unless being used as building accent lighting. Fixture styles and finishes shall compliment the building exterior.
- (b) Lighting located along pedestrian pathways or in areas primarily dedicated to human activity shall be bollard style lighting or down-directed lighting not to exceed 12'-0" in height. Pedestrian lighting shall be coordinated through each project and shall complement adjacent projects to the greatest extent practical.
- (c) In order to avoid light pollution, backlit awnings, up light spotlights, and flood lights are prohibited.
- (d) Street lighting fixtures shall either be chosen from the city's approved street light list or installed to match a theme set by developments within the zone or area.

4. Upgrading Pre-Existing Lighting

- (a) An applicant must bring pre-existing lighting into compliance with this code in conjunction with an application for a building permit for any alteration, remodel or expansion of any

structure on the site, or in conjunction with changes to the approved site plan.

- 5. Lighting Plan Submission Requirements. A lighting plan is required for all developments and must contain the following:
 - (a) Lighting plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical details;
 - (b) Description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices that may include, but is not limited to, manufacturer catalog cuts and drawings, including section where required; and Photometric data, such as that furnished by manufacturers, or similar showing the angle of the cut off or light emission.
 - (c) A point-by-point light plan to determine the adequacy of the lighting over the site.

13. ADDITIONAL DESIGN STANDARDS

This section outlines the town center design standards that affect a building's appearance and quality. The intent is to improve the physical quality of buildings, enhance the pedestrian experience, protect the character of the neighborhood, create visual interest, and contribute to its sense of place.

A. MATERIALS AND COLOR

1. Primary Street-Facing Facade Materials. A minimum of 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.

- (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass; exterior architectural metal panels and cladding. Other high quality synthetic materials may be approved by the ARC during the site plan process.

2. Secondary Street-Facing Facade Materials.

Secondary materials on primary street-facing facades are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation.

(a) Exterior Insulation and Finishing Systems

(EIFS) are permitted for trim only or on upper floor facades, up to 20% of total.

3. Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample. Membrane roofs are acceptable for flat

roofs with no surface visible from the street.

4. Color. Main building colors shall be complementary to existing building stock, where applicable.
5. Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all building types with the exception of the row building type.
6. Prohibited Materials List (subject to Utah State regulations):
 - (a) Vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.
 - (b) Stucco is an allowable facade material only when used on facades that do not face public streets, adjacent residential areas, or open space.

B. WINDOWS, AWNINGS, AND SHUTTERS

1. Windows. Transparency requirements vary by building type and story. See building requirements tables
2. Awnings. All awnings shall be canvas, metal, glass, or wood. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Awnings shall provide a minimum of a 8'-0" vertical clearance above ground plane.
3. Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete



Figure 5.57 - Historical, context sensitive new development, illustrating appropriate materials, window inset, strong roof termination, and pronounced entries.

coverage of the window. Shutters shall be wood or metal. "Engineered" wood may be approved during the site plan process.

C. DRIVE-THROUGH STRUCTURES

Drive-through structures are not permitted in any form district or with any building type.

D. METERS AND EQUIPMENT PLACEMENT

Equipment shall be screened from view and not located on a public frontage.

E. WASTE CONTAINERS

Waste containers shall be located out of public view and screened with landscaping and/or a structure that is compatible with the theme of the adjacent building.



Figure 5.58 - Historical, context sensitive new development, illustrating appropriate materials, window patterns, ground floor awnings and strong roof termination.

F. RESIDENTIAL DEVELOPMENT REQUIREMENTS

Residential rental developments shall include:

1. Visibility features for at least 10% of units, including no-step entries, ADA restrooms and accessible controls.

G. STATE STREET CORRIDOR, BOULEVARD FORM DISTRICT

1. Additional design requirements for buildings fronting State Street are required by Murray City. The intent is to ensure that new buildings along State Street reflect the historic context of existing buildings along the corridor.
2. Materials: Building facades along State Street should primarily be faced with brick with a historically typical finish and color.
3. Windows & Doors: Buildings should use a historically typical window and door type, with windows recessed into the facade to create a

6.0 OPEN SPACE

1. GENERAL REQUIREMENTS

A. INTENT

To provide public open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.

B. APPLICABILITY

Open space types are permitted, not permitted, or limited according to each form district. See Table 6.1

These open space requirements do not apply to private open spaces such as yards and resident only open spaces in a development. They do apply to public open spaces regardless of public or private ownership.

C. GENERAL REQUIREMENTS

All public open spaces shall meet the following general requirements:

1. All public open spaces within the Murray City Center Form Based Code (FBC) boundary shall comply with one of the open space types as defined in this chapter.

2. All open space types shall provide public access from a vehicular and/or pedestrian right-of-way.
3. Pocket park, town square, and park open spaces shall be platted as a parcel or group of parcels or, with permission from the city, may be located within a right-of-way.
4. Unless prohibited, open space types may incorporate fencing provided that the following requirements are met:
 - (a) Fencing shall be a maximum height of 3'-0" unless approved by the city for such circumstances as proximity to railroad right-of-way or use around swimming pools, ball fields, ball courts, and off-leash dog areas.
 - (b) Fence opacity shall be no greater than 60%.
 - (c) Chain-link fencing is not permitted, with the exception of dedicated sports field or court fencing as approved by the city.
 - (d) If a fence is built along a street front, openings, with or without gates, shall be provided on each individual street front with a minimum spacing of one opening every 100'-0" or a minimum of one opening on street fronts that are less than 100'-0".

Table 6.1 - Open Space Types by Form District

OPEN SPACE TYPE	FORM DISTRICT				
	CC	BD	NC	TN	RT
1. Pocket Park	P	P	P	P	P
2. Town Square	P	P	N	P	N
3. BTZ Pedestrian Space	V	V	V	V	V
4. Park	P	N	P	P	P

P = Permitted | N = Not Permitted

V = Requirements Vary by Building and Frontage Type

5. Ownership of all public open space types may be either public or private. All open spaces shall be publicly accessible, regardless of ownership.
6. Parking shall not be required for an open space type, unless a use other than open space is determined by the city.
7. Continuity of connections to existing or planned trails or open space types shall be made when the open space abuts key trail corridors or another open space type.

D. DEFINITION OF REQUIREMENTS

The meaning and usage of terminology is not universal. Some of the terms in this FBC are used

differently in other contexts. The definitions provided in this FBC are specific to how they are used within the FBC. These definitions are not subject to multiple interpretations and shall not be altered.

The following further explains or defines the requirements for each open space type. Refer to Tables 6.2 to 6.5 for the specific requirements of each open space type.

1. Dimensions

- (a) The minimum and maximum areas of all open space types is measured within the lot lines of the property.
- (b) The minimum dimension requirement is a way to make sure that size of an open space is not too small for its particular open space type. The minimum dimension for all open space types is derived from overlaying the open space plan with two straight lines that intersect at right angles and whose endpoints are at the outer property lines. The first line is placed at the longest distance across the open space. The second line crosses the first line at a right angle at the place on the first line that follows the longest distance in the direction perpendicular to the first line. The "minimum dimension" is the shorter of these two lines. See Figure 6.1.

- 2. The minimum access requirement ensures access and visibility for the open space. It is described in two ways:

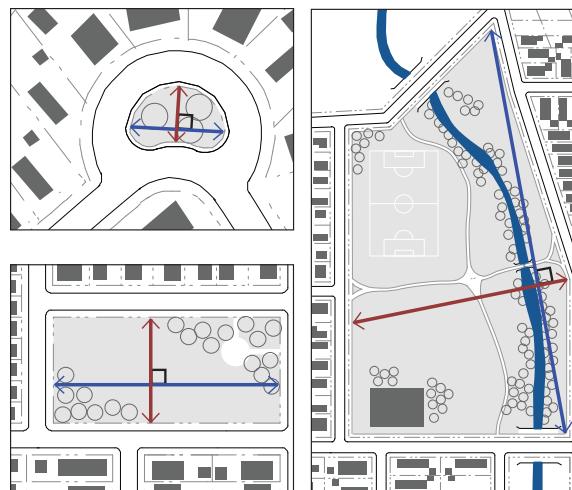


Figure 6.1 - Minimum dimension measurement examples with the longest distance shown in blue and the minimum dimension shown in red

- (a) The percentage of the total perimeter that must be adjacent to a public right-of-way.
- (b) The minimum number of and/or spacing between access points into the open space.
- 3. Adjacent lots are those which are directly adjacent to and directly across the street from an open space.
 - (a) The adjacent form district requirement determines which open space type(s) may be located adjacent to lots of the given form district. The open space type is permitted to be adjacent to the listed form district(s).
 - (b) The preferred orientation of adjacent lots is toward the open space. Any such lots would

need vehicular access along the rear or side property line(s).

1. IMPROVEMENTS

Improvements of the following types may be permitted in any open space:

- 1. Sports fields are fields or courts that are designed for one or more specific sports.
 - (a) Sports fields areas are limited in size, expressed as a maximum percentage of the total park area.
 - (b) Paved sports courts do not count toward pavement requirements.
- 2. Playgrounds are defined areas with play structures and equipment, such as slides, swings, and climbing structures, typically for children under 12 years old.
- 3. Structures
 - (a) Fully enclosed habitable structures are permanent structures with a roof and walls with closeable doors that fully enclose the space. They are intended for uses such as, but not limited to, park offices, maintenance sheds, community centers, and rest rooms.
 - (b) Open-air habitable structures are permanent structures with a roof or overhead covering and partially or fully open sides. Examples include, but are not limited to, gazebos, pavilions, pergolas, and shade structures.

- (c) Landscape structures are permanent uninhabitable structures that are used for aesthetic purposes or active uses that are not a sports field/court or playground. Examples include, but are not limited to, water features, monuments, sculptures, splash pads, climbing walls, and skate parks.
- 4. The pavement requirements are expressed as percentages of the total area of the open space, as measured within the lot boundaries. Paved areas may use impervious and/or semi-pervious paving materials. Three percentages are given:
 - (a) The minimum total area is the smallest permitted paved area and includes the sum of both impervious and semi-pervious paved areas.
 - (b) The maximum total area is the largest permitted paved area and includes the sum of both impervious and semi-pervious paved areas.
 - (c) The maximum impervious pavement area is the largest area permitted to be paved with impervious paving materials.
 - (d) Paved sports courts are not counted in the pavement requirement percentages.
- 5. Lighting makes open spaces useful after sunset and improves night-time safety. Each open space type requires lighting but the amount and type

of lighting differs with each open space type and design. The following principles apply to open space lighting:

- (a) Light Source. Light sources shall be at least as efficient as LED and no greater than 3500K, 3000K in residential areas, in correlated color temperature (CCT). All outdoor light fixtures that house lamps radiating more than 500 lumens shall be full cutoff and oriented as intended per manufacturing instructions. In no case shall the total lumens emitted for a single site exceed 43,560 lumens per acre.
 - (i) Wall-mounted lighting fixtures shall not be located above 18'-0" in height unless being used as building accent lighting. Fixture styles and finishes shall compliment the building exterior.
 - (ii) Lighting located along pedestrian pathways or in areas primarily dedicated to human activity shall be bollard style lighting or down-directed lighting not to exceed 12'-0" in height. Pedestrian lighting shall be coordinated through each project and shall complement adjacent projects to the greatest extent practical.
 - (iii) Light poles for pedestrian areas shall be shorter pedestrian scale light poles, not the taller vehicular scale poles. Hybrid poles, with both an upper vehicular fixture and lower pedestrian fixture, are permitted
- 6. Seating is an important component of all open spaces, it encourages people to stop and spend time in the open space rather than just pass through, and allows people with different mobility and physical needs to enjoy the open space. Each open space type requires seating but the amount and type of seating differs with each open space type and design. The following principles apply to open space seating:
 - (i) Seat counts for manufactured seat furniture shall be counted according to the manufacturer's specifications. For built-on-site seating, such as seat walls, steps, and benches, each 2'-0" of linear seating shall be considered one seat.
- 7. Landscaping refers to areas that are planted with live plants. These areas are categorized into lawns (expanses of turf grass) and planted areas (plants that are not turf grass). Trees can be planted in both lawns and planted areas. Landscape designs will vary widely between open space types and are based on specific site characteristics and design goals.
- 8. Bicycle facilities located in open spaces are an important part of the active transportation network. The amount and type of bicycle facilities

differs with open space type and design. The following principles apply to open space bicycle facilities:

- (a) Bicycle rack locations shall be convenient to rights-of-way or other connections to the active transportation network, be visible in the day time and well-lit at night in order to deter bike theft.
 - (b) Each bicycle rack shall have an appropriate amount of clear space around it so that loading and unloading a bicycle from the rack shall not impede any adjacent pedestrian walkway.
 - (c) Bicycle racks with permanent coverings are encouraged.
9. BTZ pedestrian space is a type of open space that is located between the primary facade of a building and the adjacent right-of-way property line wherever the facade is set back from that property line. BTZ pedestrian space is not required. Buildings with the entire primary facade located directly on the right-of-way property line have no BTZ pedestrian space.
- (a) BTZ pedestrian space regulations apply only to the general, limited bay, row, and civic building types and only along primary frontages.

- (b) Depth is measured from the right-of-way property line, perpendicular to the property line, to the portion of the building facade that is furthest from the property line.
- (c) May include paved areas and/or planted areas.
 - (i) BTZ pedestrian spaces must include paved walkways/driveways to all pedestrian and vehicular entrances in the facade.
 - (ii) Planted areas shall be enclosed with 0'-0" high curbing.
 - (iii) Because a BTZ pedestrian spaces will never be deeper than 10'-0", only very small trees are permitted in them, and requires Architectural Review Committee (ARC) approval.
- (d) Must be open to the street and shall only be enclosed by the primary building facade.
 - (i) Shall not be enclosed with any overhead roof structure or building mass. Shade structures are permitted.
 - (ii) Shall not be enclosed with any fencing, walls, hedges, or other vertical barrier.
- (e) Shall be open to public use.

E. STORMWATER MANAGEMENT STRUCTURES IN OPEN SPACES

Stormwater management structures, such as storage and retention facilities, may be integrated into public open spaces and used to meet stormwater requirements for surrounding lots. Stormwater features in open spaces may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design.

Bioswales and green roofs are very strongly encouraged. Bioswales provide places where rainwater can percolate directly into the soil rather than being directed into a storm drain. They can also be an ornamental landscape element and create unique habitats. Green roofs reduce and/or delay the amount of runoff that goes into the storm drain from roof structures.

All stormwater management structures and practices shall meet the requirements in the city's Public Works Department standards.

2. POCKET PARK

A. INTENT

Pocket parks may be appropriate in certain areas of the district. These parks may be very narrow or otherwise constrained in ways that would make a more traditional larger park unfeasible.

B. GENERAL REQUIREMENTS

Pocket parks should be strategically located, if possible. Pocket parks are a valuable temporary use on lots that are undeveloped.

Regulations for the pocket park open space type are defined in Table 6.2.



Figure 6.2 - Pocket park example

Table 6.2 - Pocket Park Requirements		
DIMENSIONS		
1. Minimum Area	0.1 acres	
2. Maximum Area	0.25 acres	
3. Minimum Dimension	none	
4. Minimum Access	1 pedestrian entry to right-of-way every 20'-0" of frontage	
ADJACENT LOTS		
5. Adjacent Form District(s)	any	
6. Adjacent Lot Lines	side, rear	
IMPROVEMENTS		
7. Permitted Sports Fields/Courts	not permitted	
8. Playground	permitted	
9. Permitted Structures	open-air inhabitable, water feature, monument, sculpture, splash pad	
Paving	10. Minimum Total Area	15%
	11. Maximum Total Area	30%
	12. Maximum Impervious Pavement Area	20%
13. Lighting	required, 18'-0" max. fixture height	
14. Seating	1 / 200 sq. ft.	
15. Landscaping	50% min. live plant coverage in planted areas at maturity (Trees not included)	
16. Trees	1 / 1,000 sq. ft.	
17. Bicycle Facilities	1 rack / 500 sq. ft.	

3. TOWN SQUARE

A. INTENT

A high quality town square space can become the 'heart' of a community, when located effectively and with the right amount of attention given to how the space is used and designed. Town squares do not need to be large in size, but should be well located in the most highly concentrated and pedestrian-oriented parts of the community.

B. GENERAL REQUIREMENTS

Town squares should be well-designed, and located in visible, and easily accessed places. Town squares shall be fronted by public streets or primary building facades, and surrounded by activity on all sides. Town squares may not be located behind parking lots.

Regulations for the town square open space type are defined in Table 6.3.



Figure 6.3 - Public square example

Table 6.3 - Town Square Requirements

DIMENSIONS		
1. Minimum Area	0.5 acres	
2. Maximum Area	2.0 acres	
3. Minimum Dimension	35'-0"	
4. Minimum Access	50% of perimeter open to street frontage	
ADJACENT LOTS		
5. Adjacent Form District(s)	any	
6. Adjacent Lot Lines	front	
IMPROVEMENTS		
7. Permitted Sports Fields/Courts	not permitted	
8. Playground	not permitted	
9. Permitted Structures	open-air inhabitable, water feature, monument, sculpture, kiosk	
Paving	10. Minimum Total Area	30%
	11. Maximum Total Area	75%
	12. Maximum Impervious Pavement Area	50%
13. Lighting		required, 16'-0" max. fixture height
14. Seating		1 / 150 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas at maturity (Trees not included)
16. Trees		1 / 400 sq. ft.
17. Bicycle Facilities		1 rack / 500 sq. ft.

4. BTZ PEDESTRIAN SPACE

A. INTENT

Pedestrian space within the build to zone (BTZ) is an extension of the public realm of the streetscape. It is an effective way to improve the appearance, function, and experience of the streetscape. These small pedestrian spaces provide distinction to individual buildings, spatial diversity within building facades, and functional outdoor space for activities like cafes, seating, gathering, planted areas, and displays.

B. GENERAL REQUIREMENTS

As a type of public open space, BTZ pedestrian space requirements only apply along the front BTZ of a building, not the corner BTZ on the side streets of corner lots. BTZ pedestrian space is required, permitted, or not permitted by building type and frontage as listed in the building type part 2 tables.

The location, size, quantity, and proportions of BTZ pedestrian spaces shall take into consideration the specific features of the facade, including facade bay configuration, entrance type and quantity.

Regulations for BTZ pedestrian spaces are defined in Table 6.4. The quantity, type, and location of improvements shall be included in the development site plans, accommodate the functions of the building facade, and complement the elements in the public realm of the adjacent sidewalk.

Table 6.4 - BTZ Pedestrian Space Requirements

DIMENSIONS	
1. Minimum Depth	BTZ min. depth
2. Maximum Depth	BTZ max. depth
3. Minimum Width	none
4. Maximum Width	full width of front facade
FRONTAGE AND BUILDING TYPES	
5. Permitted Frontage Types	per building type part 2 tables
6. Permitted Building Types	per building type part 2 tables
IMPROVEMENTS	
7. Permitted Structures	monument, sculpture, water feature, stoop or porch per entrance type
8. Minimum Paved Area	required: 1 walkway per pedestrian entrance. required: 1 driveway per vehicular entrance.
9. Lighting	permitted: bollard lights, landscaping lights, pole lights with 16'-0" max. pole fixture height
10. Seating	permitted
11. Landscaping	planted areas permitted in up to 30% of total BTZ area along entire facade width. planted areas to be 50% min. live plant coverage at maturity. lawn is prohibited. very narrow trees are permitted only with ARC approval.
12. Bicycle Facilities	permitted

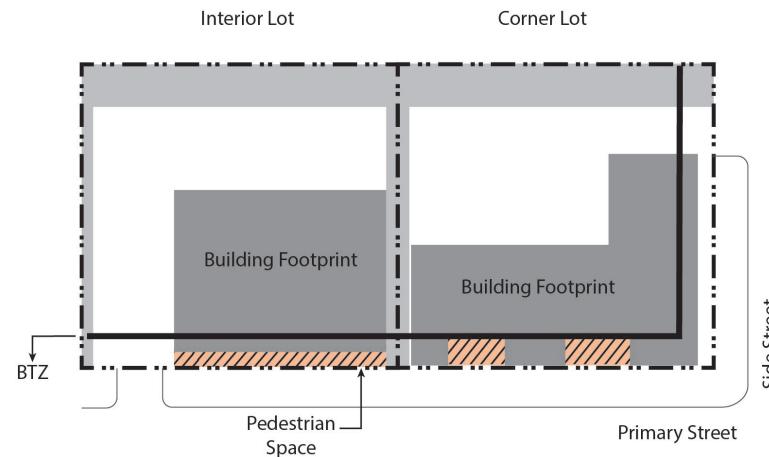


Figure 6.4 - BTZ pedestrian space shown in hatched green pattern. Not to scale.

5. PARK

A. INTENT

Park space is important to every community but it must be located and designed in order to be used by a variety of users at all times of the day and all days of the week. Park space should be oriented to pedestrian networks including convenient access to trail networks.

B. GENERAL REQUIREMENTS

Parks should be designed to be sensitive to community limitations on water usage and maintenance resources. Parks should be appropriately scaled to focus on neighborhood usage and be open to and welcome all users.

Parks are only permitted to be constructed by the city for county or public use.

Regulations for the park open space type are defined in Table 6.5.



Figure 6.5 - Park example

Table 6.5 - Park Requirements		
DIMENSIONS		
1. Minimum Area		none
2. Maximum Area		none
3. Minimum Dimension		80'-0"
4. Minimum Access		25% of perimeter open to street frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		any
6. Adjacent Lot Lines		front, side, rear
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		basketball, tennis, volleyball, pickleball
8. Playground		permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, splash pad
Paving	10. Minimum Total Area	10%
	11. Maximum Total Area	25%
	12. Maximum Impervious Pavement Area	15%
13. Lighting		required, 16'-0" max. fixture height
14. Seating		1 / 250 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas
16. Trees		1 / 500 sq. ft.
17. Bicycle Facilities		1 rack / 600 sq. ft.

7.0 LANDSCAPING

1. GENERAL REQUIREMENTS

A. INTENT

The landscape standards outlined in this chapter are designed to meet the following set of goals:

1. To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and to create a buffer between pedestrian and vehicular travel lanes.
2. To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
3. To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
4. To shade large expanses of pavement and reduce the urban heat island effect.

B. APPLICABILITY

Landscape, trees, and buffers shall be installed as detailed in this section.

1. General Compliance. Application of this section to existing uses shall occur with the following developments:

- (a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (b) Alteration to an existing principal or accessory structure that results in a change of 15% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
2. Landscape buffers are required according to the provisions in this section with the following exceptions.
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
 3. These provisions do not apply to temporary uses, unless determined otherwise by the City.



Figure 7.1 - Example of waterwise landscape with good plant variety and plant coverage



Figure 7.2 - Low plantings provide adequate visibility at intersections

2. LANDSCAPING INSTALLATION

A. INTENT

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

B. APPLICABILITY

These provisions apply to landscape installation as required by this section.

C. GENERAL INSTALLATION REQUIREMENTS

The installation of landscaping shall adhere to the following standards.

1. National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - (a) Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
 - (b) Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.

2. Installation. Landscaping shall be fully installed prior to the issuance of a certificate of completeness.

- (a) If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to the installation costs as estimated by a qualified professional is required. Bond calculations should be specific enough to include each plant species rather than a lump sum per given area.
 - (b) Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited. No temporary certificate of completeness or occupancy shall be issued.
3. Condition of Landscape Materials. The landscaping materials used shall be:
- (a) Healthy and hardy with a good root system.
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - (c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
 - (d) Appropriate for the conditions of the site, including slope, water table, and soil type.
 - (e) Plants that will not cause a nuisance or have negative impacts on an adjacent property.
 - (f) Species native or naturalized to the Wasatch Front, whenever possible.

4. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.

5. Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

D. GROUND PLANE VEGETATION

All unpaved areas shall be covered by planting beds.

1. Planting Beds

- (a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
- (b) Planting beds shall be planted such that a minimum of 50% their area is covered by live plant material, at plant maturity. Tree canopies are not included in coverage calculations.
- (c) Nonliving materials, such as colored gravel or organic mulch, are permitted to be visible in no more than 50% of a bed area. Mulch depth should be a minimum of 3".
- (d) Annual beds must be maintained seasonally and replanted as necessary.
- (e) Planting beds should be designed and maintained to provide adequate visibility.
- (i) Planting plans around known signage locations shall select low growing plants to provide long term sign visibility with minimal maintenance.

- (ii)** Planting beds near pedestrian and vehicular intersections should be designed to maintain safe sight lines for pedestrians and drivers.
- 2.** Turf grass is not permitted in any of the three landscape zones described in this chapter.

E. TREE INSTALLATIONS

The installation of trees shall meet the following requirements:

- 1.** **Tree Measurement.** The caliper of new trees shall be measured at 0'-6" above the mean grade of the tree's trunk for 0'-4" caliper or less, and 1'-0" above the mean grade of the tree's trunk for calipers above 0'-4", and noted as caliper inches throughout this ordinance.
- 2.** **Tree Maintenance.** Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
- 3.** **Tree Size.** All trees to be installed to meet the requirements of this section shall be a minimum of 0'-2" caliper at the time of installation.
- 4.** **Structural Soil.** When a tree is to be planted within a park strip or paved area such as a plaza (and the pavement is not yet installed), structural soil is required underneath the adjacent pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded

gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits.

- 5.** Energy conservation can be enhanced by plant placement. Plantings shall be designed to reduce the energy consumption needs of the development.
 - (a)** Deciduous trees should be placed on the south and west sides of buildings to provide shade from the summer sun and allow heat from the winter sun to reach the buildings.
 - (b)** Evergreen trees and other evergreen plants should be concentrated on the north side of buildings to dissipate the effect of winter winds.

F. IRRIGATION SYSTEMS

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

- 1.** All irrigation systems shall be designed to minimize the use of water.
- 2.** Non-residential landscape irrigation shall have an automatic clock-activated permanent controller. Smart controllers with wireless access are encouraged.
- 3.** The irrigation system shall provide sufficient coverage to all landscaped areas.

- 4.** The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- 5.** All systems shall be equipped with a back-flow prevention device.
- 6.** All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.
- 7.** Irrigation systems shall be smart and weather-based instead of clock-based. A WaterSense label is required per the city's Waterwise Landscaping Ordinance.

G. MAINTENANCE OF LANDSCAPE

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

- 1.** All required landscaping shall be maintained to adhere to all requirements of this ordinance.
- 2.** Unhealthy plants shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
- 3.** The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
- 4.** Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.

5. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
6. Tree topping is permitted if required for overhead utilities clearance. It is not permitted as a personal preference. When necessary, crown reduction thinning or pruning is permitted.
7. All landscaped areas regulated by this may be inspected by the city.

3. STREET TREES

A. INTENT

To line all streets with a consistent and appropriate planting of trees to establish tree canopy for environmental benefit and a sense of identity for each street.

B. APPLICABILITY

The requirements herein apply to the reconstruction, and new construction, of all streets.

C. MINIMUM STREET TREE REQUIREMENTS

All street trees shall meet the requirements set forth in the Murray City Code of Ordinances.

- STREET TREES**
- Japanese Tree Lilac
 - Eastern Redbud
 - Wireless Zelkova
 - Thornless Hawthorn
 - Green Vase Zelkova
 - Common Hackberry
 - London Planetree
 - Overhead Utilities

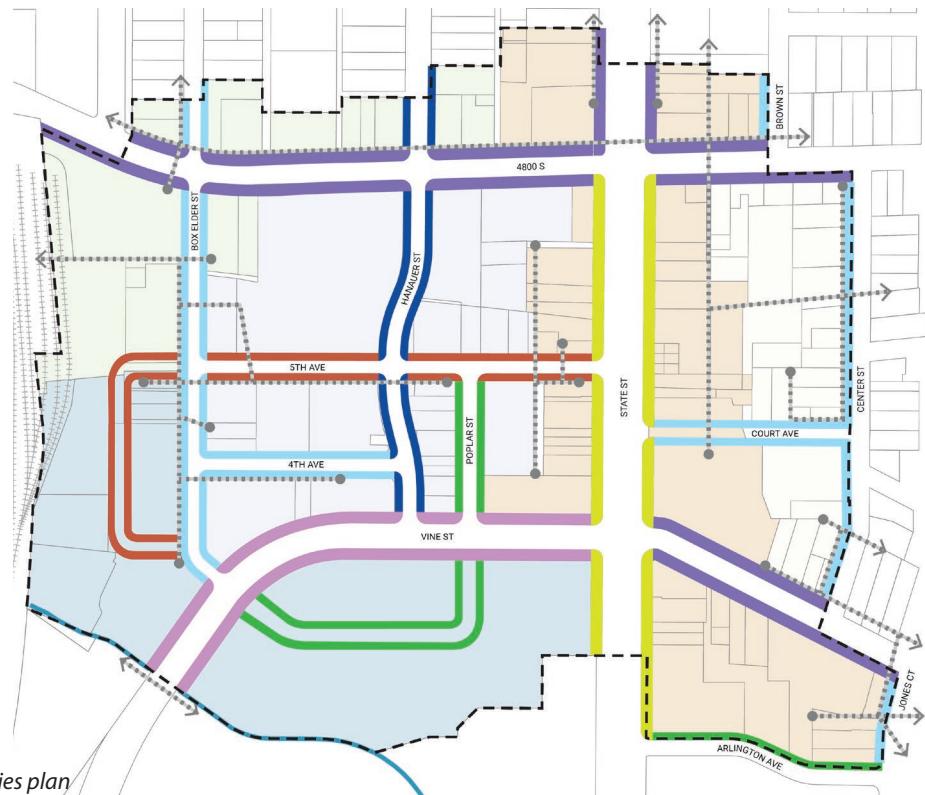


Figure XX- Street trees species plan

Table 7.1 - Street Tree Species

COMMON NAME	BOTANICAL NAME
Common Hackberry	<i>Celtis occidentalis</i>
Eastern Redbud	<i>Cercis canadensis</i>
Green Vase Zelkova	<i>Zelkova serrata 'Green Vase'</i>
Japanese Tree Lilac	<i>Syringa reticulata</i>
London Planetree	<i>Platanus acerifolia</i>
Thornless Hawthorn	<i>Crataegus crus-galli 'Cockspur'</i>
Wireless Zelkova	<i>Zelkova serrata 'Wireless'</i>

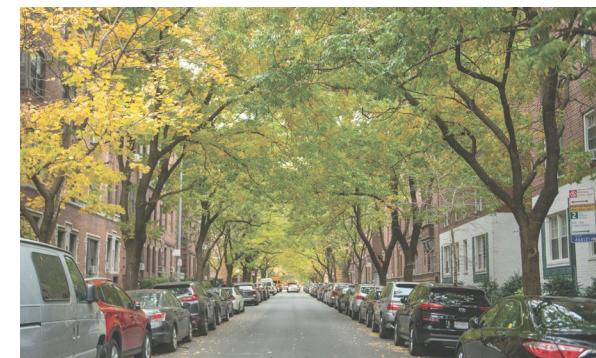


Figure XX- Using the same tree species on both sides of the street creates a stronger streetscape identity and experience

4. LANDSCAPE AREAS

A. INTENT

To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses. This is accomplished by defining three different types of landscape areas. These areas help to screen, separate, and define the edges of a lot and the interior of surface parking lots.

The three landscape areas are:

1. Parking Lot Frontage Buffers
2. Parking Lot Interior Landscape
3. Side and Rear Landscape Buffers

B. PARKING LOT FRONTAGE BUFFERS

1. INTENT

Landscaped buffers around parking lots are designed to reduce the visual impact of vehicular areas on public streets and adjacent properties.

2. APPLICABILITY

Applies to properties in all form districts where a parking lot abuts a street frontage.

Regulations for the parking lot frontage buffer landscape area type are defined in Table 7.5.

Table 7.5 - Parking Lot Frontage Buffer Requirements	
BUFFER REQUIREMENTS	
1. Location	required where a parking lot abuts a street frontage
2. Depth	5'-0" min.
PLANTING REQUIREMENTS	
3. Trees	required 30'-0" on center where there is efficient space for a buffer tree to be planted at the halfway point between street trees, on street side of fence when a fence is present
4. Ground Plane Vegetation	buffers are required to be planted with live plants with at least 50% coverage at maturity
FENCING (OPTIONAL)	
5. Height	3'-0" min. - 4'-0" max.
6. Location	2'-0" offset from parking lot outer curb
7. Opening	1 pedestrian opening allowed per street frontage, 4'-0" minimum width

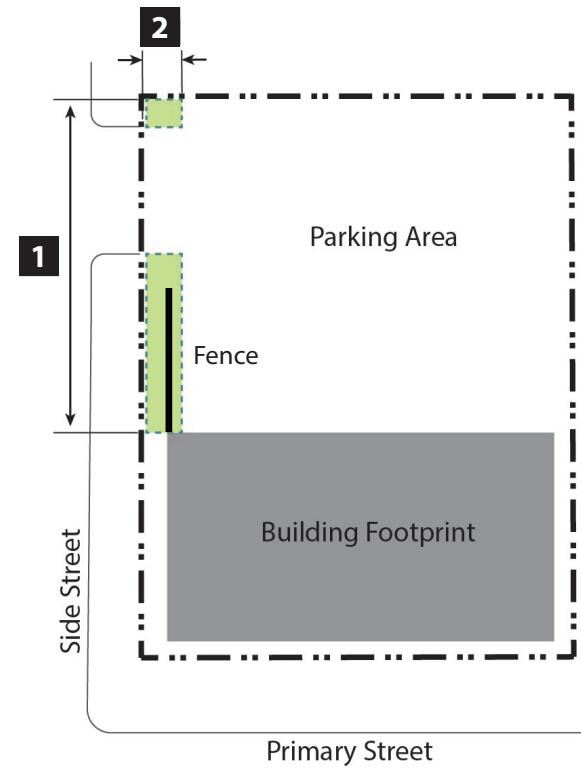


Figure 7.3 - Parking lot frontage buffer diagram. Not to scale.

C. PARKING LOT INTERIOR LANDSCAPE

1. INTENT

Landscaped areas within parking lots are designed to provide shade, reduce stormwater runoff, and improve the appearance of parking lots.

2. APPLICABILITY

All surface parking lots with fourteen or more parking spaces shall provide landscaping in accordance with the provisions of this section.

Regulations for the parking lot interior landscape area type are defined in Table 7.6.

Table 7.6 - Parking Lot Interior Landscape Requirements	
LANDSCAPE ISLAND REQUIREMENTS	
1. Locations	1 island at the ends of each row/parking bay, including parking lot corners + 1 island every ten stalls in each row/bay, on both edge and interior rows/bays
2. Width	5'-0" min. width + structural soil area, 10'-0" radius from tree center, required for trees planted in any island narrower than 15'-0" wide
PLANTING REQUIREMENTS	
3. Trees	1 large shade tree / island min.
4. Ground Plane Vegetation	islands are required to be planted with live plants with at least 50% coverage at maturity

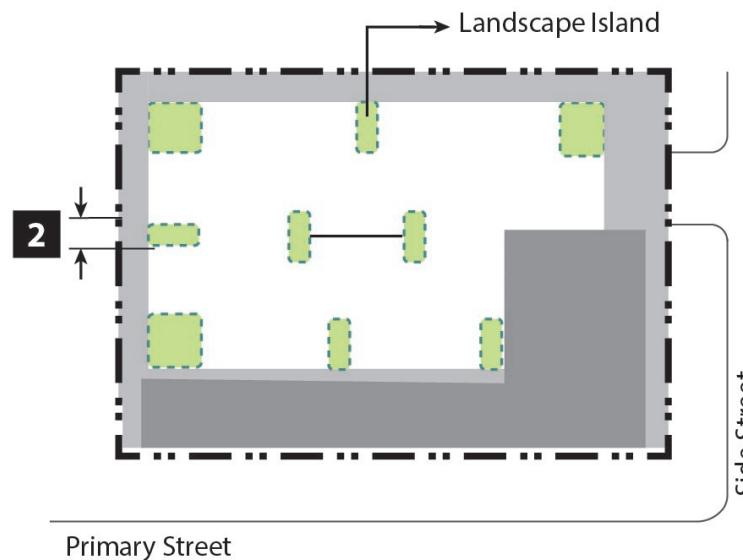


Figure 7.4 - Parking lot interior landscaping diagram. Not to scale.

D. SIDE AND REAR LANDSCAPE BUFFERS

1. INTENT

Landscaping along the rear and sides of a lot are designed to minimize negative impacts between adjacent developments and provide softening and screening between properties.

2. APPLICABILITY

These landscape buffers are required in all developments within the district.

Approved shared parking lots are exempt from side and rear landscape buffer requirements when the parking lot straddles a side or rear lot line.

Regulations for the side and rear landscape buffer landscape area type are defined in Table 7.7.

Table 7.7 - Side & Rear Landscape Buffer Requirements

BUFFER REQUIREMENTS	
1. Locations	required along side and rear lot lines (not along street frontages or across driveways)
2. Depth	8'-0" min.
LANDSCAPING REQUIREMENTS	
3. Trees	1 tree / 30'-0" of side and rear lot lines
4. Hedge Option*	A continuous double row of shrubs planted in the space between trees. Individual shrubs to have a minimum mature width of 3'-0" and minimum mature height of 4'-0" planted at no more than 3'-0" on center.
5. Fence Option*	An opaque fence with a minimum height of 6'-0" to be installed adjacent to the lot line. The buffer on the interior side of the fence is required to be planted with live plants with at least 50% coverage at maturity.

*Each side and rear buffer must use either the hedge or fence option.

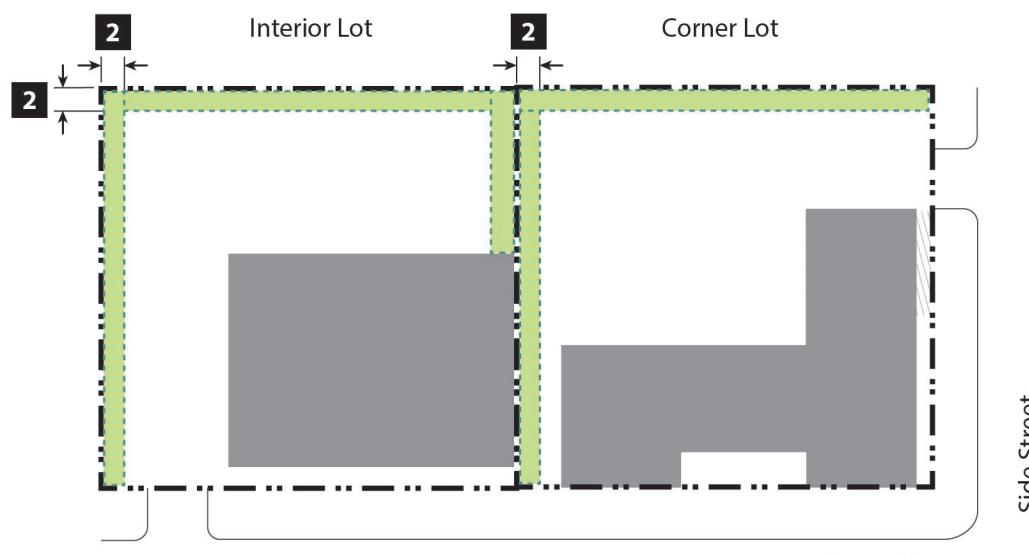


Figure 7.5 - Side and rear landscape buffer diagram. Not to scale.

Primary Street

8.0 PARKING

1. GENERAL REQUIREMENTS

A. INTENT

These provisions are established to accomplish the following:

1. Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of uses.
2. Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent uses and form districts.
3. Provide specifications for vehicular site access.

B. APPLICABILITY

This chapter shall apply to all new development and changes in use or intensity of use for existing development, in any form district.

1. Compliance with these required standards outlined shall be triggered by the following circumstances:
 - (a) Development of all new parking facilities, loading facilities, and driveways.
 - (b) Improvements to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.

- (c) Change in use requiring a change in the amount of parking.
2. Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished based on the requirements of this chapter.
3. Site Plan Approval. Parking quantities and parking design and layout shall be approved through the site plan approval process.
4. Landscaping Requirements. Side and rear landscape buffers (see Chapter 7.0) are required in the side and rear parking setbacks.

2. PARKING REQUIREMENTS

A. GENERAL PARKING REQUIREMENTS

1. Accessible Parking. Parking facilities accessible for persons with disabilities shall be in compliance with, or better than, the standards detailed in the state Accessibility Code, including quantity, size, location, and accessibility.
2. Approved Unlisted Uses. Upon receiving a site plan approval, occupancy certificate, or other permit application for a use not specifically

addressed in Chapter 3.0, the city is authorized to apply off-street parking standards specified for the use deemed most similar to the proposed use. In instances where an equivalent may not be clearly determined, the city may require the applicant to submit a parking study or other evidence that will help determine the appropriate requirements.

3. EV Charging Stations. Charging facilities, or space to accommodate future charging facilities, shall be included in multi-family, commercial, and mixed use developments, per city requirements.

B. REQUIRED VEHICULAR AND BICYCLE PARKING

1. Parking requirements are organized by use and form district.
 - (a) Parking requirements are provided by use sub-category and form district; these numbers are applicable for all of the uses within each sub-category.
2. The parking requirement columns in Table 8.3 indicate maximum or minimum required off-street parking ratios, which may be subject to credits and other reductions, as detailed in this section.

Table 8.1 - Parking Site Requirements	
SETBACK (surface lot)	
1. Primary 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)	
5. Width	
Two-Way	25'-0" max.
One-Way	16'-0" max.
Corner Lot	
6. Location	side street or rear street
7. Distance from Corner	35'-0" min.
Interior Lot	
8. Location	shared driveway, rear street, primary street as a last resort
BICYCLE AND OFFSITE PARKING	
9. Bicycle parking to be provided in a secure location	

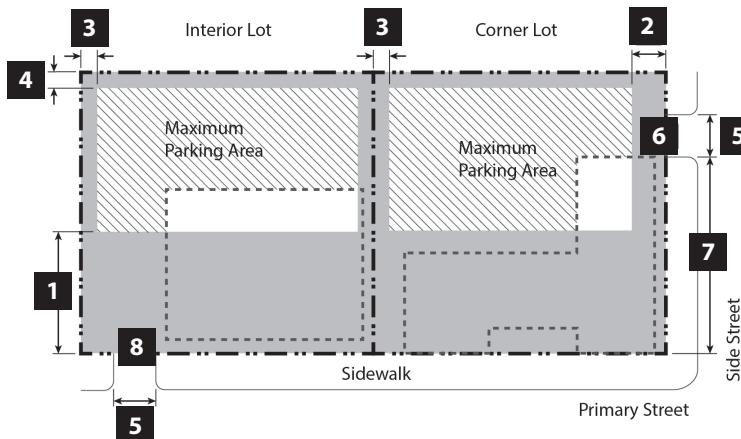


Figure 8.1 - Parking area placement example diagram. Not to scale

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 MCCC Review Committee

USE CATEGORY	PARKING REQUIREMENT					CALCULATION UNIT
	CC	BD	NC	TN	RT	
RESIDENTIAL & LODGING						
1. Single Family	2.0 min.	2.0 min.	2.0 min.	2.0 min.	2.0 min.	per dwelling unit
2. Multifamily (Studio/1 Bed.)	1.0 min.	1.0 min.	1.0 min.	1.0 min.	1.0 min.	per dwelling unit
3. Multifamily (2 Bedrooms)	1.5 min.	1.5 min.	1.5 min.	1.5 min.	1.5 min.	per dwelling unit
4. Multifamily (3+ Bedrooms)	2.5 min.	2.5 min.	2.5 min.	2.5 min.	2.5 min.	per dwelling unit
5. Hospitality	1.0 min.	1.0 min.	1.0 min.	1.0 min.	n/a	per room AND
	1.0 min.	1.0 min.	1.0 min.	1.0 min.	n/a	per 200 sq. ft. office & dining
6. Residential Care	n/a	0.5 min.	0.5 min.	0.5 min.	n/a	per rooming unit AND
	n/a	0.5 min.	0.5 min.	0.5 min.	n/a	per employee
CIVIC & INSTITUTIONAL						
7. Assembly (Public & Private)	0.2 min.	0.25 min.	0.2 min.	0.2 min.	n/a	per seat (capacity)
8. Medical/Dental Clinic	1.25 min.	1.5 min.	1.5 min.	1.5 min.	n/a	per treatment room AND
	0.75 min.	1.0 min.	1.5 min.	1.5 min.	n/a	per employee
9. Library/Museum/Post Office	0.75 min.	1.0 min.	1.0 min.	1.0 min.	n/a	per 600 sq. ft.
10. Police & Fire	n/a	n/a	n/a	n/a	n/a	per the review committee
11. School: Pre-K through Junior High	1.0 min.	1.0 min.	1.0 min.	1.0 min.	n/a	per classroom AND
	0.75 min.	1.0 min.	1.0 min.	1.0 min.	n/a	per 200 sq. ft. office space
12. School: High School & Higher Education	1.0 min.	1.0 min.	1.0 min.	1.0 min.	n/a	per classroom AND
	0.75 min.	1.0 min.	1.0 min.	1.0 min.	n/a	per 200 sq. ft. office space AND
	0.15 min.	0.2 min.	0.2 min.	0.2 min.	n/a	per student

n/a = use is not permitted in the given form district | TBD = to be determined by the MCCD Review Committee

the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.

- (iv) Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each linear 2'-0" of such seating shall be counted as one seat.
- (b) Fractions. When computation of the number of required off-street vehicular parking spaces

results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.

- (c) When there are multiple uses on a lot, spaces shall be calculated as an amount equal to the combined requirements for all uses on the lot.
 - (i) This calculation is not necessary when the MCCD Review Committee has approved a shared parking agreement.

C. SHARED USE PARKING REDUCTIONS

The following reductions may be taken for multiple non-single family uses:

- 1. Shared vehicular parking is an arrangement in which two or more non-residential uses with different peak parking demand times use the same off-street parking spaces to meet their off-street parking requirements.

USE CATEGORY	PARKING REQUIREMENT					CALCULATION UNIT
	CC	BD	NC	TN	RT	
RETAIL						
12. General Retail	1.0 min.	1.25 min.	1.0 min.	1.0 min.	n/a	per 300 sq. ft.
13. Neighborhood Retail	0.75 min.	1.0 min.	1.0 min.	1.0 min.	0.5 min.	per 300 sq. ft.
SERVICE						
14. General Service	0.5 min.	0.75 min.	0.5 min.	0.5 min.	n/a	per 250 sq. ft.
15. Neighborhood Service	0.5 min.	0.75 min.	0.5 min.	0.5 min.	0.5 min.	per 250 sq. ft.
16. Bars & Restaurants	0.5 min.	0.5 min.	0.5 min.	0.5 min.	n/a	per seat (capacity) AND
	0.5 min.	0.5 min.	0.5 min.	0.5 min.	n/a	per employee
OFFICE & INDUSTRIAL						
17. Office/Professional	1.0 min.	1.0 min.	1.0 min.	1.0 min.	n/a	per 200 sq. ft.
18. Craftsman	n/a	1.0 min.	1.0 min.	1.0 min.	n/a	per 500 sq. ft. retail space AND
	n/a	1.0 min.	1.0 min.	1.0 min.	n/a	per 1,000 sq. ft. production space
SITE USES						
19. Open Space	TBD	TBD	TBD	TBD	TBD	per the review committee

n/a = use is not permitted in the given form district | TBD = to be determined by the MCCD Review Committee

2. General Provisions. Through review of the site plan the MCCD Review Committee may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces that are also provided for a nighttime or Sunday use, and vice versa.
3. Approval. In order to approve a shared parking arrangement, the design review committee must find, based on competent evidence provided by the applicant, that there is no substantial conflict

in the principal operating hours of the uses for which the sharing of parking is proposed. Approved shared parking lots that straddle a side or rear lot line, occupying portions of each lot on either side of the lot line, are exempt from the parking lot setback requirements along that lot line. See Chapter 5.0

4. Peak Time Shared Parking Uses. The following uses are considered predominantly weekday uses: office and industrial uses and other similar

uses as authorized by the MCCD Review Committee.

The following uses are typically considered predominantly nighttime or Sunday uses: bars and restaurants, assembly uses, and other similar uses with peak activity at night or on Sundays, as authorized by the MCCD Review Committee.

5. Shared Vehicular Parking Reduction.

When two or more categories of non-single family residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:

- (a) **Reduction Calculations.** Shared parking reductions will be approved in accordance with the following:
 - (i) For each applicable use category, calculate the number of spaces required as if it were the only use.
 - (ii) Use the figures for each individual use to calculate the number of spaces required for that use for each time period specified in Table 8.4. This table establishes six time periods per use.

- (iii) For each time period, add the number of spaces required for all applicable uses to obtain a grand total for each of the six time periods.
 - (iv) Select the time period with the highest total parking requirement. This is the total number of parking spaces required for the shared parking reduction.
 - 6. Uses in Different Buildings. Through review of the site plan the review committee may approve the shared parking reduction agreement if any of the uses are not located in the same structure or building.
 - 7. Any shared parking location must be within 500'-0" from the entrance of the use to the closest parking space within the shared parking lot, measured along a dedicated pedestrian path.
 - 8. Off-Site Shared Parking Agreement. An agreement approved by the city attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the MCCD Review Committee during review of the site plan.
- Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.

Table 8.4 - Shared Parking Reduction Calculation Table

USE CATEGORY OR TYPE	WEEKDAYS			WEEKENDS		
	Midnight 7:00 am	7:00 am 6:00 pm	6:00 pm Midnight	Midnight 7:00 am	7:00 am 6:00 pm	6:00 pm Midnight
1. Residential	100%	50%	80%	100%	80%	80%
2. Hospitality	100%	65%	100%	100%	65%	100%
3. Retail & Service	5%	100%	80%	5%	100%	60%
4. Place of Worship	0%	30%	50%	0%	100%	75%
5. Theater/Entertainment	5%	30%	100%	5%	80%	100%
6. Bars & Restaurants	50%	70%	100%	70%	60%	100%
7. Office/Professional	5%	100%	5%	5%	5%	5%

If the agreement is no longer in force, then parking must be immediately provided as otherwise required in this chapter.

D. PARKING CREDITS

Vehicular parking standards in Table 8.3 may be reduced by achieving one or all of the following credits.

1. Public Parking Credit. For all non-residential uses, off- street public parking spaces located within 660'-0" of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.

2. Transit Credit. For all uses, vehicular parking requirements may be reduced with proximity to any transit line with headways of 15 minutes or less. Proximity is measured along a walking path from any point along the property line to the platform or transit stop:

- (a) Within 400'-0" a reduction of up to 15% of the required off-street parking is permitted.
- (b) Within 800'-0" a reduction of up to 10% of the required off-street parking is permitted.

9.0 SIGNAGE

1. GENERAL REQUIREMENTS

A. INTENT

This chapter seeks to enhance the economic and aesthetic appeal of Murray's City Center through the reasonable, orderly, safe, and effective display of signage. Signage should contribute to the identity and brand of each area.

Regulations in the Murray City Code of Ordinances, may be substituted if required by the Architectural Review Committee (ARC).

B. GENERAL REQUIREMENTS

Compliance with the regulations outlined shall be attained under the following situations:

1. Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs shall comply with these regulations.
2. Change in Sign Type. For existing signage, whenever the existing sign is changed to a new sign type, the new sign and content shall comply with these regulations.
3. Maximum Sign Area. Unless otherwise specified, the total area of all permanent signage associated with any building shall be no more than 15% of the area of the primary building facade.

4. Sign Quantity. Indicates the number of signs permitted per building unit, such as quantity per facade bay or a percentage of window square footage.
 - (a) Multiple sign types may be used on the same building when the sign quantity indicates 1 max./ facade bay and indicates that the quantity is cumulative across sign types. Any mix of such sign types is permitted on a single building as long as the maximum quantity per facade bay is maintained for the entire building.
5. Sign Location. Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (a) Certain sign types may project beyond a property line into the right-of-way or into public property.
- (b) No sign shall be attached to a utility pole, traffic pole, tree, standpipe, gutter, drain, or other vertical support structure that was not purpose-built to support the sign.
- (c) Signs shall be erected so as to permit free ingress to and egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (d) No sign shall be erected or maintained in such a manner as to obstruct free and clear

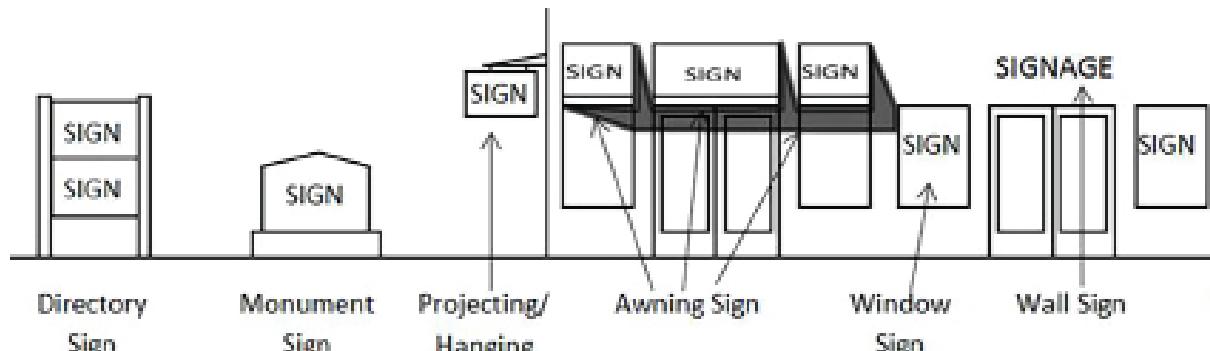


Figure 9.1 - Sign types diagram. Not to scale.

vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.

- (e) Signs oriented to the pedestrian realm are required for each entryway on a public street. These signs should be mounted at a comfortable height and be clear and legible from the close range at which a pedestrian encounters the sign. The bottom edge of each sign should be no higher than 9'-0" from the ground plane, and shall not exceed a total area of 25 square feet.
6. Illumination. All signs shall be illuminated according to the following provisions unless otherwise stated:
- (a) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for electronic message boards for marquee signs.
 - (b) Individual letters or logos may be internally illuminated as permitted per each sign type; when this type of lighted lettering is used, no other portion of the sign shall be internally illuminated.
 - (c) Gas-discharge tube signage, commonly known as "neon signs," is permitted only with the approval of city planning staff.
 - (d) Marquee signs, with either electronic or manually changed lettering, are not permitted

within the city center FBC area. Marquee signs of local or historic significance may be maintained with ARC approval.

- (e) When an external artificial light source is used to illuminate a sign, the light source (lamp, bulb, LED array) shall be located, shielded, and oriented so as to not be visible from any public street or private residence.
 - (i) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 1'-6" from the face of the sign.
 - (ii) Sign output counts towards minimum light output per property. See 100k lumens/acre limit in Chapter 7.0
 - (iii) Light must be directed downward with no light transmitted above horizontal plane of luminaire.
7. Temporary Signs. The following standards apply to temporary signage:
- (a) Each non-residential tenant may be allowed one temporary A-frame sign.
 - (b) Temporary signs shall not be located in the public right-of-way or clear view area.
 - (c) Temporary sign exposure is limited to three 30 day periods per year.
 - (d) Temporary signs shall not count toward the requirements of any other sign type.
8. Double sided signs are permitted with certain sign types. A double sided sign has two sign faces

Table 9.1 - Sign Type by Form District

SIGN TYPE	FORM DISTRICT				
	CC	BD	NC	TN	RT
1. Wall	P	P	P	P	N
2. Awning	P	P	P	P	N
3. Hanging/Projecting	P	P	P	P	P
4. Monument	P	P	P	P	N
5. Wayfinding	P	P	P	P	P
6. Window	P	P	P	P	P
7. Directory	P	P	P	P	N

P = Permitted | N = Not Permitted

of equal dimensions that are coplanar and face in opposite directions.

- (a) When a double sided sign is permitted the sign area requirements apply to each side of the sign separately.
9. Sign Type Requirements. The following pertain to specific sign types detailed in this chapter.
- (a) Temporary Signs. A-Frame signs constructed of white plastic or wood and internally weighted are allowed. Such signs shall be no greater than 8 square feet per side. No other temporary signs are permitted.
 - (b) Window Signs shall not count toward the signage quantity and area or size requirements for any other sign type.
 - (c) Signs Facing onto Parking Lots. One parking lot facing sign is permitted in addition to the maximum requirements for other sign types.

- (i) Permitted sign types for parking lot facing signs are wall, projecting, or awning signs.
 - (ii) Maximum sign area is 30 square feet.
 - (iii) Permitted location is either a side or rear facade that faces a parking lot.
 - (iv) If such signs face existing single family homes, they may not be illuminated.
- (d) Iconic Sign Elements. Iconic signs, such as those with a historical or other significant meaning, may be allowed at the discretion of the city if the lighting of the sign does not significantly impact adjacent neighbors and the sign helps to identify the unique area. Such signs shall comply with the following:
- (i) Symbol or Logo Size. The symbol or logo may not be larger than 10'-0" across in any direction.
 - (ii) No moving parts or external illumination of the symbol or log may be provided.
 - (iii) The text component of the sign may not be more than 30% of the overall area of the sign.
- (e) Historic Signs. Any existing signs that the city has identified as historic, or of local significance, shall be included in the site plan approval process in order to encourage their preservation and/or reuse.



Figure 9.2 - Example of a storefront with excessive signage



Figure 9.3 - Example of a street with sufficient signage

2. WALL SIGNS

A. INTENT

Wall signs, also known as flat, channel letter, or band signs, are mounted directly to the building face to which the sign is parallel. Refer to the figures below.

B. REGULATIONS

Wall signs shall be developed according to the standards in Table 9.2.

1. Wall signs shall not cover windows or other building openings.
2. Wall signs shall not cover architectural building features, and shall be architecturally compatible with the building.
3. Painted signs, a type of wall sign painted directly onto the building facade, are permitted.

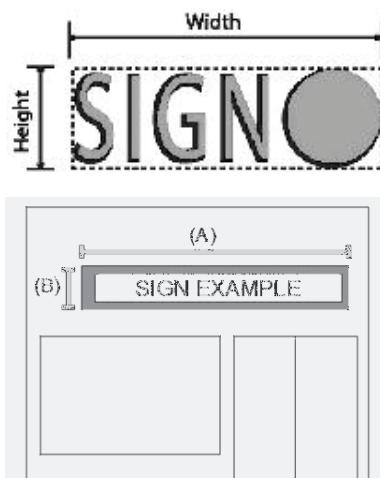


Figure 9.4 - Sign measuring diagrams: mounted sign (top), painted sign (bottom). Not to scale.

4. Nameplate signs indicate the name or occupation of the tenant. They shall be subject to all of the requirements of the wall sign type, but shall be no larger than 3 square feet maximum per tenant.
5. No wall signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the city.

C. CALCULATION

The area of a wall sign is calculated using the



Figure 9.5 - Mounted wall sign example

following information:

1. For attached signs, area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as illustrated in Figures 9.4 and 9.5.
2. For painted signs, area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

3. AWNING SIGNS

Table 9.2 - Wall Sign Requirements

1. Permitted Districts	CC, BD, NC, TN
2. Sign Area	2.0 sq. ft. of sign area / linear foot of facade bay width, 200 sq. ft. max. area / sign 3 sq. ft. max. / tenant for nameplate signs
3. Height	3'-0" max. letter or element height
4. Location	permitted on all facades
5. Placement	1'-0" max. projection from building face
6. Quantity	1 max. / primary facade bay (cumulative across permitted sign types)
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements

A. INTENT

A sign that is mounted, painted, or otherwise applied on or attached to an awning.

B. REGULATIONS

Awning signs shall be developed according to the standards in Table 9.3 and the encroachment regulations in Chapter 5.0.

C. CALCULATION

The area of the awning is defined as the rectangular area of the building facade that is covered by the awning, i.e. awning height x awning width.

The sign area is a percentage of the surface area of the awning. The surface area is the total area of the sides and front of the awning, including both vertical and sloped or rounded parts of the awning. Sign area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as illustrated in Figure 9.4.

4. HANGING/PROJECTING SIGNS



Figure 9.6 - Awning sign example

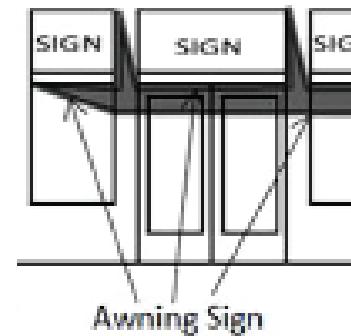


Figure 9.7 - Awning sign diagram.
Not to scale.

Table 9.3 - Awning Sign Requirements

1. Permitted Districts	CC, BD, NC, TN
2. Awning Area	3.0 sq. ft. of awning area / linear foot of primary facade bay width, 300 sq. ft. max. area / sign
3. Sign Area	up to 50% of the awning surface area may be used for signage
4. Height	8'-0" min. vertical clearance above the ground plane
5. Location	permitted on all facades
6. Placement	maximum projection from the building facade is determined by street frontage type, see Chapter 5.1-C-5 XX shall not project within less than 2'-0" from the back of curb shall not overlap, block, or cover any window, door, or roof
7. Quantity	1 max. / primary facade bay (cumulative across permitted sign types)
8. Internal Illumination	not permitted
9. Materials	awning surface shall be made of canvas, metal, glass, or wood, plastic is not permitted all structural supports shall be made of metal or wood

A. INTENT

A projecting sign is attached to and projects from a building face or hangs from a support structure that projects from the building face. Sign faces are typically perpendicular to the building face, but may be angled away from the facade no less than 45 degrees. The sign may be vertically or horizontally oriented.

B. REGULATIONS

Projecting signs shall be developed according to the standards in Table 9.4.

1. Double sided signs are permitted.
2. No projecting signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the city.
3. Backlit box or cabinet signs are not permitted.



Figure 9.9 - Projecting sign example

5. MONUMENT SIGNS

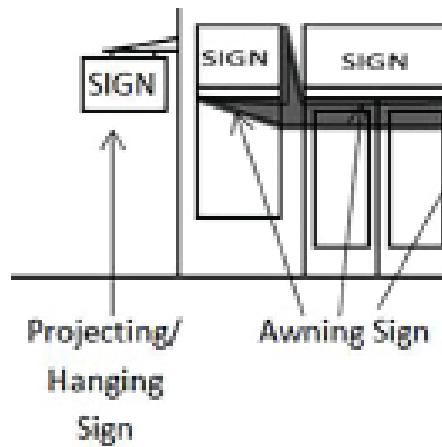


Figure 9.8 - Projecting sign diagram. Not to scale.

Table 9.4 - Hanging / Projecting Sign Requirements

1. Permitted Districts	CC, BD, NC, TN, RT
2. Sign Area	1.5 sq. ft. of sign area / linear foot of primary facade bay width, 160 sq. ft. max. area / sign face
3. Total Size	8'-0" max. W x 20'-0" max. H, including sign faces(s) and all support structures
4. Location	permitted on all facades facing a public right-of-way
5. Placement	10'-0" min. clearance above the ground plane shall not project further than 8'-0" from the building face shall not project within less than 2'-0" from the back of curb sign faces and structural supports shall not extend above any eave or parapet
6. Quantity	1 max. / primary facade bay (cumulative across permitted sign types)
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

A. INTENT

A monument sign is freestanding and located in a front or side yard of a lot.

B. REGULATIONS

Monument signs shall be developed according to the standards in Table 9.5.

1. Multiple tenant buildings on a lot with a width of greater than 300'-0", measured across the front property line, may have signage with the following parameters:
 - (a) Up to two monument signs on one frontage.
 - (b) Signs shall be at least 150'-0" apart.
2. Monument Signs may not be pole-mounted.
3. Manually changeable text is not permitted for monument signs.
4. May serve multiple purposes such as seating.
5. If placed closer than 5'-0" from the front and corner side property lines, signs must meet clear view requirements.
6. Double sided signs are permitted
7. Cabinet style monument signs are not permitted

6. WAYFINDING SIGNS



Figure 9.10 - Monument sign diagram. Not to scale.



Figure 9.11 - Monument sign example

Table 9.5 - Monument Sign Requirements

1. Permitted Districts	CC, BD, NC, TN
2. Sign Area	50 sq. ft. max. area / sign face
3. Total Size	6'-0" H x 10'-0" W x 3'-0" W max. including sign face(s) and all support structures
4. Location	primary street and side street BTZ
5. Placement	1 max. / each street frontage when placed at the intersection of two street frontages, the sign shall not obstruct safety sight lines
6. Quantity	1 max. / each street frontage
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

A. INTENT

Wayfinding signs are pedestrian scale signage and may be mounted on one or two poles. Three configurations are permitted:

A sign mounted onto a double set of poles.

A sign mounted on a single pole.

A sign hanging from a single pole.

Other mounting may be allowed, subject to city approval.

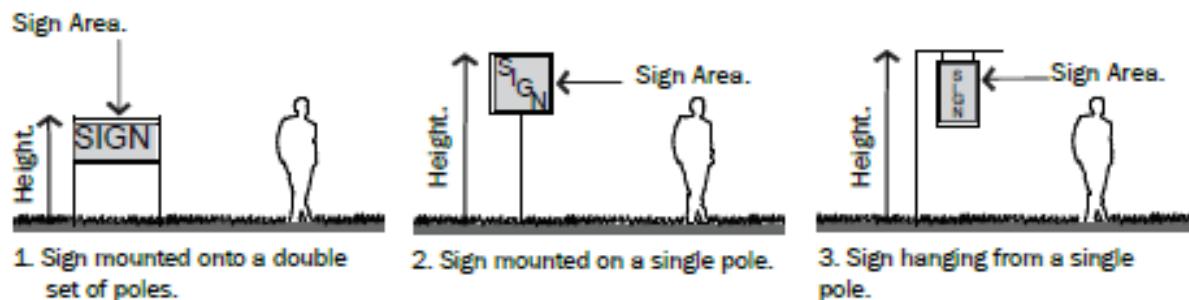


Figure 9.13 - Wayfinding sign diagrams. Not to scale.

B. REGULATIONS

Wayfinding signs are only permitted for wayfinding purposes.

Wayfinding signs shall be developed according to the standards in Table 9.6.

Double sided signs are permitted.



Figure 9.12 - Wayfinding sign example

Table 9.6 - Wayfinding Sign Requirements

1. Permitted Districts	CC, BD, NC, TN, RT
2. Sign Area	8 sq. ft. max. area / sign face
3. Height	8'-0" max. for signs mounted or hanging on a single pole 5'-0" max. for signs mounted on a double set of poles
4. Pole Size	0'-4" x 0'-4" max. pole cross section
5. Location	primary street and side street BTZ
6. Placement	pole setback 2'-0" min. from right-of-way property lines property line overhangs are not permitted
7. Quantity	1 max. / primary facade bay (cumulative across permitted sign types)
8. Internal Illumination	not permitted
9. Materials	solid wood and metal are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

7. WINDOW SIGNS

A. INTENT

A window sign is posted, painted, placed, or affixed to or near the interior surface of a window for public viewing on the exterior of the window. Window signs should be durable and attached securely to the interior surface.

B. REGULATIONS

Window signs shall be developed according to the standards in Table 9.7.

C. CALCULATION

The total window area is a sum of the areas of individual windows and glass doors. A continuous set off windows is a group of one or more windows or glass doors that are separated by mullions or frames less than 0'-8" in width. To measure sign area percentage, divide the total sign area by the total window area.

1. Window signs are not counted toward a site's maximum signage allowance.
2. Address and hours of operation signs are considered exempt and are not counted in the window sign area calculation.

3. Temporary window signs shall be included in the total percentage of signage per window calculation.
4. Window signs may not be internally illuminated. Neon (gas-discharge tube), LED screens and shapes, marquee signs, and other similar illuminated signs are not permitted.



Figure 9.14 - Window sign example

Table 9.7 - Window Sign Requirements

1. Permitted Districts	CC, BD, NC, TN, RT
2. Sign Area	the maximum signage coverage for any continuous set of windows is 25% the maximum signage coverage for any individual window is 40%
3. Height	no max. or min.
4. Location	permitted on all facades
5. Placement	permitted on ground and upper story windows not occupied by a residential use
6. Quantity	ground story: no maximum, determined by sign area upper stories: 1 individual window or continuous set of windows / tenant / floor
7. Internal Illumination	not permitted
8. Materials	paint, wood, glass, plastic, metal, and other similar materials are permitted

8. DIRECTORY SIGNS

A. INTENT

Not a sign type, but rather a type of sign information, directory signs list multiple businesses that are located within the same development. The intent is to provide one collectively shared sign rather than one sign for each separate business.

B. REGULATIONS

Directory signs may be mounted on the support structure of a wall sign, hanging/projecting sign, or monument sign. Directory signs shall be developed according to the requirements in Table 9.8.

1. Double sided signs are permitted.



Figure 9.15 - Monument mounted directory sign example

Table 9.8 - Directory Sign Requirements

1. Permitted Districts	CC, BD, NC, TN
2. Sign Area	10'-0" max. height, 5'-0" max. width / sign face,
3. Total Size	12'-0" max. height, 6'-0" max. width, including sign face(s) all support structures
4. Location	primary street and side street BTZ
5. Placement	2'-0" min. setback from right-of-way property lines property line overhangs are not permitted
6. Quantity	1 / lot
7. Internal Illumination	Permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

10.0 ADMINISTRATION

1. GENERAL REQUIREMENTS

A. INTENT

This code intends to promote public health, safety, and general welfare of the community, reflecting the goals established within the General Plan of Murray City. This code intends to increase conformity to the greatest extent possible.

2. SCOPE OF REGULATIONS

A. NEW DEVELOPMENT

All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.

B. RENOVATED STRUCTURES

All building renovations affecting a change of use greater than 25% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.

C. APPROVED DESIGN REVIEW APPLICATIONS

Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following:

1. Work or construction is begun within one year of the effective date of this code.
2. Work or construction continues diligently toward completion.

D. NON-CONFORMANCE

After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered non-conforming and are subject to the standards of this code.

Nonconformity means not conforming with the city's current zoning regulations. There are two types of nonconformity:

1. Legal nonconformities were permitted and conforming when they were established but have become nonconforming due to a zoning regulation change.
2. Illegal nonconformities were not permitted when



Figure 10.1 - Proposed FBC application and administration process

Table 10.1 - Proposed Tier 1 FBC Area Nonconformity Regulations	
TIER 1	
Triggers	1. New sign
	2. Minor facade changes that do not significantly alter the visual character or function and cost less than 50% of the building's appraised value
	3. New accessory structure
Limitations	1. No change in the number of dwelling units
Remedies	1. All signage on buildings and on site shall be brought into FBC compliance
	2. Architectural massing, features, and detailing shall be brought into closer FBC compliance
Administration	1. Design review
	2. Use permit

they were established and/or are a result of a non-permitted, nonconforming change.

Municipal nonconformity regulations define how legal nonconformities are addressed after a zoning regulation change. The adoption of a Form Based Code (FBC) will create legal nonconformities so these nonconformity regulations are very important for current property owners and all future changes to nonconformities within the FBC area.

E. DEFINITIONS

1. Permission: Permitted changes that require no remedy

Table 10.2 - Proposed Tier 2 FBC Area Nonconformity Regulations	
TIER 2	
Triggers	1. Expansion where the total floor area of the expansion does not exceed 10% of the existing total floor area
	1. No expansions that will intrude into any FBC required setbacks
	2. No expansions that will create a new FBC nonconformity
Remedies	1. All signage on buildings and on site shall be brought into FBC compliance
	2. Landscaping shall be brought into closer FBC compliance
	3. Architectural massing, features, and detailing shall be brought into closer FBC compliance
Administration	1. Design review
	2. Site plan review
	3. Use permit

- 2. Limitation:** Limitations placed on permissions
- 3. Trigger:** A change that requires a specific remedy
- 4. Remedy:** The remedy required by a specific trigger
- 5. Exemption:** Conditions in which the trigger does not require a remedy
- 6. Abandoned:** A use, structure, or sign that has not been continuously and actively operated or used for a period of 12 months, or more, from the time that the use, structure, or sign became nonconforming, regardless of intent to resume operation

Table 10.3 - Proposed Tier 3 FBC Area Nonconformity Regulations	
TIER 3	
Triggers	1. Major facade changes that significantly alter the visual character or function of the building
	2. Building facade changes that cost more than 50% of the building's appraised value
	3. Expansion where the total floor area of the expansion is more than 10% and less than 25% of the existing total floor area
Limitations	1. No expansions that will intrude into any FBC required setbacks
	2. No expansions that will create a new FBC nonconformity
	3. All signage on buildings and on site shall be brought into FBC compliance
Remedies	2. Landscaping shall be brought into closer FBC compliance
	3. Architectural massing, features, and detailing shall be brought into closer FBC compliance
	1. Design review
Administration	2. Site plan review
	3. Use permit

- 7. Change of Use:** An existing nonconforming use that has been terminated and replaced by another use. Any change of use in violation of the FBC is deemed an immediate abandonment of the nonconforming use.
- 8. Non-conforming buildings that have been destroyed by natural causes may be replaced**

to their original condition within one year of casualty.

F. EXEMPT ACTIVITIES

The following activities are exempt from the administrative requirements:

1. Building permits may still be required under building code.
2. Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
3. Replacement of existing windows, doors, or fixtures that do not change the transparency percentage of the building.
4. Interior construction that does not result in change of use and is not visible from the exterior of the building.
5. Emergency repairs ordered by a city official in order to protect health and safety.

G. REVIEW AND APPROVALS

XX Architectural Review Committee (ARC) and planning staff review and approval descriptions **XX**

The following activities will not require additional public hearing or planning commission review if all conditions below are met. Approval of application will be administrative only once all code requirements are met:

1. Development parcel is smaller than 1 acre.
2. Structure size is below 20,000 square feet.

3. Development located in CC, NC, TN or BD form districts.

All development applications in the Residential Transition (RT) districts will be required to appear in a public hearing.

All development applications for the City Center area will be reported to the planning commission and city council in staff reports.

H. APPEALS

All city decisions which interpret or administer this chapter may be appealed through the existing appeals proceedings.

Following final action by the planning commission, any person with standing to challenge the decision may, within ten days of the final action, appeal the decision to the appeal authority following the process defined in the Murray City Code of Ordinances.

1. Minor modifications to proposed landscaping plans, pursuant to the modification standards established.
2. Minor modifications to buildings, including setbacks and materials, pursuant to the modification standards.
 - (a) Building materials that reflect the intent of the original material.
 - (b) The city may modify the requirements of this chapter where full compliance is impossible due to the existing site or building conditions.
3. Minor modifications to parking requirements, pursuant to the development of an alternative parking plan.

I. UPDATES AND REVISIONS

Any permanent updates or revisions to this FBC must be approved by the City Council.

3. MINOR MODIFICATIONS TO A SITE PLAN

Murray City planning staff may approve minor modifications to an approved site plan. Modifications may be evaluated through a letter of application and the provision of the reasoning behind the request. Such requests may be made for:

11.0 GLOSSARY

1. GRAPHICS

The graphics, tables, and text used throughout this Form Based Code (FBC) are regulatory. In case of a conflict, text shall override tables and graphics, and tables shall override graphics.

2. WORD DEFINITIONS & USES

The meaning and usage of terminology is not universal. Some of the terms in this FBC are used differently in other contexts. The definitions provided in this FBC are specific to how they are used within the FBC. These definitions are not subject to multiple interpretations and shall not be altered. When a definition is not provided herein, Title [XX-XX](#) of the Murray City Municipal Code shall be used.

3. DEFINED TERMS

For the purposes of this code, the following terms shall have the following meanings:

1. Animal. All non-human members of the animal kingdom, including domestic and livestock species.
2. Applicant. The owner of a subject property or the authorized representative of the owner on which a land development application is being made.

3. ARC. Architectural Review Committee
4. Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst community residents in a public or private setting. Assembly includes uses such as a community center, house of worship, and private clubs and lodges.
5. Auto-Related Use. An establishment primarily engaged in the sale or rental of goods, merchandise, and services related to vehicles, such as repair, body work, painting, detailing, vehicle and vehicle-related equipment sales. These uses do not include auto dismantling, salvage, junk yards, and similar uses.
6. Bay or Facade Bay. Used to refer to one vertical facade division.
7. Blank Wall Limitation. A restriction of the amount of windowless area permitted on a facade that fronts on a street. When required the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story's facade, as measured floor to floor, may be windowless.
 - (b) No rectangular segment of a story's facade
8. Block. The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
9. Block Depth. A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
10. Block Ends. The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed use development.
11. Block Face. The aggregate of all the building facades on one side of a block.
12. Block Length. A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
13. Build to Zone (BTZ). The area in which the front or corner side facade of a building shall be located. The BTZ is expressed as the area, or zone, between a minimum offset and maximum offset, as measured from the right-of-way property

- line(s).
- 14.** BTZ Pedestrian Space. A type of public open space that is located between a right-of-way property line and adjacent building facade.
- 15.** Building Type. A structure defined by the combination of configuration, form, and function. Refer to 5.0 Building Types for more information and the list of permitted Building Types.
- 16.** Cannabis Cultivation Facility. A person or entity that:
- (a)** possesses cannabis;
 - (b)** grows or intends to grow cannabis; and
 - (c)** sells or intends to sell cannabis to a cannabis cultivation facility or to a cannabis processing facility.
- 17.** Cannabis Processing Facility. A person or entity that:
- (a)** acquires or intends to acquire cannabis from a cannabis production establishment or holder of an industrial hemp processor license;
 - (b)** possesses cannabis with the intent to manufacture a cannabis product;
 - (c)** manufactures or intends to manufacture a cannabis product from unprocessed cannabis or a cannabis extract; and
 - (d)** sells or intends to sell a cannabis product to a medical cannabis pharmacy or the state central fill medical cannabis pharmacy.
- 18.** Cannabis Product. A product that:
- (a)** is intended for human use and
- (b)** contains cannabis or tetrahydrocannabinol.
- 19.** Cannabis Production Establishment. A cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory.
- 20.** Carport/ Storage Building. A private garage not completely enclosed by walls or doors.
- 21.** Clinic. A building or portion of a building containing an office or offices of medical doctors, dentists, psychiatrists, chiropractors, physical therapists and other members of the medical profession which provide facilities and services for outpatient care, diagnosis, treatment, and observation of individuals suffering from illness, injury or other conditions requiring medical, surgical or therapeutic services. This definition does not include facilities providing patient beds for overnight care.
- 22.** Community Location includes:
- (a)** a public or private kindergarten, elementary, middle, junior high, or high school;
 - (b)** a licensed child-care facility or preschool;
 - (c)** a trade or technical school;
 - (d)** a church;
 - (e)** a public library;
 - (f)** a public playground;
 - (g)** a public park;
 - (h)** a youth center or other space used primarily for youth-oriented activities;
- (i)** a public recreational facility;
- (j)** a public arcade
- (k)** a homeless shelter
- 23.** Courtyard. An outdoor area enclosed by a building on at least two sides and is open to the sky.
- 24.** Corner Facade. On corner lots only, the new facade plane created when the two facade planes that meet at the corner of a building are chamfered.
- 25.** Coverage, Building. The percentage of a lot developed with a principal or accessory structure.
- 26.** Coverage, Impervious Site. The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.
- 27.** Craftsman Use. See "Industrial/Craftsman".
- 28.** Critical Root Zone. Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or DBH throughout this code).
- 29.** Dedication. The intentional appropriation of land by the owner to the City for public use and/or ownership.
- 30.** Density. The number of dwelling units located in

- an area of land, usually denoted as units per acre.
- 31.** Drive-Through Restaurant. A restaurant that includes a window or similar feature which allows food to be ordered and taken from the premises for consumption elsewhere without leaving a vehicle.
- 32.** Dwelling Unit. A room or group of rooms connected together that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.
- 33.** Easement. A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.
- 34.** Eave. The edge of a pitched roof; it typically overhangs beyond the side of a building.
- 35.** Encroachment. An encroachment refers to portions of a building that project into, or over, the ROW property line. Encroachments are permitted, by building type and form district for:
- (a)** Roof overhang
 - (b)** Balcony
 - (c)** Awning
 - (d)** Canopy (street level only)
- 36.** Entrance Type. The permitted treatment types of the ground floor Facade of a Building Type. Refer to 6.9 for more information and a list of permitted

- Entrance Types.
- 37.** Expression Line. An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.
- 38.** Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.
- 39.** Family. Family is defined as one of the following.
- (a)** Two or more persons, each related to the other by blood, marriage, or adoption together with usual domestic servants and not more than one bona fide guest, all living together as a common household unit.
 - (b)** Up to three persons all of whom are not necessarily related to each other by blood, marriage, or adoption, and their children living together as a common household unit.
 - (c)** For the purposes of this code, an unrelated family shall not include persons living together in a residential care home or transitional treatment facility in accordance with the requirements of this code.
- 40.** Fire. See "Police and Fire".
- 41.** Form District. A designation given to each lot within the city that dictates the standards for development on that Lot. Refer to 2.0 Form Districts for more information and a list of permitted Form Districts.
- 42.** Frontage.
- (a)** The spatial interface between the public and private spaces that exists continuously along both sides of each street.
 - (b)** The portion of a lot's property line which is collocated along a public right-of-way.
 - (c)** The horizontal distance between the Side Property Lines, measured at the Front Property Lines.
 - (d)** The public facing, main, or primary facade of a building.
- 43.** Grade. The average level of the finished surface of the ground story adjacent to the exterior walls of a building.
- 44.** Gross Floor Area. The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.
- 45.** Home Occupation. An occupational use that

- is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
- 46.** Horizontal Facade Division. A horizontal section of a facade that is visually separated by a horizontal expression line that runs the length of the entire facade or one or more vertical facade divisions.
- 47.** Hospitality. A facility offering temporary or long term lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. Bed and Breakfasts are permitted.
- 48.** Impervious Surface. Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.
- 49.** Independent Cannabis Testing Laboratory. A person or entity that:
- (a)** conducts a chemical or other analysis of cannabis or a cannabis product; or
 - (b)** acquires, possesses, and transports cannabis or a cannabis product with the intent to conduct a chemical or other analysis of the cannabis or cannabis product.
- 50.** Industrial/Craftsman Use. A use involving small scale manufacturing, production, assembly, and/

- or repair with little to no noxious by-products, that includes a showroom or small retail outlet.
- (a)** These uses may also include associated facilities such as offices and small scale warehousing, but distribution is limited.
 - (b)** The maximum overall gross floor area is limited to 20,000 square feet, unless otherwise noted.
 - (c)** Outdoor activities and storage of goods are not permitted.
- 51.** Itinerant merchant. Any person who engages in a temporary business of selling or offering to sell any goods, wares, merchandise or services from a stand, cart, tent or other structure not permanently affixed to real property.
- 52.** Landscape Area. Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
- 53.** Library/Museum/Post Office. Libraries and museums are open to the general public for housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop. A post office is a publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
- 54.** Lodging. Specialized residential uses such as hotel, inn, and residential care facility.
- 55.** Lot. One or more parcels that are included in the same development project. Most of the regulations in this FBC apply to the lot rather than the parcel.
- (a)** Projects that are developed in phases shall be considered one lot if only one permitting application process is required and 2 lots if 2 permitting application processes are required, 3 lots for 3 permits, etc.
- 56.** Lot, Corner. A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection.
- 57.** Lot, Flag. A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land.
- 58.** Lot, Interior. A parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.
- 59.** Lot, Through. Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley.
- 60.** Lot Area. The computed area contained within the property lines; it is typically denoted in square feet or acres.
- 61.** Lot Depth. The smallest horizontal distance between the Front and Rear Property Lines measured approximately parallel to the Corner

- and/or Side Property Line.
- 62.** Major Divisions. Dividing feature(s) required on longer buildings. Long facades may require more than one major division. Each major division consists of two or more minor divisions. All major divisions must be indicated by a divider feature. The outside edges of a primary facade, are the equivalent of a major divider. The minimum and maximum width of the major division is listed in feet in each building type requirements table.
- 63.** Medical Cannabis Pharmacy. A retail pharmacy where medical cannabis is sold, pursuant to Utah Code Title 4-41a.
- 64.** Medical/Dental Clinic. A facility or institution, whether public or private, principally engaged in providing services for health maintenance and the treatment of mental or physical conditions.
- 65.** Museum. See "Library/Museum/Post Office".
- 66.** Nonconformance. A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to this code, but that cannot be constructed, platted, or operated after the effective date of or Amendment to this code.
- 67.** Occupation of Corner. Locating a building's front and side facades within the front and corner build to zones, respectively.
- 68.** Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- 69.** Office/Professional. A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers.
- 70.** Open Space. A use of land for active or passive, public or private, outdoor space, including such uses as parks and town squares. See Chapter 7.0. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair.
- (a)** Parking lots are not permitted in open space in any district.
- (b)** Open space that incorporates stormwater management on a site or district scale is encouraged.
- (i)** Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
- (ii)** Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy
- (c)** An open space may include small scale food and beverage service use, no more than 200 square feet in space, located in a kiosk, with no service access.
- (d)** Buildings located directly adjacent to an open space use shall treat facades facing this use with primary street facade requirements.
- 71.** Open Space, Minimum Access. This requirement ensures access and visibility for the open space. It is described in two ways:
- (a)** The percentage of the total perimeter that must be adjacent to a public right-of-way.
- (b)** The minimum number of and/or spacing between access points into the open space.
- 72.** Open Space Type. The permitted and regulated types of open spaces in this code. Refer to 7.0 Open Space Types for more information and a list of the permitted types.
- 73.** Open Water. A pond, lake, reservoir, or other water feature with the water surface fully exposed.
- 74.** Owner. The legal or beneficial title-holder of land or holder of a written option or contract to purchase the land.
- 75.** Parcel. A tract of land that is specifically defined in legal terms for both taxation and ownership purposes. It is the smallest portion of land that may be defined in this way.
- 76.** Parking Lot. An uncovered paved surface used solely for the parking of vehicles. Parking lot locations are regulated by frontage type.
- 77.** Parking Structure, Attached. A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the same lot. Parking Structures within the buildings are regulated per building type.
- 78.** Parking Structure, Detached. A shared parking

structure owned by the city, a parking district, a government agency, or other public entity intended to accommodate public and leased parking.

- 79.** Pedestrianway. A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
- 80.** Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
- 81.** Plat. A map or chart of a division and/or combination of lots.
- 82.** Police and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. 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.
- 83.** Post Office. See "Library/Museum/Post Office".
- 84.** Primary Facade Divisions. The means by which longer building facades, common in modern buildings, can be built while maintaining the visual building massing of the

local neighborhood. Primary facade division requirements require long primary facades to be divided into individual bays that are visually similar to individual buildings.

- 85.** Primary Street. A street designated on the Zoning Map that receives priority over other streets in terms of setting front property lines and locating building entrances.
- 86.** Professional. See "Office/Professional".
- 87.** Property Line. Also referred to as lot line. A boundary line of a parcel of land or lot.
- 88.** Property Line, Corner. A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public Right-of-Way, other than an alley or railroad.
- 89.** Property Line, Front. The boundary abutting a right-of-way, other than an Alley, from which the required setback or build-to zone is measured, with the following exceptions.
 - (a)** Corner and Through Lots that abut a Primary Street shall have the front property line on that Primary Street.
 - (b)** Corner and Through Lots that abut two Primary Streets or do not abut a Primary Street shall utilize the orientation of the two directly adjacent lots, or shall have the front property line determined by the ARC.
- 90.** Property Line, Rear. The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or

separates a lot from an alley.

- 91.** Property Line, Side. The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way.
- 92.** Residential. Facilities in which people reside. Often called "housing", this includes several different building types and configurations of dwelling units meant for individuals and groups of people, such as a family. Units are typically occupied for long periods of time and may be leased or owner-occupied.
- 93.** Residential Care. A facility offering temporary or permanent lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Residential care includes such uses as independent and assisted living facilities, nursing homes, and residential care homes. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building.
- 94.** Retail, General. Retail uses occupying a space larger than 12,000 square feet, and engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including, but not limited to, convenience stores, department stores, grocery

- stores, hobby shops, etc.
- 95.** Retail, Neighborhood. Retail uses occupying a space smaller than 12,000 square feet, and engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including, but not limited to, convenience stores, department stores, grocery stores, hobby shops, etc.
- 96.** Retail Tobacco Specialty Business. A commercial establishment in which:
- (a)** the sale of tobacco products accounts for more than 35% of the total quarterly gross receipts for the establishment;
 - (b)** 20% or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products;
 - (c)** 20% or more of the total shelf space is allocated to the offer, display, or storage of tobacco products; or
 - (d)** the retail space features a self-service display for tobacco products.
- 97.** Right-of-Way. Land dedicated or utilized for a Street Type, trail, pedestrianway, utility, railroad, or other similar purpose.
- 98.** Roof Type. The detail at the top of a building that finishes a Facade, including a pitch roof with various permitted slopes and a parapet. Refer to 6.10 for more information and a list of the permitted Roof Types.
- 99.** Scale. The relative size of a building, street, sign, or other element of the built environment.
- 100.** School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.
- 101.** Service, General. Service uses occupying a space larger than 12,000 square feet and are primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, including, but not limited to, entertainment uses, repair of small goods and electronics (not including vehicles), home furniture, restaurants, etc.
- 102.** Service, Neighborhood. Service uses occupying a space smaller than 12,000 square feet, are primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, including, but not limited to, entertainment uses, repair of small goods and electronics (not including vehicles), home furniture, restaurants, etc. Multiple neighborhood service uses can be aggregated in one development.
- 103.** Semi-Pervious Surface. Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
- 104.** Setback. The horizontal distance from a property line toward the interior of a lot, along a line perpendicular to the property line, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this code.
- 105.** Sexually Oriented Business. Nude entertainment businesses, sexually oriented outcall services, adult businesses, seminude dancing bars and seminude dancing agencies.
- 106.** Sign. An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not considered signs.
- (a)** Wall Sign. A sign attached directly to the building facade and coplanar with the building facade.
 - (b)** Awning Sign. A sign that is mounted, painted, or otherwise applied on or attached to an awning.
 - (c)** Hanging/Projecting Sign. A sign that is attached to and projects from a building face or hangs from a support structure that projects from the building face.
 - (d)** Freestanding Post Sign. A sign that is

mounted to or hanging from one or two freestanding posts.

(e) Monument Sign. A sign attached to a freestanding structure which is typically constructed with brick, concrete, metal, wood, or stone.

(f) Window Sign. A sign that is posted, painted, placed, or affixed to or near the interior surface of a window for public viewing from the exterior of the window.

(g) Directory Sign. A sign that lists multiple businesses which are located within the same development in order to provide one collective sign rather than many individual signs. May be mounted on any of the other sign type support structures.

107. Solar Reflectance Index (SRI). A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.

108. Story. A habitable level within a building measured from finished floor to finished floor.

109. Story, Ground. Also referred to as ground floor. The first floor of a building that is level to or

elevated above the finished grade on the front and corner facades, excluding basements or cellars.

110. Story, Half. A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

111. Story, Upper. Also referred to as upper floor. The floors located above the ground story of a building.

112. Street Face. The facade of a building that faces a public right-of-way.

113. Street, Front. The street in the lot's primary frontage.

114. Street, Side. The street in a corner lot's secondary frontage.

115. Street Type. The permitted and regulated types of streets in this code. Refer to 4.0 Street Types for more information and a list of the permitted Street Types.

116. Streetwall. The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.

117. Structure, Accessory. The general term for a subordinate structure detached from, but located on the same Lot as the Principal Structure; it may or may not be inhabitable.

118. Structure, Principal. Also referred to as the

principal building. A building that contains the dominant Use of the Lot. It is typically located toward the front of the Lot in the front Build-to Zone or behind the Front Yard Setback.

119. Swale. A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.

120. Tobacco Product.

(a) Any cigar, cigarette, or electronic cigarette,

(b) a tobacco product, including:

(i) chewing tobacco; or

(ii) any substitute for a tobacco product, including flavoring or additives to tobacco; and

(c) Tobacco paraphernalia

121. Transit Station. A covered passenger boarding and alighting facility for a bus or other transit mode.

122. Transparency, Minimum Ground Story and Upper Floor. The minimum amount of transparency required on street facades with street frontage.

123. Transparency. Any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.

(i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.

- (ii)** A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- 124.** Tree Canopy. The uppermost area of spreading branches and leaves of a tree.
- 125.** Tree Canopy Coverage. The area of ground covered or shaded by a tree's canopy, measured in square feet.
- 126.** Use. Also referred to as land use. A purpose or activity that may occur within a building or a lot.
- 127.** Use, Accessory. A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.
- 128.** Use, Principal. The specific, primary purpose for which a lot or building is utilized.
- 129.** Utility/ Infrastructure. A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.
- 130.** Vertical Facade Division. A vertical section of the facade that is separated by varying facade features such as BTZ location (setback), materials, fenestration, articulation, vertical expression lines, etc. One vertical facade division is also referred to as a "bay" or "facade bay."
- 131.** Vehicle Access Type. The specific structure that vehicles traverse when entering a lot from a right-of-way.
- 132.** Visible Basement. A half story partially below grade and partially exposed above with required transparency on the street facade.
- 133.** Water Body. A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.
- 134.** Yard. The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations.
- 135.** Yard, Corner Side. A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.
- 136.** Yard, Front. A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines.
- 137.** Yard, Rear. A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards.
- 138.** Yard, Side. A yard extending from the side building facade along a side property line between the front yard and rear property line.

FORM BASED CODE WORKSHEET

Please fill in the charts below with the specific details about the proposed project. City Planning staff will determine if this project is compliant with the Murray City Center Form Based Code (FBC). If this project does not meet the minimum requirements, please provide a detailed explanation of the non-compliance.

For questions about the FBC please contact:

OFFICE USE ONLY	
1. DATE RECEIVED:	
2. PROJECT #:	
3. REVIEW STATUS:	1ST 2ND 3RD 4TH

PROJECT GOALS AND VISION	
PLEASE EXPLAIN IN DETAIL HOW THIS PROJECT'S DESIGN FURTHERS THE MURRAY CITY COMMUNITY VISION FROM THE CITY'S GENERAL PLAN	
DESIGN GOAL	COMMUNITY VISION

1. PROJECT INFORMATION					STAFF COMMENTS
1. SITE ADDRESS					
2. SITE CHARACTERISTICS	Form District: Frontage Type(s):				Corner Lot (Select): <input type="checkbox"/> Yes <input type="checkbox"/> No
3. BUILDING TYPE(S)	General	Limited Bay	Row	Yard	Civic
4. LOT SIZE AND DIMENSIONS					
5. EXISTING CONDITIONS					

2. STREET STANDARDS CHAPTER HYPERLINK					STAFF COMMENTS
1. STREET TYPE(S) (SELECT)	State Street	Avenue	Connector Street	Neighborhood Street	
2. PROPOSED STREET(S) (IF ANY)					
3. ACTIVE TRANSPORTATION COMPONENTS					

3. BUILDING STANDARDS CHAPTER HYPERLINK					STAFF COMMENTS
A. BUILDING TYPE					STAFF COMMENTS
1. BUILDING TYPE(S) (SELECT)	General	Limited Bay	Row	Yard	Civic
B. BUILDING USE CHAPTER HYPERLINK					STAFF COMMENTS
2. GROUND FLOOR					
	Table hyperlink				
3. UPPER FLOOR(S)					
	Table hyperlink				

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4. PARKING WITHIN BUILDING (SELECT)	Yes No	
5. INTERIOR OCCUPIED SPACE DISTANCE (FEET)	Primary Street: Side Street (if any):	
C. BUILDING SITING		STAFF COMMENTS
6. OCCUPYING CORNER (IF ANY)	Yes No	
7. PRIMARY STREET SETBACK (FEET)		
8. SIDE STREET SETBACK (IF ANY) (FEET)		
9. SIDE SETBACK (FEET)		
10. REAR SETBACK (FEET)		
11. ACCESSORY STRUCTURES (IF ANY)	Yes No Quantity:	
12. PARKING LOCATION (SELECT)	Rear Yard Side Yard	
13. SERVICE ENTRANCE LOCATION (SELECT)	Rear Yard Side Yard	

WORKING DRAFT 10 JAN 2025

14. VEHICULAR ACCESS	Type:	Location:			
15. SCREENING REQUIREMENT	Type:	Length (feet):			
D. BUILDING HEIGHT			STAFF COMMENTS		
16. PRINCIPAL BUILDING HEIGHT	Number of Above Ground Stories:				
17. ACCESSORY BUILDING HEIGHT	Number of Above Ground Stories (if any):				
18. GROUND FLOOR HEIGHT (FEET)					
19. UPPER FLOOR HEIGHT(S) (FEET)					
E. BUILDING FAÇADE			STAFF COMMENTS		
20. PRIMARY ENTRANCE TYPE	Storefront	Arcade	Stoop	Porch	
21. FAÇADE WIDTH (FEET)					
22. VERTICAL ARTICUL. (IF ANY)	Number of bays:	Bay Width(s) (feet):			
23. STREET SIDE ENTRANCES	Quantity:				
24. ENTRANCE SPACING (FEET)					
25. GROUND FLOOR TRANSPARENCY	Percentage:				

WORKING DRAFT 10 JAN 2025

26. UPPER FLOOR TRANSPARENCY	Percentage:			
27. BLANK WALL LIMITATION MET	Yes	No		
F. BUILDING PROJECTIONS				STAFF COMMENTS
28. PRIMARY STREET	Quantity:	Type:	Distance (feet):	
29. SIDE STREET (IF ANY)	Quantity:	Type:	Distance (feet):	
F. ROOF				STAFF COMMENTS
30. ROOF TYPE (SELECT)	Parapet	Pitched	Flat	
31. TOWER	Yes	No		

4. OPEN SPACE STANDARDS CHAPTER HYPERLINK				STAFF COMMENTS
1. REQUIRED OPEN SPACE	Total Area (square feet):			
2. CIVIC SPACE TYPE(S) (SELECT)	Pocket Park	Town Square	BTZ Pedestrian Space	Park
3. DIMENSIONS AND ADJACENT PARCELS				
4. DESCRIPTION OF IMPROVEMENTS				

5. LANDSCAPING CHAPTER HYPERLINK			STAFF COMMENTS
1. LANDSCAPE TYPE(S) (SELECT)	Parking Lot Frontage Buffer	Parking Lot Interior	Side and Rear Lot Buffer
2. LOCATION WITHIN THE SITE			
3. DIMENSIONS			
4. VEGETATION TYPES/SPACING/ COVERAGE %			

6. PARKING CHAPTER HYPERLINK		STAFF COMMENTS
NUMBER OF SPACES		STAFF COMMENTS
1. REQUIRED SPACES		
2. PROVIDED SPACES		
3. PARKING REDUCTION TYPE (IF ANY)		

PARKING LOT SITING		STAFF COMMENTS
4. PRIMARY STREET SETBACK (FEET)		
5. SIDE STREET SETBACK (IF ANY) (FEET)		
6. SIDE SETBACK (FEET)		
7. REAR SETBACK (FEET)		
DRIVEWAYS		STAFF COMMENTS
8. NUMBER OF DRIVEWAYS		
9. DRIVEWAY WIDTH(S) (FEET)		
10. LOCATION(S) (SELECT)	Side Rear Front	
MISCELLANEOUS		STAFF COMMENTS
11. PLAN FOR ON SITE STORMWATER MANAGEMENT		

7. SIGNAGE CHAPTER HYPERLINK							STAFF COMMENTS	
1. SIGN TYPE(S) (SELECT)	Wall	Awning	Hanging/Projecting	Monument	Wayfinding	Window	Directory	
2. SIGNAGE CALCULATIONS								

H. ADDITIONAL DESIGN STANDARDS		STAFF COMMENTS
1. EXTERIOR MATERIALS AND COLORS (PERCENTAGES FOR EACH)		
2. AWNING AND SHUTTER MATERIALS (IF ANY)		
3. CORNER TREATMENT (IF ANY)		

4. BALCONY DIMENSIONS (IF ANY) (FEET)		
5. FACADE DIVISIONS OR FENESTRATION DESCRIPTION		
6. METERS AND EQUIPMENT LOCATION(S)		
7. SOLAR POWER SHADOW STUDY	Yes No	
8. VISITABILITY REQUIREMENTS MET	Yes No	
9. AMENITIES DESCRIPTION		