

**CITY OF MILFORD
ORDINANCE 03-2025**

DEVELOPMENT STANDARDS

WHEREAS, the Planning Commission has reviewed the existing setback and development standards within the zoning ordinance and has determined that they no longer adequately reflect the needs of current development practices; and

WHEREAS, the Planning Commission finds that modern building designs require updated setback standards to ensure functionality; and

WHEREAS, the Planning Commission believes it is in the best interest of public health, safety, and general welfare to amend the standards accordingly;

NOW THEREFORE, be it ordained by the Council of the City of Milford, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “13.14.060 General Development Standards” of the Milford Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

13.14.060 General Development Standards

The following standards shall apply to all lots in the RM district;

1. Minimum dwelling unit size for bachelor, one-bedroom and two-bedroom multi-family units shall be 1,100 square feet for detached multi-family units, and 1,000 square feet for attached units. For three-bedroom multi-family units the minimum size shall be 1,200 square feet and for four-bedroom multi-family units the minimum size shall be 1,400 square feet all excluding garages and miscellaneous structures;
2. Maximum building height of any building shall be two stories, not to exceed 25 feet. Buildings over one story, or 18 feet in height shall not be permitted within 150 feet of an adjacent residentially used property unless separated by a public street or easement of no less than 60 feet in total width. Principal buildings may exceed the height limit by Conditional Use Permit;
3. Accessory structures shall not exceed one story in height;
4. Architectural features such as cornices, chimneys and bell towers may exceed the height limit;
5. Design review shall be required for projects of four or more homes;
6. Decorative walls or fences shall be required along the side and rear property lines of each home. Man-gates may be approved;
7. Minimum lot width for attached units shall be 100 feet. For single family detached units, the minimum lot width shall be 60 feet;
8. Minimum side yards for attached units shall be ten feet. For single family detached

units the minimum side yards shall be five feet.

9. Minimum depth for front yards shall be 20 feet for the main buildings and private garages.
10. Minimum rear yards shall be 15 feet. Accessory structures may be built at the rear property line, if that property line abuts a Milford City Alley way and care is taken to maintain a continuing drainage system that empties onto the subject property. Otherwise, accessory buildings may encroach into the rear yards, but in no case shall an accessory structure be closer than five feet to the rear property line
11. Maximum site coverage shall be 40%;
12. Parking area for one vehicle shall be required for each unit; and,
13. Each garage for detached units shall have a minimum bulk storage area of 160 cubic feet and each garage for attached units shall have a minimum bulk storage area of 90 cubic feet.

(Ord. Ordinance 2-2012 General Revision, Amended, 06/20/2012; Ord. Ordinance 8-2008, Amended, 06/18/2008)

AFTER AMENDMENT

13.14.060 General Development Standards

The following standards shall apply to all lots in the RM district;

Standards

Minimum Lot Size (RM6)	Minimum Lot Width (Single Family)	Minimum Lot Width (Multi-Family)	Maximum Height of Main Buildings	Maximum Height of Accessory Buildings	Maximum Site Coverage
6,000 Square Feet	60'	100'	30'	18'	50%

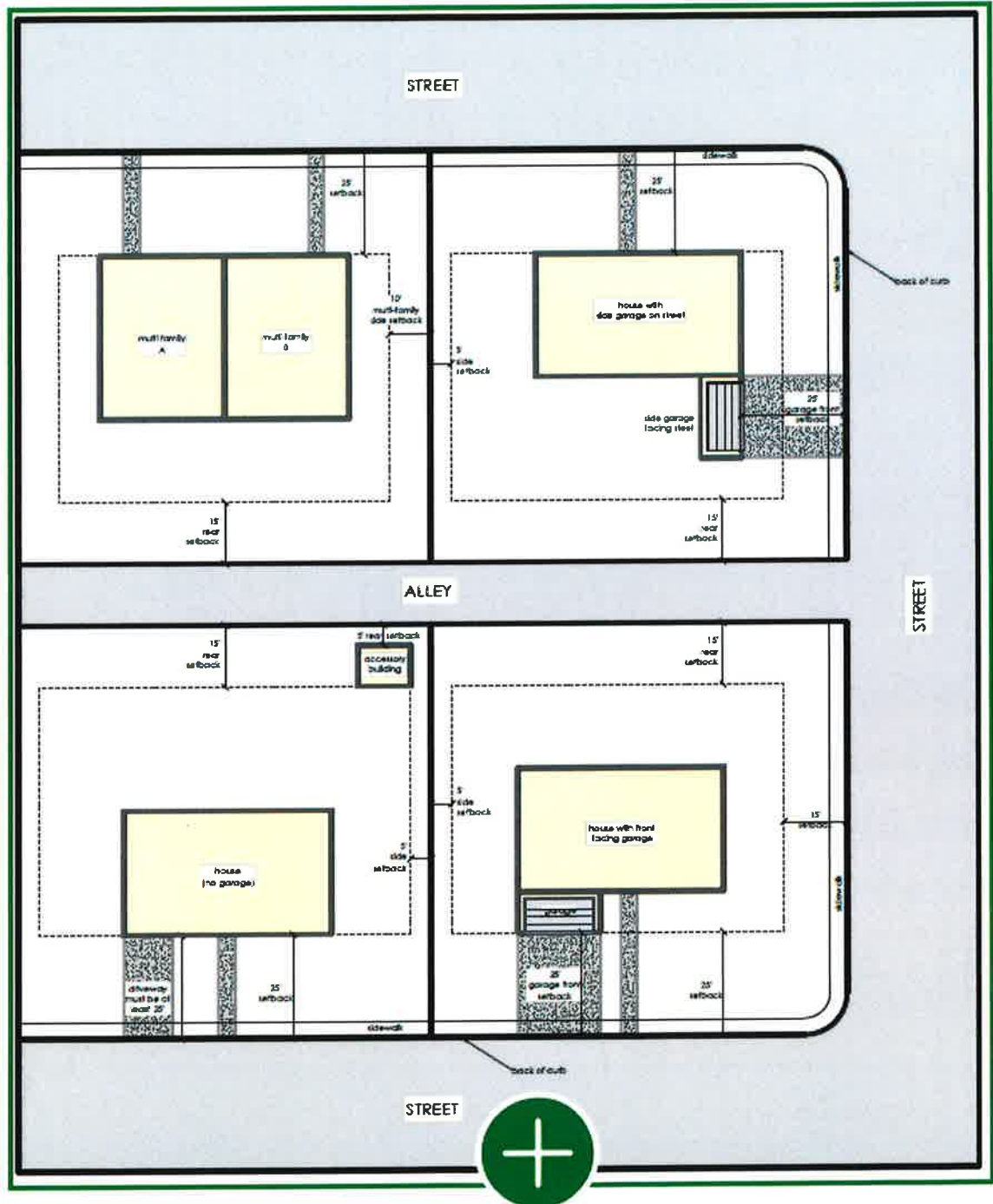
Setbacks

Front Yard	Side Yard (Single Family)	Side Yard (Multi-Family)	Street Side Yard	Rear Yard Main Building	Rear Yard Accessory Building
25'	5'	10'	15' - 25' See Note <u>1</u>	15'	5' See Note <u>2</u>

Notes: (see picture below for setback examples)

1. The minimum side yard which faces the street on a corner lot shall be 15' for main buildings.

- a. Driveways, garages and accessory buildings that are directly accessed from the side street shall maintain a minimum setback of 25 feet.
2. Accessory structures may be built at the rear property line, if that property abuts a Milford City Alleyway and care is taken to maintain a continuing drainage system that empties on the subject property. Otherwise, accessory buildings may encroach into the rear yards, but in no case shall an accessory structure be closer than 5 feet to the rear property line.



Other Standards:

- ~~1. Minimum dwelling unit size for bachelor, one-bedroom and two-bedroom multi-family units shall be 1,100 square feet for detached multi-family units, and 1,000 square feet for attached units. For three-bedroom multi-family units the minimum size shall be 1,200 square feet and for four-bedroom multi-family units the minimum size shall be 1,400 square feet all excluding garages and miscellaneous structures;~~
- ~~2. Maximum building height of any building shall be two stories, not to exceed 25 feet. Buildings over one story, or 18 feet in height shall not be permitted within 150 feet of an adjacent residentially used property unless separated by a public street or easement of no less than 60 feet in total width. Principal buildings may exceed the height limit by Conditional Use Permit;~~
- ~~3. Accessory structures shall not exceed one story in height;~~
4. Architectural features such as cornices, chimneys and bell towers may exceed the height limit;
5. Design review shall be required for projects of four or more homes;
6. Decorative walls or fences shall be required along the side and rear property lines of each home. Man-gates may be approved;
- ~~7. Minimum lot width for attached units shall be 100 feet. For single family detached units, the minimum lot width shall be 60 feet;~~
- ~~8. Minimum side yards for attached units shall be ten feet. For single family detached units the minimum side yards shall be five feet.~~
- ~~9. Minimum depth for front yards shall be 20 feet for the main buildings and private garages.~~
- ~~10. Minimum rear yards shall be 15 feet. Accessory structures may be built at the rear property line, if that property line abuts a Milford City Alley way and care is taken to maintain a continuing drainage system that empties onto the subject property. Otherwise, accessory buildings may encroach into the rear yards, but in no case shall an accessory structure be closer than five feet to the rear property line~~
- ~~11. Maximum site coverage shall be 40%;~~
12. Parking area for one vehicle shall be required for each unit; and,
13. Each garage for detached units shall have a minimum bulk storage area of 160 cubic feet and each garage for attached units shall have a minimum bulk storage area of 90 cubic feet.

(Ord. Ordinance 2-2012 General Revision, Amended, 06/20/2012; Ord. Ordinance 8-2008, Amended, 06/18/2008)

SECTION 2: AMENDMENT “13.15.060 General Development Standards”
of the Milford Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

13.15.060 General Development Standards

The following standards shall apply to all lots in the MR district;

1. Minimum dwelling unit size, studio/one bedroom multi-family unit - 800 square feet, two bedrooms multi-family unit - 900 square feet, three bedroom multi-family unit - 1,200 square feet, four or more bedroom multi-family unit - 1,400 square feet; excluding garages and miscellaneous structures.
2. Maximum building height of any building shall be three stories, not to exceed 35 feet. Buildings over one story, or 18 feet, in height shall not be permitted within 150 feet of an adjacent residentially used property unless separated by a public street or easement of no less than 60 feet in total width. Principal buildings may exceed the height limit by Conditional Use Permit;
3. Accessory structures shall not exceed one story in height;
4. Architectural features such as comices, chimneys and bell towers may exceed the height limit;
5. Design review shall be required for projects of four or more units;
6. Decorative walls shall be required along side and rear property lines. No access gates shall be constructed through said walls or fences.
7. Minimum lot area for attached units shall be 7,500 square feet. For single family detached units, the minimum lot area shall be 4,500 square feet;
8. Minimum lot width for attached units shall be 100 feet. For single family detached units, the minimum lot width shall be 50 feet;
9. Minimum depth for front yards shall be 30 feet for main buildings and private garages.
10. Minimum rear yards shall be 10 feet.
11. Minimum side yards for attached units shall be 1/2 the height of adjacent structures or ten feet, whichever is greater. For single family detached units the minimum side yards shall be five feet;
12. Maximum site coverage shall be 50%;
13. Parking area for one vehicle shall be required for each unit; and,
14. Common usable open space shall be provided at a minimum rate of 350 square feet per unit. Driveways and parking areas are excluded from usable open space.

(Ord. Ordinance 2-2012 General Revision, Amended, 06/20/2012)

AFTER AMENDMENT

13.15.060 General Development Standards

The following standards shall apply to all lots in the MR district;

Standards

Minimum Lot Size	Minimum Lot Width (Single Family)	Minimum Lot Width (Multi-Family)	Maximum Height of Main Buildings	Maximum Height of Accessory Buildings	Maximum Site Coverage
4,500 Square Feet (Single Family)	50'	100'	35'	18'	50%

7,500 Square Feet (Multi-Family)					
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Setbacks

Front Yard	Side Yard (Single Family)	Side Yard (Multi- Family)	Street Side Yard	Rear Yard Main Building	Rear Yard Accessory Building
25'	5'	10'	15' - 25' See Note <u>1</u>	10'	5' See Note <u>2</u>

Notes:

1. The minimum side yard which faces the street on a corner lot shall be 15' for main buildings.
 - a. Driveways, garages and accessory buildings that are directly accessed from the side street shall maintain a minimum setback of 25 feet.
2. Accessory structures may be built at the rear property line if that property abuts a Milford City Alleyway and care is taken to maintain a continuing drainage system that empties onto the subject property. Otherwise, accessory buildings may encroach into the rear yard, but in no case shall an accessory structure be closer than 5 feet to the rear property line.

Other Standards:

- ~~1. Minimum dwelling unit size, studio/one bedroom multi-family unit - 800 square feet, two bedrooms multi-family unit - 900 square feet, three bedroom multi-family unit - 1,200 square feet, four or more bedroom multi-family unit - 1,400 square feet; excluding garages and miscellaneous structures;~~
- ~~2. Maximum building height of any building shall be three stories, not to exceed 35 feet. Buildings over one story, or 18 feet, in height shall not be permitted within 150 feet of an adjacent residentially used property unless separated by a public street or easement of no less than 60 feet in total width. Principal buildings may exceed the height limit by Conditional Use Permit;~~
- ~~3. Accessory structures shall not exceed one story in height;~~
4. Architectural features such as cornices, chimneys and bell towers may exceed the height limit;
5. Design review shall be required for projects of four or more units;
6. Decorative walls shall be required along side and rear property lines. No access gates shall be constructed through said walls or fences.
- ~~7. Minimum lot area for attached units shall be 7,500 square feet. For single family detached units, the minimum lot area shall be 4,500 square feet;~~
- ~~8. Minimum lot width for attached units shall be 100 feet. For single family detached units, the minimum lot width shall be 50 feet;~~

- ~~9. Minimum depth for front yards shall be 30 feet for main buildings and private garages.~~
- ~~10. Minimum rear yards shall be 10 feet.~~
- ~~11. Minimum side yards for attached units shall be 1/2 the height of adjacent structures or ten feet, whichever is greater. For single family detached units the minimum side yards shall be five feet;~~
- 12. Maximum site coverage shall be 50%;
- 13. Parking area for one vehicle shall be required for each unit; and,
- 14. Common usable open space shall be provided at a minimum rate of 350 square feet per unit. Driveways and parking areas are excluded from usable open space.

(Ord. Ordinance 2-2012 General Revision, Amended, 06/20/2012)

SECTION 3: AMENDMENT “13.13.050 General Development Standards” of the Milford Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

13.13.050 General Development Standards

The following standards shall apply to all lots in the RM6S district;

- 1. Minimum dwelling unit size for bachelor, one-bedroom and two-bedroom family units shall be 1,100 square feet, and 1,000 square feet for attached units. For three-bedroom multi-family units the minimum size shall be 1,200 square feet and for four-bedroom units the minimum size shall be 1,400 square feet all excluding garages and miscellaneous structures;
- 2. Maximum building height of any building shall be two stories, not to exceed 25 feet. Buildings over one story, or 18 feet in height shall not be permitted within 150 feet of an adjacent residentially used property unless separated by a public street or easement of no less than 60 feet in total width.
- 3. Accessory structures shall not exceed one story in height;
- 4. Architectural features such as cornices, chimneys and bell towers may exceed the height limit;
- 5. Design review shall be required for projects of four or more homes;
- 6. Decorative walls or fences shall be required along the side and rear property lines of each home. Man-gates may be approved;
 - a. Decorative walls or fences shall be constructed of cinder block, vinyl, decorative stone, cement or wood; and shall be constantly well maintained. Chain link fence is prohibited in this section.
- 7. Minimum lot width for attached units shall be 100 feet. For single family detached units, the minimum lot width shall be 60 feet;
- 8. Minimum side yards for attached units shall be ten feet. For single family detached units the minimum side yards shall be five feet.
- 9. Minimum depth for front yards shall be 20 feet for main buildings and private garages.
- 10. Minimum rear yards shall be 15 feet. Accessory structures may be built at the rear

property line, if that property line abuts a Milford City Alley way and care is taken to maintain a continuing drainage system that empties onto the subject property. Otherwise, accessory buildings may encroach into the rear yards, but in no case shall an accessory structure be closer than five feet to the rear property line.

11. Maximum site coverage shall be 40%;
12. Parking area for one vehicle shall be required for each unit; and,
13. Each garage for detached units shall have a minimum bulk storage area of 160 cubic feet and each garage for attached units shall have a minimum bulk storage area of 90 cubic feet.

(Ord. Ordinance 2-2012 General Revision, Amended, 06/20/2012; Ord. Ordinance 7/2008 RM6S, Amended, 06/18/2008)

AFTER AMENDMENT

13.13.050 General Development Standards

The following standards shall apply to all lots in the RM6S district;

Standards:

Minimum Lot Size	Minimum Lot Width (Single Family)	Minimum Lot Width (Multi-Family)	Maximum Height of Main Buildings	Maximum Height of Accessory Buildings	Maximum Site Coverage
6,000 Square Feet	60'	100'	30'	18'	50%

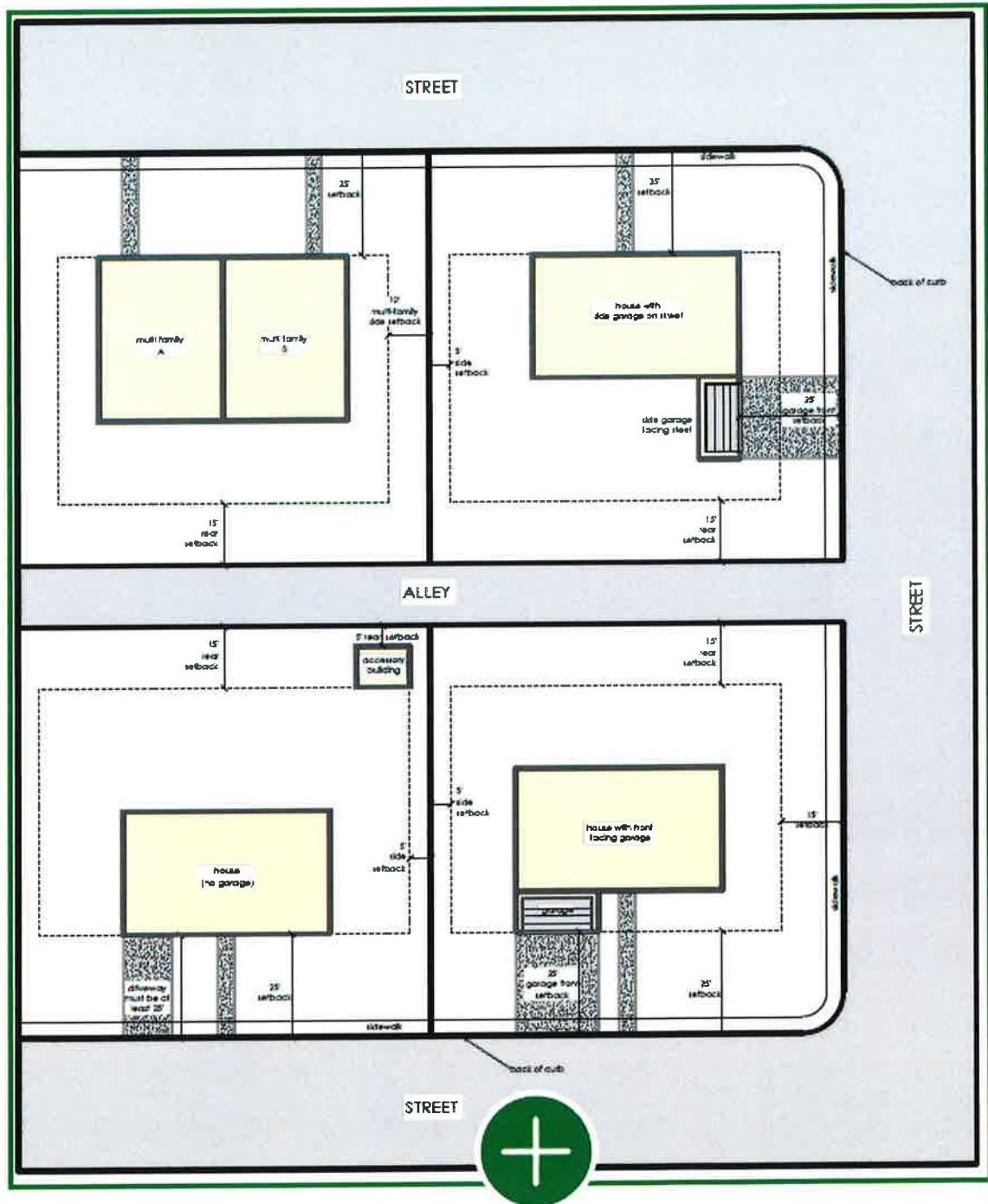
Setbacks

Front Yard	Side Yard (Single Family)	Side Yard (Multi-Family)	Street Side Yard	Rear Yard Main Building	Rear Yard Accessory Building
25'	5'	10'	15' - 25' See Note <u>1+</u>	15'	5' See Note <u>22</u>

Notes: (see picture below for setback examples)

1. The minimum side yard which faces the street on a corner lot shall be 15' for the main building.
 - a. Driveways, garages, and accessory buildings that are directly accessed from the side street shall maintain a minimum setback of 25 feet.
2. Accessory structures may be built at the rear property line if that property abuts a Milford City Alleyway and care is taken to maintain a continuing drainage system that empties on the

subject property. Otherwise, accessory buildings may encroach into the rear yards, but in no case shall an accessory structure be closer than 5 feet to the rear property line.



Other Standards:

1. Minimum dwelling unit size shall be at least 1,000 square feet excluding garages and accessory structures. ~~for bachelor, one-bedroom and two-bedroom family units shall be~~

- ~~1,100 square feet, and 1,000 square feet for attached units. For three-bedroom multi-family units the minimum size shall be 1,200 square feet and for four-bedroom units the minimum size shall be 1,400 square feet all excluding garages and miscellaneous structures;~~
- ~~2. Maximum building height of any building shall be two stories, not to exceed 25 feet. Buildings over one story, or 18 feet in height shall not be permitted within 150 feet of an adjacent residentially used property unless separated by a public street or easement of no less than 60 feet in total width.~~
 - ~~3. Accessory structures shall not exceed one story in height;~~
 4. Architectural features such as cornices, chimneys and bell towers may exceed the height limit;
 5. Design review shall be required for projects of four or more homes;
 6. Decorative walls or fences shall be required along the side and rear property lines of each home. Man-gates may be approved;
 - a. Decorative walls or fences shall be constructed of cinder block, vinyl, decorative stone, cement or wood; and shall be constantly well maintained. Chain link fence is prohibited in this section.
 - ~~7. Minimum lot width for attached units shall be 100 feet. For single family detached units, the minimum lot width shall be 60 feet;~~
 - ~~8. Minimum side yards for attached units shall be ten feet. For single family detached units the minimum side yards shall be five feet.~~
 - ~~9. Minimum depth for front yards shall be 20 feet for main buildings and private garages.~~
 - ~~10. Minimum rear yards shall be 15 feet. Accessory structures may be built at the rear property line, if that property line abuts a Milford City Alley way and care is taken to maintain a continuing drainage system that empties onto the subject property. Otherwise, accessory buildings may encroach into the rear yards, but in no case shall an accessory structure be closer than five feet to the rear property line.~~
 - ~~11. Maximum site coverage shall be 40%;~~
 12. Parking area for one vehicle shall be required for each unit; and,
 13. Each garage for detached units shall have a minimum bulk storage area of 160 cubic feet and each garage for attached units shall have a minimum bulk storage area of 90 cubic feet.

(Ord. Ordinance 2-2012 General Revision, Amended, 06/20/2012; Ord. Ordinance 7/2008 RM6S, Amended, 06/18/2008)

SECTION 4: **ADOPTION** “13.34.025 Setbacks” of the Milford Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

13.34.025 Setbacks (Non-existent)

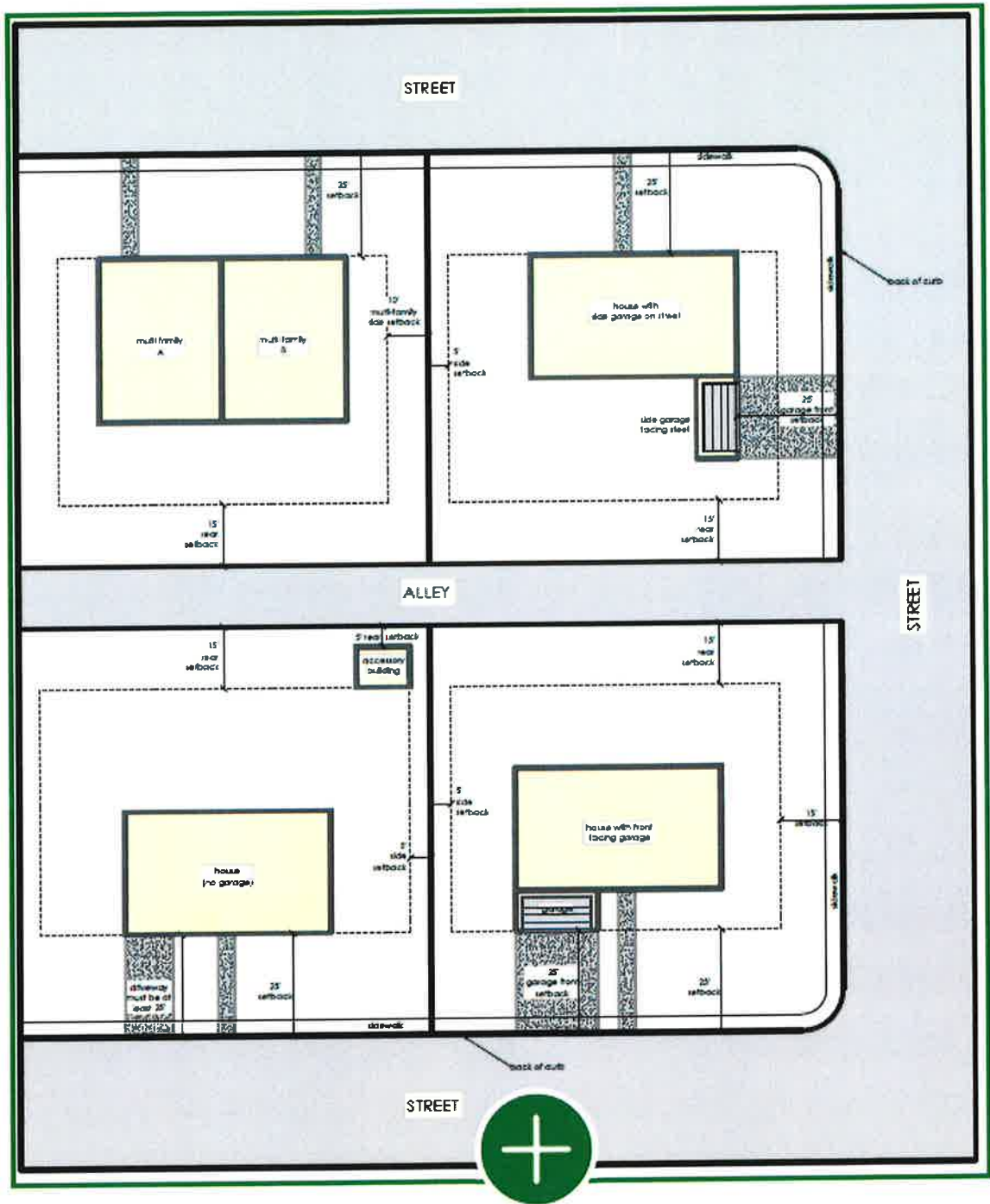
AFTER ADOPTION

13.34.025 Setbacks(Added)

Zone	Front Yard	Single Yard (Single Family)	Side Yard (Multi-Family)	Street Side Yard	Rear Yard Main Building	Rear Yard Accessory Building
RM	25'	5'	10'	15' - 25' See Note 1 ⁺	15'	5' See Note 2 ²
RM6S	25'	5'	10'	15' - 25' See Note 1 ⁺	15'	5' See Note 2 ²
MR7	25'	5'	10'	15' - 25' See Note 1 ⁺	10'	5' See Note 2 ²
MR15	25'	5'	10'	15' - 25' See Note 1 ⁺	10'	5' See Note 2 ²
MR30	25'	5'	10'	15' - 25' See Note 1 ⁺	10'	5' See Note 2 ²

Notes: (see picture below for setback examples)

1. The minimum side yard which faces the street on a corner lot shall be 15' for the main buildings.
 - a. Garages and accessory buildings that are directly accessed from the side street shall maintain a minimum setback of 25 feet.
2. Accessory structures may be built at the rear property lines if that property abuts a Milford City Alleyway and care is taken to maintain a continuing drainage system that empties on the subject property. Otherwise, accessory buildings may encroach into the rear yard but in no case shall an accessory structure be closer than 5 feet to the rear property line.



SECTION 5: EFFECTIVE DATE This Ordinance shall be in full force and effect after the required approval from Milford City Council and after notice of the ordinance has been published as required by law.

PASSED AND ADOPTED BY THE CITY OF MILFORD COUNCIL

JULY 15, 2025

	AYE	NAY	ABSENT	ABSTAIN
Russell Smith	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Les Whitney	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Scott Symond	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Ian Spaulding	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Terry Wiseman	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Nolan Davis, Mayor, City of Milford



Monica D. Seifers, City Recorder, City
of Milford