

ORDINANCE NO. 25-30

AN ORDINANCE AMENDING SECTIONS 17.92.080, 17.96.100, 17.100.100, 17.104.100, 17.108.100, 17.112.100, 17.116.070, 17.120.070, 17.124.070, AND 17.128.070 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO EXEMPTIONS INTO SETBACK AREAS FOR ALL RESIDENTIAL ZONES.

BE IT ENACTED BY THE MURRAY CITY MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this ordinance is to amend Sections 17.92.080, 17.96.100, 17.100.100, 17.104.100, 17.108.100, 17.112.100, 17.116.070, 17.120.070, 17.124.070, AND 17.128.070 of the Murray City Municipal Code relating to exemptions into setback areas for all residential zones.

Section 2. Amend sections 17.92.080, 17.96.100, 17.100.100, 17.104.100, 17.108.100, 17.112.100, 17.116.070, 17.120.070, 17.124.070, AND 17.128.070 of the Murray City Municipal Code. Sections 17.92.080, 17.96.100, 17.100.100, 17.104.100, 17.108.100, 17.112.100, 17.116.070, 17.120.070, 17.124.070, AND 17.128.070 of the Murray City Municipal Code shall be amended to read as follows:

17.92.080: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

A. The following structures may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 $\frac{1}{2}$):

1. Cornices, eaves, sills, buttresses or other similar architectural features;
2. Fireplace structures and bays;
3. Stairways, balconies, door stoops, fire escapes, awnings, skylights and planting boxes or masonry planters not exceeding twenty four inches (24") in height.

B. Any permanent roof or canopy attached to the main building which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., and any uncovered deck attached to the main dwelling may extend into the rear yard no further than one-half the required rear yard setback distances, and into a front yard not more than seven (7) feet, if the following criteria are met:

1. The roof or canopy is not more than one (1) story in height.
2. The roof or canopy is no longer than one-half (1/2) the width of the main dwelling on which it is located.
3. The roof or canopy is entirely open on three (3) sides except for supporting columns and customary architectural features.
4. The columns supporting the roof or canopy are constructed on individual pad footings or similar design, and not on a continuous footing wall that could be used for future expansion of living space.

5. In no instance may the additions encroach to within less than twenty (20) feet of a front or street side yard property line, or to within less than ten (10) feet of a rear property line.

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17.96.100: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

A. The following structures may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 $\frac{1}{2}$):

1. Cornices, eaves, sills, buttresses or other similar architectural features;
2. Fireplace structures and bays;
3. Stairways, balconies, door stoops, fire escapes, awnings, skylights and planting boxes or masonry planters not exceeding twenty four inches (24") in height.

B. Any permanent roof or canopy attached to the main building which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., and any uncovered deck attached to the main dwelling may extend into the rear yard no further than one-half the required rear yard setback distances, and into a front yard not more than seven (7) feet, if the following criteria are met:

1. The roof or canopy is not more than one (1) story in height.
2. The roof or canopy is no longer than one-half (1/2) the width of the main dwelling on which it is located.
3. The roof or canopy is entirely open on three (3) sides except for supporting columns and customary architectural features.
4. The columns supporting the roof or canopy are constructed on individual pad footings or similar design, and not on a continuous footing wall that could be used for future expansion of living space.
5. In no instance may the additions encroach to within less than twenty (20) feet of a front or street side yard property line, or to within less than ten (10) feet of a rear property line.

17.100.100: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

A. The structures listed below may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 $\frac{1}{2}$):

1. Cornices, eaves, sills, buttresses or other similar architectural features;
2. Fireplace structures and bays;
3. Stairways, balconies, door stoops, fire escapes, awnings, skylights and planting boxes or masonry planters not exceeding twenty four inches (24") in height.

B. Any permanent roof or canopy attached to the main building which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., and any uncovered deck attached to the main dwelling may extend into the rear

yard no further than one-half the required rear yard setback distances, and into a front yard not more than seven (7) feet, if the following criteria are met:

1. The roof or canopy is not more than one (1) story in height.
2. The roof or canopy is no longer than one-half (1/2) the width of the main dwelling on which it is located.
3. The roof or canopy is entirely open on three (3) sides except for supporting columns and customary architectural features.
4. The columns supporting the roof or canopy are constructed on individual pad footings or similar design, and not on a continuous footing wall that could be used for future expansion of living space.
5. In no instance may the additions encroach to within less than twenty (20) feet of a front or street side yard property line, or to within less than ten (10) feet of a rear property line.

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17.104.100: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

A. The following structures may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 $\frac{1}{2}$):

1. Cornices, eaves, sills, buttresses or other similar architectural features;
2. Fireplace structures and bays;
3. Stairways, balconies, door stoops, fire escapes, awnings, skylights and planting boxes or masonry planters not exceeding twenty four inches (24") in height.

B. Any permanent roof or canopy attached to the main building which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., and any uncovered deck attached to the main dwelling may extend into the rear yard no further than one-half the required rear yard setback distances, and into a front yard not more than seven (7) feet, if the following criteria are met:

1. The roof or canopy is not more than one (1) story in height.
2. The roof or canopy is no longer than one-half (1/2) the width of the main dwelling on which it is located.
3. The roof or canopy is entirely open on three (3) sides except for supporting columns and customary architectural features.
4. The columns supporting the roof or canopy are constructed on individual pad footings or similar design, and not on a continuous footing wall that could be used for future expansion of living space.
5. In no instance may the additions encroach to within less than twenty (20) feet of a front or street side yard property line, or to within less than ten (10) feet of a rear property line.

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17.108.100: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

A. The following structures may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 $\frac{1}{2}$):

1. Cornices, eaves, sills, buttresses or other similar architectural features;
2. Fireplace structures and bays;
3. Stairways, balconies, door stoops, fire escapes, awnings, skylights and planting boxes or masonry planters not exceeding twenty four inches (24") in height.

B. Any permanent roof or canopy attached to the main building which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., and any uncovered deck attached to the main dwelling may extend into the rear yard no further than one-half the required rear yard setback distances, and into a front yard not more than seven (7) feet, if the following criteria are met:

1. The roof or canopy is not more than one (1) story in height.
2. The roof or canopy is no longer than one-half (1/2) the width of the main dwelling on which it is located.
3. The roof or canopy is entirely open on three (3) sides except for supporting columns and customary architectural features.
4. The columns supporting the roof or canopy are constructed on individual pad footings or similar design, and not on a continuous footing wall that could be used for future expansion of living space.
5. In no instance may the additions encroach to within less than twenty (20) feet of a front or street side yard property line, or to within less than ten (10) feet of a rear property line.

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17.112.100: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

A. The following structures may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 $\frac{1}{2}$):

1. Cornices, eaves, sills, buttresses or other similar architectural features;
2. Fireplace structures and bays;
3. Stairways, balconies, door stoops, fire escapes, awnings, skylights, and planting boxes or masonry planters not exceeding twenty four inches (24") in height.

B. Any permanent roof or canopy attached to the main building which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., and any uncovered deck attached to the main dwelling may extend into the rear yard no further than one-half the required rear yard setback distances, and into a front yard not more than seven (7) feet, if the following criteria are met:

1. The roof or canopy is not more than one (1) story in height.
2. The roof or canopy is no longer than one-half (1/2) the width of the main dwelling on which it is located.
3. The roof or canopy is entirely open on three (3) sides except for supporting columns and customary architectural features.

4. The columns supporting the roof or canopy are constructed on individual pad footings or similar design, and not on a continuous footing wall that could be used for future expansion of living space.
5. In no instance may the additions encroach to within less than twenty (20) feet of a front or street side yard property line, or to within less than ten (10) feet of a rear property line.

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17.116.070: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

- A. The following structures may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 $\frac{1}{2}$):
 1. Cornices, eaves, sills, buttresses or other similar architectural features;
 2. Fireplace structures and bays;
 3. Stairways, balconies, door stoops, fire escapes, awnings, skylights and planting boxes or masonry planters not exceeding twenty four inches (24") in height.
- B. Any permanent roof or canopy attached to the main building which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., and any uncovered deck attached to the main dwelling may extend into the rear yard no further than one-half the required rear yard setback distances, and into a front yard not more than seven (7) feet, if the following criteria are met:
 1. The roof or canopy is not more than one (1) story in height.
 2. The roof or canopy is no longer than one-half (1/2) the width of the main dwelling on which it is located.
 3. The roof or canopy is entirely open on three (3) sides except for supporting columns and customary architectural features.
 4. The columns supporting the roof or canopy are constructed on individual pad footings or similar design, and not on a continuous footing wall that could be used for future expansion of living space.
 5. In no instance may the additions encroach to within less than twenty (20) feet of a front or street side yard property line, or to within less than ten (10) feet of a rear property line.

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17.120.070: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

- A. The following structures may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 $\frac{1}{2}$):
 1. Cornices, eaves, sills, buttresses or other similar architectural features;
 2. Fireplace structures and bays;
 3. Stairways, balconies, door stoops, fire escapes, awnings, skylights and planting boxes or masonry planters not exceeding twenty four inches (24") in height. (

B. Any permanent roof or canopy attached to the main building which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., and any uncovered deck attached to the main dwelling may extend into the rear yard no further than one-half the required rear yard setback distances, and into a front yard not more than seven (7) feet, if the following criteria are met:

1. The roof or canopy is not more than one (1) story in height.
2. The roof or canopy is no longer than one-half (1/2) the width of the main dwelling on which it is located.
3. The roof or canopy is entirely open on three (3) sides except for supporting columns and customary architectural features.
4. The columns supporting the roof or canopy are constructed on individual pad footings or similar design, and not on a continuous footing wall that could be used for future expansion of living space.
5. In no instance may the additions encroach to within less than twenty (20) feet of a front or street side yard property line, or to within less than ten (10) feet of a rear property line.

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17.124.070: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

A. The following structures may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 $\frac{1}{2}$):

1. Cornices, eaves, sills, buttresses or other similar architectural features;
2. Fireplace structures and bays;
3. Stairways, balconies, door stoops, fire escapes, awnings, skylights and planting boxes or masonry planters not exceeding twenty four inches (24") in height.

B. Any permanent roof or canopy attached to the main building which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., and any uncovered deck attached to the main dwelling may extend into the rear yard no further than one-half the required rear yard setback distances, and into a front yard not more than seven (7) feet, if the following criteria are met:

1. The roof or canopy is not more than one (1) story in height.
2. The roof or canopy is no longer than one-half (1/2) the width of the main dwelling on which it is located.
3. The roof or canopy is entirely open on three (3) sides except for supporting columns and customary architectural features.
4. The columns supporting the roof or canopy are constructed on individual pad footings or similar design, and not on a continuous footing wall that could be used for future expansion of living space.
5. In no instance may the additions encroach to within less than twenty (20) feet of a front or street side yard property line, or to within less than ten (10) feet of a rear property line.

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17.128.070: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

A. The following structures may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two and one-half feet (2 $\frac{1}{2}$):

1. Cornices, eaves, sills, buttresses or other similar architectural features;
2. Fireplace structures and bays;
3. Stairways, balconies, door stoops, fire escapes, awnings, skylights and planting boxes or masonry planters not exceeding twenty four inches (24") in height.

B. Any permanent roof or canopy attached to the main building which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., and any uncovered deck attached to the main dwelling may extend into the rear yard no further than one-half the required rear yard setback distances, and into a front yard not more than seven (7) feet, if the following criteria are met:

1. The roof or canopy is not more than one (1) story in height.
2. The roof or canopy is no longer than one-half (1/2) the width of the main dwelling on which it is located.
3. The roof or canopy is entirely open on three (3) sides except for supporting columns and customary architectural features.
4. The columns supporting the roof or canopy are constructed on individual pad footings or similar design, and not on a continuous footing wall that could be used for future expansion of living space.
5. In no instance may the additions encroach to within less than twenty (20) feet of a front or street side yard property line, or to within less than ten (10) feet of a rear property line.

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

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 26th day of August, 2025.



MURRAY CITY MUNICIPAL COUNCIL


Pam Cotter, Chair

ATTEST:


Brooke Smith, City Recorder

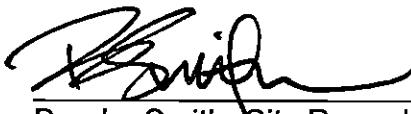
Transmitted to the Office of the Mayor of Murray City on this 4th day of
Sept, 2025.

MAYOR'S ACTION: Approved

DATED this 4th day of Sept, 2025.


Brett A. Hales, Mayor

ATTEST:


Brooke Smith, City Recorder

CERTIFICATE OF PUBLICATION

I hereby certify that this Ordinance, or a summary hereof, was published
according to law on the 4th day of Sept., 2025.


Brooke Smith, City Recorder