

ORDINANCE NO. 23-04

AN ORDINANCE AMENDING SECTIONS 17.170.120, 17.170.140, AND 17.170.160 OF THE MURRAY CITY MUNICIPAL CODE RELATING TO THE MURRAY CITY CENTER DISTRICT (MCCD) ZONE.

BE IT ORDAINED BY THE MURRAY CITY MUNICIPAL COUNCIL:

*Section 1. Purpose.* The purpose of this Ordinance is to amend sections 17.170.120, 17.170.140, and 17.170.160 of the Murray City Municipal Code relating to the Murray City Center District (MCCD) zone.

*Section 2. Amendment of sections 17.170.120, 17.170.140, and 17.170.160 Murray City Municipal Code.* Sections 17.170.120, 17.170.140, and 17.170.160 of the Murray City Municipal Code relating to the Murray City Center District (MCCD) zone shall be amended to read as follows

**17.170.120: HEIGHT REGULATIONS:**

The following height restrictions shall apply in the MCCD Zone.

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F. New buildings located east of State Street and south of Vine Street shall not exceed six (6) stories in height or seventy feet (70'), whichever is less.

G. Public or quasi-public utility buildings and structures are exempt from the minimum height regulations above. This exemption does not include office buildings for public or quasi-public utility companies. (Ord. 21-21: Ord. 19-40)

**17.170.140: PARKING REGULATIONS:**

This section establishes the standards for the amount, location, and development of motor vehicle parking, standards for bicycle parking, and standards for on-site loading areas in the MCCD. Other titles of this code and guidelines of the MCCD may regulate other aspects of parking and loading:

A. General Regulations: The regulations of this chapter apply to all parking areas in the MCCD, whether required by this code or constructed for the convenience of property owners or users. Parking areas include those that are accessory to a use, part of a commercial parking use, or for a park and ride facility in the community services use category.

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2. Calculation Of Required And Allowed Parking:

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f. For developments east of State Street and south of Vine Street, one-half (0.5) parking spaces per unit shall be provided in addition to the standard parking requirements under this section.

B. Requirement Of Parking Spaces: The purpose of required parking spaces is to provide enough on-site parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time. Mixed-use sites that are located in close proximity to transit, have good street connectivity, and good pedestrian facilities may need less off-street parking than other types of development. The MCCD Zone encourages the inclusion of transit supportive plazas and bicycle parking to encourage transit use and bicycling by employees and visitors to the site, reducing the need for off-street vehicle parking over time. The required parking numbers correspond to broad use categories, not specific uses, in response to this long term emphasis. Provision of carpool parking located close to the building entrance will encourage carpool use.

1. Parking Requirements East And West Of State Street: The residential and commercial parking requirements for developments and redevelopment of property in the MCCD Zone are contained in Table D, below.

<b>Table D: Parking Requirements</b>	
<b>Land Use</b>	<b>Parking Spaces Required</b>
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<b>Land Use</b>	<b>Parking Spaces Required</b>
Residential, Studio	1 space per unit
Residential, 1-bedroom	1.05 spaces per unit
Residential, 2-bedroom	1.5 spaces per unit
Residential, 3-bedroom +	2.5 spaces per unit
Office	1 space per 500 ft <sup>2</sup> net usable floor area
Medical/Dental Offices & Clinics	1 space per 500 ft <sup>2</sup> net usable floor area
Retail/Commercial	1 space per 500 ft <sup>2</sup> net usable floor area
Restaurants/Eating & Drinking Establishments	1 space per 500 ft <sup>2</sup> net usable floor area
Uses not listed	As determined by the Planning Commission based on comparable standards
Disabled/ADA Accessible	See section 17.72.040 of this title. Other requirements per the Americans with Disabilities Act
Parking in excess of 125% of minimum requirements	Allowed as approved by the Planning Commission if provided within structures or the building envelope

Developments east of State Street and south of Vine Street

An additional 0.5 spaces per unit

**17.170.160: LANDSCAPING, OPEN SPACE, AND PROJECT AMENITIES:**

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E. Where new plant materials are to be used, indigenous species should be included. Appropriate, indigenous species of plant materials and trees will be established by Community and Economic Development staff.

1. Up to 25% of landscaping and amenity areas may include turf where an active purpose or function make it necessary. Where turf is specified, an eco-lawn mix shall be used. However, the planning commission may consider and approve exceptions to the maximum 25% turf if it can be demonstrated that the design of the landscaping will provide usable, publicly accessible open space as part of the development.

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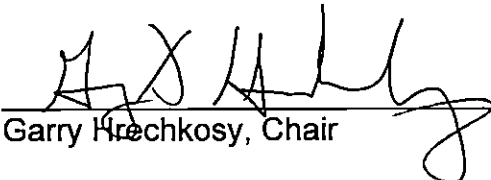
H. 1. Fifteen percent (15%) of the area of each project shall be developed as landscaped setbacks, public plazas, parks open spaces, or walkways. In addition, each project shall have a system of pedestrian walkways and sidewalks that provide connections between building entrances, neighboring building entrances, sidewalks, parking areas, open spaces, and walkways. Landscaped amenity areas provided in conjunction with multi-family uses will qualify as open space.

2. For developments east of State Street and south of Vine Street, twenty-five percent (25%) of the area of each project shall be developed as landscaped setbacks, public plazas, parks open spaces, or walkways. In addition, each project shall have a system of pedestrian walkways and sidewalks that provide connections between building entrances, neighboring building entrances, sidewalks, parking areas, open spaces, and walkways. Landscaped amenity areas provided in conjunction with multi-family uses will qualify as open space.

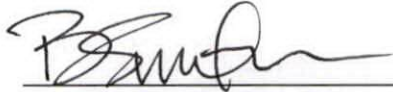
*Section 3. Effective date.* This Ordinance shall take effect upon first publication.

PASSED, APPROVED AND ADOPTED by the Murray City Municipal Council on this 7<sup>th</sup> day of March, 2023.

MURRAY CITY MUNICIPAL COUNCIL

  
Garry Hrechkosy, Chair

ATTEST:

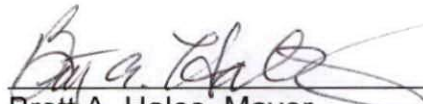


Brooke Smith, City Recorder

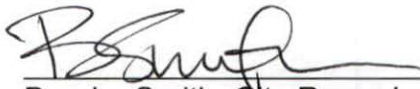
Transmitted to the Office of the Mayor of Murray City on this 23<sup>rd</sup> day of March, 2023.

MAYOR'S ACTION: Approved

DATED this 23<sup>rd</sup> day of March, 2023.

  
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 23<sup>rd</sup> day of March, 2023.



Brooke Smith, City Recorder