

**Ordinance No. 2023-16**

**AN ORDINANCE AMENDING LAND MANAGEMENT CODE SECTIONS 15-2.5-2 HISTORIC RECREATION COMMERCIAL USES, 15-2.6-2 HISTORIC COMMERCIAL BUSINESS USES, 15-2.13-2 RESIDENTIAL DEVELOPMENT USES, 15-2.14-2 RESIDENTIAL DEVELOPMENT MEDIUM USES, 15-2.16-2 RECREATION COMMERCIAL USES, 15-2.17-2 RECREATION COMMERCIAL OVERLAY USES, 15-2.18-2 GENERAL COMMERCIAL USES, AND 15-15-1 DEFINITIONS, AND REPEALING SECTION 15-4-23 DWELLING UNIT, FRACTIONAL USE**

WHEREAS, on October 27, 2022, the City Council adopted Ordinance No. 2022-21 regulating Fractional Use of Dwelling Units, allowing them in those Zoning Districts where Timeshares and Private Residence Clubs are allowed;

WHEREAS, on March 3, 2023, the Utah State Legislature enacted Senate Bill 271 prohibiting municipalities from regulating Fractional Use of Dwelling Units;

WHEREAS, the Chatham Crossing and West Ridge Homeowner Associations petitioned the City to amend the Land Management Code to prohibit Nightly Rentals in their subdivisions;

WHEREAS, on April 12, 2023, the Planning Commission conducted a public hearing on the proposed amendments and unanimously forwarded a positive recommendation to the City Council;

WHEREAS on April 27, 2023, the City Council conducted a public hearing on the proposed amendments to the Land Management Code;

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY TITLE 15 LAND MANAGEMENT CODE.

The recitals are incorporated herein as findings of fact. Municipal Code of Park City Title 15 Land Management Code Sections 15-2.5-2 *Historic Recreation Commercial Uses*, 15-2.6-2 *Historic Commercial Business Uses*, 15-2.13-2 *Residential Development Uses*, 15-2.14-2 *Residential Development Medium Uses*, 15-2.16-2 *Recreation Commercial Uses*, 15-2.17-2 *Recreation Commercial Overlay Uses*, 15-2.18-2 *General Commercial Uses*, and 15-15-1 *Definitions* are hereby amended, and Section 15-4-23 *Dwelling Unit, Fractional Use*, is hereby repealed, as outlined in Attachment 1.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS 27<sup>th</sup> date of April 2023.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Nann Worel, Mayor

Attest:

\_\_\_\_\_  
City Recorder

Approved as to form:

\_\_\_\_\_  
City Attorney's Office

1 ATTACHMENT 1

2 **15-2.5-2 Uses**

3 Uses in the HRC are limited to the following:

4 A. **ALLOWED USES.**<sup>10</sup>

- 5 1. Single Family Dwelling<sup>5</sup>
- 6 2. Duplex Dwelling<sup>5</sup>
- 7 3. Secondary Living Quarters<sup>5</sup>
- 8 4. Lockout Unit<sup>1,5</sup>
- 9 5. Accessory Apartment<sup>2,5</sup>
- 10 6. Nightly Rental<sup>5</sup>
- 11 7. Home Occupation<sup>5</sup>
- 12 8. Child Care, In-Home Babysitting
- 13 9. Child Care, Family<sup>3</sup>
- 14 10. Child Care, Family Group<sup>3</sup>
- 15 11. Child Care Center<sup>3</sup>
- 16 12. Accessory Building and Use
- 17 13. Conservation Activity
- 18 14. Agriculture
- 19 15. Bed and Breakfast Inn<sup>4,5</sup>
- 20 16. Boarding House, hostel<sup>5</sup>
- 21 17. Hotel, Minor, fewer than sixteen (16) rooms<sup>5</sup>
- 22 18. Office, General<sup>5</sup>
- 23 19. Parking Area or Structure, with four (4) or fewer spaces<sup>5</sup>

24 20. Food Truck Location<sup>11</sup>

25 B. **CONDITIONAL USES.**<sup>9, 10</sup>

26 1. Triplex Dwelling<sup>5</sup>

27 2. Multi-Unit Dwelling<sup>5</sup>

28 3. Guest House, on Lots one (1) acre<sup>5</sup>

29 4. Group Care Facility<sup>5</sup>

30 5. Public and Quasi-Public institution, church, or school

31 6. Essential Municipal public utility Use, facility, service, and Structure

32 7. Telecommunication Antenna<sup>6</sup>

33 8. Satellite dish, greater than thirty-nine inches (39") in diameter<sup>7</sup>

34 9. Plant and Nursery stock products and sales

35 10. Hotel, Major<sup>5</sup>

36 11. Timeshare Projects and Conversions<sup>5</sup>

37 12. Private Residence Club Project and Conversion<sup>4,5</sup>

38 13. Office, Intensive<sup>5</sup>

39 14. Office and clinic, Medical<sup>5</sup>

40 15. Financial institution, without drive-up window<sup>8</sup>

41 16. Commercial Retail and Service, Minor<sup>8</sup>

42 17. Commercial Retail and Service, Personal Improvement<sup>8</sup>

43 18. Neighborhood Convenience Commercial, without gasoline sales

44 19. Café or Deli<sup>8</sup>

45 20. Restaurant, General<sup>8</sup>

46 21. Restaurant and Café, outdoor dining<sup>4</sup>

- 47 22. Outdoor Events and Uses<sup>4</sup>
- 48 23. Bar
- 49 24. Parking Area or Structure, with five (5) or more spaces<sup>5</sup>
- 50 25. Temporary Improvement<sup>4</sup>
- 51 26. Passenger Tramway station and ski base facility
- 52 27. Ski tow, ski lift, ski run, and ski bridge
- 53 28. Recreation Facility, Commercial, Public, and Private<sup>12</sup>
- 54 29. Entertainment Facility, Indoor
- 55 30. Fences greater than six feet (6') in height from Final Grade<sup>4</sup>
- 56 31. Private Residence Club, Off-Site<sup>5</sup>
- 57 32. Private Event Facility<sup>5</sup>
- 58 ~~33. [Dwelling Unit, Fractional Use<sup>4,3</sup>]~~

59 C. **PROHIBITED USES**. Unless otherwise allowed herein, any Use not listed above  
60 as an Allowed or Conditional Use is a prohibited Use.

61 <sup>1</sup>Nightly rental of Lockout Units requires a Conditional Use permit.

62 <sup>2</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

63 <sup>3</sup>See Section 15-4-9, Child Care And Child Care Facilities.

64 <sup>4</sup>Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4.

65 <sup>5</sup>Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue and Park Avenue,  
66 excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC  
67 Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the  
68 plaza side storefronts), 780 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street,  
69 890 Main Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within  
70 Storefront Property; however access, circulation, and lobby areas are permitted within Storefront  
71 Property.

72 <sup>6</sup>See Section 15-4-14, Telecommunication Facilities.

73 <sup>7</sup>See Section 15-4-13, Placement Of Satellite Receiving Antennas.

74 <sup>8</sup>If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed Use.

75 <sup>9</sup>No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are  
76 permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah  
77 Code 32B-1-202, to obtain a liquor license.

78 <sup>10</sup>Within the HRC Zoning District, no more than seven (7) Conventional Chain Businesses are permitted in  
79 Storefront Properties.

80 <sup>11</sup>The Planning Director or designee shall upon finding a Food Truck Location in compliance with  
81 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval  
82 letter.

83 <sup>12</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

84 ~~<sup>13</sup>Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.]~~

85 HISTORY

86 *Adopted by Ord. [00-51](#) on 9/21/2000*

87 *Amended by Ord. [04-39](#) on 3/18/2004*

88 *Amended by Ord. [06-69](#) on 10/19/2006*

89 *Amended by Ord. [07-55](#) on 8/30/2007*

90 *Amended by Ord. [09-10](#) on 3/5/2009*

91 *Amended by Ord. [12-37](#) on 12/20/2012*

92 *Amended by Ord. [16-02](#) on 1/7/2016*

93 *Amended by Ord. [2017-45](#) on 8/17/2017*

94 *Amended by Ord. [2018-55](#) on 10/23/2018*

95 *Amended by Ord. [2020-36](#) on 7/30/2020*

96 *Amended by Ord. [2020-42](#) on 9/17/2020*

97 *Amended by Ord. [2021-51](#) on 12/16/2021*

98 Amended by Ord. [2022-08](#) on 4/28/2022

99 Amended by Ord. [2022-16](#) on 5/26/2022

100 Amended by Ord. [2022-21](#) on 10/27/2022

101 **15-2.6-2 Uses**

102 Uses in the Historic Commercial Business (HCB) District are limited to the following:

103 A. **ALLOWED USES**.<sup>11</sup>

- 104 1. Single Family Dwelling<sup>1</sup>
- 105 2. Multi-Unit Dwelling<sup>1</sup>
- 106 3. Secondary Living Quarters<sup>1</sup>
- 107 4. Lockout Unit<sup>1,2</sup>
- 108 5. Accessory Apartment<sup>1,3</sup>
- 109 6. Nightly Rental<sup>4</sup>
- 110 7. Home Occupation<sup>1</sup>
- 111 8. Child Care, In-Home Babysitting<sup>1</sup>
- 112 9. Child Care, Family<sup>1,5</sup>
- 113 10. Child Care, Family Group<sup>1,5</sup>
- 114 11. Child Care Center<sup>1,5</sup>
- 115 12. Accessory Building and Use<sup>1</sup>
- 116 13. Conservation Activity
- 117 14. Agriculture
- 118 15. Bed and Breakfast Inn<sup>1, 6</sup>
- 119 16. Boarding House, hostel<sup>1</sup>
- 120 17. Hotel, Minor, fewer than 16 rooms<sup>1</sup>

- 121 18. Office, General<sup>1</sup>
- 122 19. Office, Moderate Intensive<sup>1</sup>
- 123 20. Office and clinic, Medical<sup>1</sup>
- 124 21. Financial institution, without drive-up window
- 125 22. Commercial Retail and Service, Minor
- 126 23. Commercial Retail and Service, Personal Improvement
- 127 24. Commercial Neighborhood Convenience, without gasoline sales
- 128 25. Restaurant, Cafe or Deli
- 129 26. Restaurant, General
- 130 27. Bar
- 131 28. Parking Lot, Public or Private with four (4) or fewer spaces
- 132 29. Entertainment Facility, Indoor
- 133 30. Salt Lake City 2002 Winter Olympic Games Legacy Displays<sup>7</sup>
- 134 31. Temporary winter Balcony enclosures
- 135 32. Food Truck Location<sup>12</sup>
- 136 B. **CONDITIONAL USES.**<sup>10, 11</sup>
- 137 1. Group Care Facility<sup>1</sup>
- 138 2. Public and Quasi-Public institution, church, or school
- 139 3. Essential municipal public utility Use, facility, service, and Structure
- 140 4. Telecommunication Antenna<sup>8</sup>
- 141 5. Satellite dish, greater than thirty-nine inches (39") in diameter<sup>9</sup>
- 142 6. Plant and Nursery stock products and sales
- 143 7. Hotel, Major<sup>1</sup>

- 144 8. Timeshare Projects and Conversions<sup>1</sup>
- 145 9. Timeshare Sales Office, Off-Site within an enclosed Building<sup>1</sup>
- 146 10. Private Residence Club Project and Conversion<sup>1,6</sup>
- 147 11. Commercial Retail and Service, Major
- 148 12. Office, Intensive<sup>1</sup>
- 149 13. Restaurant, outdoor dining<sup>6</sup>
- 150 14. Outdoor Events and Uses<sup>6</sup>
- 151 15. Hospital, Limited Care Facility<sup>1</sup>
- 152 16. Parking Area or Structure for five (5) or more cars<sup>1</sup>
- 153 17. Temporary Improvement<sup>6</sup>
- 154 18. Passenger Tramway station and ski base facility
- 155 19. Ski tow, ski lift, ski run, and ski bridge
- 156 20. Recreation Facility, Public
- 157 21. Recreation Facility, Private<sup>13</sup>
- 158 22. Recreation Facility, Commercial
- 159 23. Fences greater than six feet (6') in height from Final Grade<sup>6</sup>
- 160 24. Private Residence Club, Off-Site<sup>1</sup>
- 161 25. Private Event Facility<sup>1</sup>
- 162 26. ~~Dwelling Unit, Fractional Use<sup>14</sup>~~

163 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use  
164 is a prohibited Use.

165 <sup>1</sup>Prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue, Grant Avenue, and  
166 Swede Alley. Hotel rooms shall not be located within Storefront Property; however access, circulation and  
167 lobby areas are permitted within Storefront Property.

168 <sup>2</sup>Nightly Rental of Lock Units requires a Conditional Use permit.

169 <sup>3</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

170 <sup>4</sup>Nightly Rental of residential dwellings does not include the Use of dwellings for Commercial Uses.

171 <sup>5</sup>See Section 15-4-9, Child Care And Child Care Facilities.

172 <sup>6</sup>Requires an Administrative or Administrative Conditional Use permit.

173 <sup>7</sup>Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City  
174 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed  
175 on the original Property set forth in the services Agreement and/or Master Festival License. Requires an  
176 Administrative Permit.

177 <sup>8</sup>See Section 15-4-14, Telecommunication Facilities.

178 <sup>9</sup>See Section 15-4-13, Placement Of Satellite Receiving Antennas.

179 <sup>10</sup>No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are  
180 permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah  
181 Code 32B-1-202, to obtain a liquor license.

182 <sup>11</sup>Within the HCB Zoning District, no more than seventeen (17) Conventional Chain Businesses are  
183 permitted in Storefront Properties.

184 <sup>12</sup>The Planning Director or designee shall, upon finding a Food Truck Location in compliance with  
185 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval  
186 letter.

187 <sup>13</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

188 [~~<sup>14</sup>Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.~~]

## 189 HISTORY

190 *Adopted by Ord. [00-51](#) on 9/21/2000*

191 *Amended by Ord. [02-38](#) on 9/12/2002*

192 *Amended by Ord. [04-39](#) on 3/18/2004*

193 *Amended by Ord. [06-69](#) on 10/19/2006*

194 *Amended by Ord. [07-55](#) on 8/30/2007*

195 Amended by Ord. [09-10](#) on 3/5/2009  
196 Amended by Ord. [12-37](#) on 12/20/2012  
197 Amended by Ord. [16-02](#) on 1/7/2016  
198 Amended by Ord. [16-01](#) on 1/7/2016  
199 Amended by Ord. [2017-45](#) on 8/17/2017  
200 Amended by Ord. [2018-55](#) on 10/23/2018  
201 Amended by Ord. [2020-36](#) on 7/30/2020  
202 Amended by Ord. [2020-42](#) on 9/17/2020  
203 Amended by Ord. [2021-51](#) on 12/16/2021  
204 Amended by Ord. [2022-08](#) on 4/28/2022  
205 Amended by Ord. [2022-16](#) on 5/26/2022  
206 Amended by Ord. [2022-21](#) on 10/27/2022

207 **15-2.13-2 Uses**

208 Uses in the RD District are limited to the following:

209 A. **ALLOWED USES.**

- 210 1. Single-Family Dwelling
- 211 2. Duplex Dwelling
- 212 3. Secondary Living Quarters
- 213 4. Lockout Unit<sup>1</sup>
- 214 5. Accessory Apartment<sup>2</sup>
- 215 6. Nightly Rental<sup>3</sup>
- 216 7. Home Occupation
- 217 8. Child Care, In-Home Babysitting<sup>4</sup>

- 218 9. Child Care, Family<sup>4</sup>
- 219 10. Child Care, Family Group<sup>4</sup>
- 220 11. Accessory Building and Use
- 221 12. Conservation Activity Agriculture
- 222 13. Parking Area or Structure with four (4) or fewer spaces
- 223 14. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays<sup>5</sup>
- 224 15. Food Truck Location<sup>16</sup>
- 225 16. Internal Accessory Dwelling Unit<sup>17</sup>

226 **B. CONDITIONAL USES.**

- 227 1. Triplex Dwelling<sup>6</sup>
- 228 2. Multi-Unit Dwelling<sup>6</sup>
- 229 3. Guest House
- 230 4. Group Care Facility
- 231 5. Child Care Center<sup>4</sup>
- 232 6. Public and Quasi-Public Institution, Church, and School
- 233 7. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 234 8. Telecommunication Antenna<sup>7</sup>
- 235 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter<sup>8</sup>
- 236 10. Raising, grazing of horses
- 237 11. Cemetery
- 238 12. Bed and Breakfast Inn
- 239 13. Hotel, Minor<sup>6</sup>
- 240 14. Hotel, Major<sup>6</sup>

- 241 15. Private Residence Club Project and Conversion<sup>10</sup>
- 242 16. Office, General<sup>6,9</sup>
- 243 17. Office, Moderate Intensive<sup>6,9</sup>
- 244 18. Office, Medical<sup>6,9</sup>
- 245 19. Financial Institution without drive-up window<sup>6,9</sup>
- 246 20. Commercial Retail and Service, Minor<sup>6,9</sup>
- 247 21. Commercial Retail and Service, personal improvement<sup>6,9</sup>
- 248 22. Commercial, Resort Support<sup>6,9</sup>
- 249 23. Café or Deli<sup>6,9</sup>
- 250 24. Restaurant, Standard<sup>6,9</sup>
- 251 25. Restaurant, Outdoor Dining<sup>10</sup>
- 252 26. Outdoor Event<sup>10</sup>
- 253 27. Bar<sup>6,9</sup>
- 254 28. Hospital, Limited Care Facility<sup>6,9</sup>
- 255 29. Parking Area or Structure with five (5) or more spaces
- 256 30. Temporary Improvement<sup>10</sup>
- 257 31. Passenger Tramway Station and Ski Base Facility<sup>11</sup>
- 258 32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge<sup>11</sup>
- 259 33. Recreation Facility, Public
- 260 34. Recreation Facility, Commercial<sup>6</sup>
- 261 35. Recreation Facility, Private<sup>18</sup>
- 262 36. Entertainment Facility, Indoor<sup>6,9</sup>
- 263 37. Commercial Stables, Riding Academy<sup>12</sup>

- 264 38. Heliport<sup>12</sup>
- 265 39. Vehicle Control Gate<sup>13</sup>
- 266 40. Fences and walls greater than six feet (6') in height from Final Grade<sup>10</sup>
- 267 41. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays<sup>14</sup>
- 268 42. Amenities Club
- 269 43. Club, Private Residence Off-Site<sup>15</sup>
- 270 ~~44. [Dwelling Unit, Fractional Use<sup>3, 19</sup>]~~

271 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use  
272 is a prohibited Use.

273 <sup>1</sup>Nightly rental of Lockout Units requires a Conditional Use permit

274 <sup>2</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments

275 <sup>3</sup>Nightly Rentals do not include the Use of dwellings for Commercial Uses. Nightly Rentals ~~[and Dwelling~~  
276 ~~Unit, Fractional Use]~~ are not permitted in the April Mountain, Mellow Mountain Estates Subdivisions,  
277 Meadows Estates Subdivision Phases #1A and #1B, Fairway Meadows Subdivision, ~~[and]~~ Hidden Oaks  
278 at Deer Valley Phases 2 and 3, Chatham Crossing Subdivision, and West Ridge and West Ridge Phase 2  
279 Subdivision.

280 <sup>4</sup>See Section 15-4-9 Child Care and Child Care Facilities

281 <sup>5</sup>Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City  
282 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed  
283 on the original Property set forth in the services agreement and/or Master Festival License

284 <sup>6</sup>Subject to provisions of LMC Chapter 15-6, Master Planned Development

285 <sup>7</sup>See Section 15-4-14, Telecommunications Facilities

286 <sup>8</sup>See Section 15-4-13, Placement of Satellite Receiving Antennas

287 <sup>9</sup>Allowed only as a secondary or support Use to the primary Development or Use and intended as a  
288 convenience for residents or occupants of adjacent or adjoining residential Developments.

289 <sup>10</sup>Requires an Administrative Conditional Use permit.

290 <sup>11</sup>As part of an approved Ski Area Master Plan. See Section 15-4-18 Passenger Tramways and Ski Base  
291 Facilities.

292 <sup>12</sup>Omitted.

293 <sup>13</sup>See Section 15-4-19, Review Criteria For Control Vehicle Gates.

294 <sup>14</sup>Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City  
295 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed  
296 in an Area other than the original location set forth in the services agreement and/or Master Festival  
297 License.

298 <sup>15</sup>Only allowed within a Master Planned Development. Requires an Administrative Conditional Use permit.  
299 Is permitted only in approved existing Commercial spaces or developments that have ten (10) or more  
300 units with approved Support Commercial space. A Parking Plan shall be submitted to determine site  
301 specific parking requirements.

302 <sup>16</sup>The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with  
303 Municipal Code 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

304 <sup>17</sup>See Section 15-4-7.1, Internal Accessory Dwelling Units.

305 <sup>18</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

306 [~~<sup>19</sup>Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.~~]

## 307 HISTORY

308 *Adopted by Ord. [00-51](#) on 9/21/2000*

309 *Amended by Ord. [02-38](#) on 9/12/2002*

310 *Amended by Ord. [04-08](#) on 3/4/2004*

311 *Amended by Ord. [05-39](#) on 6/30/2005*

312 *Amended by Ord. [06-76](#) on 11/9/2006*

313 *Amended by Ord. [11-05](#) on 1/27/2011*

314 *Amended by Ord. [14-35](#) on 6/26/2014*

315 *Amended by Ord. [2018-23](#) on 5/17/2018*

316 Amended by Ord. [2018-55](#) on 10/23/2018

317 Amended by Ord. [2020-38](#) on 7/30/2020

318 Amended by Ord. [2020-45](#) on 10/1/2020

319 Amended by Ord. [2021-16](#) on 4/15/2021

320 Amended by Ord. [2021-38](#) on 9/23/2021

321 Amended by Ord. [2021-52](#) on 12/16/2021

322 Amended by Ord. [2021-51](#) on 12/16/2021

323 Amended by Ord. [2022-08](#) on 4/28/2022

324 Amended by Ord. [2022-21](#) on 10/27/2022

325 **15-2.14-2 Uses**

326 Uses in the RDM District are limited to the following:

327 A. **ALLOWED USES.**

328 1. Single Family Dwelling

329 2. Duplex Dwelling

330 3. Triplex Dwelling

331 4. Secondary Living Quarters

332 5. Lockout Unit<sup>1</sup>

333 6. Accessory Apartment<sup>2</sup>

334 7. Nightly Rental<sup>3</sup>

335 8. Home Occupation

336 9. Child Care, In Home Babysitting<sup>4</sup>

337 10. Child Care, Family<sup>4</sup>

338 11. Child Care, Family Group<sup>4</sup>

- 339 12. Accessory Building and Use
- 340 13. Conservation Activity
- 341 14. Agriculture
- 342 15. Parking Area or Structure with four (4) or fewer spaces
- 343 16. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays<sup>5</sup>
- 344 17. Food Truck Location<sup>14</sup>
- 345 18. Internal Accessory Dwelling Unit<sup>15</sup>

346 **B. CONDITIONAL USES.**

- 347 1. Multi Unit Dwelling<sup>6</sup>
- 348 2. Guest House
- 349 3. Group Care Facility
- 350 4. Child Care Center
- 351 5. Public and Quasi Public Institution, Church, and School
- 352 6. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 353 7. Telecommunication Antenna<sup>7</sup>
- 354 8. Satellite Dish, greater than thirty nine inches (39") in diameter<sup>8</sup>
- 355 9. Raising grazing of horses
- 356 10. Cemetery
- 357 11. Bed and Breakfast Inn
- 358 12. Boarding House, Hotel
- 359 13. Hotel, Minor<sup>6</sup>
- 360 14. Hotel, Major<sup>6</sup>
- 361 15. Private Residence Club Project and Conversion<sup>11</sup>

- 362 16. Office, General<sup>6</sup>
- 363 17. Office, Moderate Intensive<sup>6,9</sup>
- 364 18. Office and Clinic, Medical<sup>6,10</sup>
- 365 19. Financial Institution, without drive up window<sup>6,10</sup>
- 366 20. Commercial Retail and Service, Minor<sup>6,10</sup>
- 367 21. Commercial Retail and Service, personal improvement<sup>6,10</sup>
- 368 22. Commercial, Resort Support<sup>6,10</sup>
- 369 23. Cafe or Deli<sup>6,10</sup>
- 370 24. Restaurant, Standard<sup>6,10</sup>
- 371 25. Restaurant, Outdoor Dining<sup>11</sup>
- 372 26. Outdoor Event<sup>11</sup>
- 373 27. Bar<sup>6,10</sup>
- 374 28. Hospital, Limited Care Facility<sup>6,9</sup>
- 375 29. Parking Area or Structure with five (5) or fewer spaces
- 376 30. Temporary Improvement<sup>11</sup>
- 377 31. Passenger Tramway Station and Ski Base Facility<sup>12</sup>
- 378 32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge<sup>12</sup>
- 379 33. Recreation Facility, Public
- 380 34. Recreation Facility, Commercial<sup>6</sup>
- 381 35. Recreation Facility, Private<sup>16</sup>
- 382 36. Entertainment Facility, Indoor<sup>6,9</sup>
- 383 37. Commercial Stables, Riding Academy<sup>6,10</sup>
- 384 38. Fences greater than six feet (6') in height from Final Grade

385 39. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays<sup>13</sup>

386 ~~40. [Dwelling Unit, Fractional Use<sup>17</sup>]~~

387 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use  
388 is a prohibited Use.

389 <sup>1</sup>Nightly Rental of Lockout Units requires a Conditional Use permit.

390 <sup>2</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

391 <sup>3</sup>Nightly Rentals do not include the Use of Dwellings for Commercial Use.

392 <sup>4</sup>See Section 15-4-9, Child Care and Child Care Facilities

393 <sup>5</sup>Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City  
394 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed  
395 on the original Property set forth in the services agreement and/or Master Festival License

396 <sup>6</sup>Subject to Master Planned Development approval. See Chapter 15-6.

397 <sup>7</sup>See Section 15-4-14, Telecommunication Facilities.

398 <sup>8</sup>See Section 15-4-13, Placement of Satellite Receiving Antennas.

399 <sup>9</sup>General Offices are only permitted with an approved Master Planned Development and may only be  
400 approved as the redevelopment of an existing Building or Property. In addition to meeting the necessary  
401 criteria in the Chapter 15-6 Master Planned Developments, the Planning Commission must find that: a)  
402 the redevelopment of an existing Building or Property to a General Office use will substantially advance  
403 the objectives of Economic Element of the General Plan or other more specific neighborhood plans; b) it  
404 has minimized/eliminated any potential detrimental impact on the resort and/or resort-residential  
405 character of the RDM District and the Frontage Protection Zone through careful planning and conditions  
406 of approval; c) it will not result in an intensification of use incompatible with neighboring developments;  
407 and d) it will not result in substantial increase in the existing trip generations for services and deliveries.

408 <sup>10</sup>Allowed only as a secondary or support Use to the primary Development or Use and intended as a  
409 convenience for residents or occupants of adjacent or adjoining residential Development.

410 <sup>11</sup>Requires an administrative Conditional Use permit.

411 <sup>12</sup>As part of an approved Ski Area Master Plan. See Section 15-4-18, Passenger Tramways and Ski Base

412 Facilities

413 <sup>13</sup>Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City  
414 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed  
415 in an Area other than the original location set forth in the services agreement and/or Master Festival  
416 License.

417 <sup>14</sup>The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with  
418 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval  
419 letter.

420 <sup>15</sup>See Section 15-4-7.1, Internal Accessory Dwelling Units.

421 <sup>16</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

422 [~~<sup>17</sup>Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.~~]

## 423 HISTORY

424 *Adopted by Ord. [00-51](#) on 9/21/2000*

425 *Amended by Ord. [02-24](#) on 6/27/2002*

426 *Amended by Ord. [02-38](#) on 9/12/2002*

427 *Amended by Ord. [04-39](#) on 3/18/2004*

428 *Amended by Ord. [06-76](#) on 11/9/2006*

429 *Amended by Ord. [2018-55](#) on 10/23/2018*

430 *Amended by Ord. [2020-45](#) on 10/1/2020*

431 *Amended by Ord. [2021-38](#) on 9/23/2021*

432 *Amended by Ord. [2021-51](#) on 12/16/2021*

433 *Amended by Ord. [2022-08](#) on 4/28/2022*

434 *Amended by Ord. [2022-21](#) on 10/27/2022*

## 435 **15-2.16-2 Uses**

436 Uses in the RC District are limited to the following:

437 A. **ALLOWED USES.**

- 438 1. Single Family Dwelling
- 439 2. Duplex Dwelling
- 440 3. Triplex Dwelling
- 441 4. Secondary Living Quarters
- 442 5. Lockout Unit<sup>1</sup>
- 443 6. Accessory Apartment<sup>2</sup>
- 444 7. Nightly Rental<sup>3</sup>
- 445 8. Home Occupation
- 446 9. Child Care, In-Home Babysitting<sup>4</sup>
- 447 10. Child Care, Family<sup>4</sup>
- 448 11. Child Care, Family Group<sup>4</sup>
- 449 12. Child Care Center<sup>4</sup>
- 450 13. Accessory Building and Use
- 451 14. Conservation Activity
- 452 15. Agriculture
- 453 16. Bed and Breakfast Inn
- 454 17. Boarding House, Hostel
- 455 18. Hotel, Minor
- 456 19. Parking Area or Structure with four (4) or fewer spaces
- 457 20. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays<sup>5</sup>
- 458 21. Food Truck Location<sup>12</sup>

459 B. **CONDITIONAL USES.**

- 460 1. Multi-Unit Dwelling
- 461 2. Group Care Facility
- 462 3. Public and Quasi-Public institution, church, and school
- 463 4. Essential municipal and public utility Use, facility, service, and Structure
- 464 5. Telecommunications Antenna<sup>6</sup>
- 465 6. Satellite dish Antenna, greater than thirty-nine inches (39") in diameter<sup>7</sup>
- 466 7. Raising, grazing of horses
- 467 8. Cemetery
- 468 9. Hotel, Major
- 469 10. Timeshare Project and Conversion
- 470 11. Timeshare Sales Office
- 471 12. Private Residence Club Project and Conversion<sup>9</sup>
- 472 13. Office, General<sup>8</sup>
- 473 14. Office, Moderate<sup>8</sup>
- 474 15. Office and clinic, Medical<sup>8</sup>
- 475 16. Financial institution without drive-up window<sup>8</sup>
- 476 17. Minor Retail and Service Commercial<sup>8</sup>
- 477 18. Retail and Service Commercial, Personal Improvement<sup>8</sup>
- 478 19. Transportation Service<sup>8</sup>
- 479 20. Neighborhood Market, without gasoline sales<sup>8</sup>
- 480 21. Café or Deli<sup>8</sup>
- 481 22. Restaurant, General<sup>8</sup>
- 482 23. Restaurant, outdoor dining<sup>8,9</sup>

- 483 24. Bar<sup>8</sup>
- 484 25. Hospital, Limited Care Facility<sup>8</sup>
- 485 26. Parking Area or Structure with five (5) or more spaces
- 486 27. Temporary Improvement<sup>9</sup>
- 487 28. Passenger Tramway station and ski base facility<sup>10</sup>
- 488 29. Ski tow rope, ski lift, ski run, and ski bridge<sup>10</sup>
- 489 30. Outdoor Events and Uses<sup>9</sup>
- 490 31. Recreation Facility, Public and Private<sup>8, 13</sup>
- 491 32. Recreation Facility, Commercial<sup>8</sup>
- 492 33. Entertainment Facility, Indoor<sup>8</sup>
- 493 34. Commercial Riding Stable(s), riding academy<sup>8</sup>
- 494 35. Heliport<sup>8</sup>
- 495 36. Amenities Club
- 496 37. Club, Private Residence Off-Site<sup>11</sup>
- 497 ~~38. [Dwelling Unit, Fractional Use<sup>14</sup>]~~

498 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use  
499 is a prohibited Use.

500 <sup>1</sup>Nightly Rental of Lockout Units requires a Conditional Use permit

501 <sup>2</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments

502 <sup>3</sup>Nightly Rentals do not include the Use of dwellings for Commercial Uses

503 <sup>4</sup>See Section 15-4-9, Child Care And Child Care Facilities

504 <sup>5</sup>Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City

505 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed

506 on the original Property set forth in the services agreement and/or Master Festival License. Requires an

507 Administrative Permit.

508 <sup>6</sup>See Section 15-4-14, Telecommunication Facilities

509 <sup>7</sup>See Section 15-4-13, Placement Of Satellite Receiving Antennas

510 <sup>8</sup>As support Use to primary Development or Use, subject to provisions of LMC Chapter 15-6, Master  
511 Planned Developments

512 <sup>9</sup>Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4

513 <sup>10</sup>As part of an approved Ski Area Master Plan

514 <sup>11</sup>Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial  
515 spaces or Developments that have ten (10) or more units with approved Support Commercial space. A  
516 Parking Plan shall be submitted to determine site specific parking requirements.

517 <sup>12</sup>The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with  
518 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval  
519 letter.

520 <sup>13</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

521 [~~<sup>14</sup>Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.~~]

## 522 HISTORY

523 *Adopted by Ord. [00-51](#) on 9/21/2000*

524 *Amended by Ord. [02-38](#) on 9/12/2002*

525 *Amended by Ord. [04-39](#) on 3/18/2004*

526 *Amended by Ord. [06-76](#) on 11/9/2006*

527 *Amended by Ord. [09-10](#) on 3/5/2009*

528 *Amended by Ord. [11-05](#) on 1/27/2011*

529 *Amended by Ord. [15-35](#) on 10/12/2015*

530 *Amended by Ord. [2018-23](#) on 5/17/2018*

531 *Amended by Ord. [2018-55](#) on 10/23/2018*

532 *Amended by Ord. [2020-36](#) on 7/30/2020*

533 *Amended by Ord. [2020-45](#) on 10/1/2020*

534 Amended by Ord. [2021-51](#) on 12/16/2021

535 Amended by Ord. [2022-08](#) on 4/28/2022

536 Amended by Ord. [2022-21](#) on 10/27/2022

537 **15-2.17-2 Uses**

538 Uses in the RCO District are limited to the following:

539 A. **ALLOWED USES.**

540 1. Secondary Living Quarters

541 2. Lockout Unit<sup>1</sup>

542 3. Accessory Apartment<sup>2</sup>

543 4. Nightly Rental

544 5. Home Occupation

545 6. Child Care, In-Home Babysitting<sup>3</sup>

546 7. Child Care, Family<sup>3</sup>

547 8. Child Care, Family Group<sup>3</sup>

548 9. Accessory Building and Use

549 10. Conservation Activity

550 11. Agriculture

551 12. Parking Area or Structure with four (4) or fewer spaces

552 13. Recreation Facility, Private<sup>12</sup>

553 14. Allowed Uses in the Underlying Zoning District

554 15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays<sup>4</sup>

555 16. Food Truck Location<sup>11</sup>

556 B. **CONDITIONAL USES.**

- 557 1. Multi-Unit Dwelling<sup>5</sup>
- 558 2. Group Care Facility<sup>5</sup>
- 559 3. Child Care Center<sup>3,5</sup>
- 560 4. Public and Quasi-Public Institution, Church and School<sup>5</sup>
- 561 5. Essential Municipal Public Utility Use, Facility, Service, and Structure<sup>5</sup>
- 562 6. Telecommunication Antenna<sup>6</sup>
- 563 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter<sup>7</sup>
- 564 8. Plant and Nursery stock products and sales<sup>5</sup>
- 565 9. Bed and Breakfast Inn<sup>5</sup>
- 566 10. Boarding House, Hostel<sup>5</sup>
- 567 11. Hotel, Minor<sup>5</sup>
- 568 12. Hotel, Major<sup>5</sup>
- 569 13. Private Residence Club Project and Conversion<sup>9</sup>
- 570 14. Timeshare Sales Office, off-site<sup>5</sup>
- 571 15. Office, General<sup>5</sup>
- 572 16. Office, Moderate Intensive<sup>5</sup>
- 573 17. Office, Intensive<sup>5</sup>
- 574 18. Office and Clinic, Medical<sup>5</sup>
- 575 19. Financial Institution, with and without drive-up window<sup>5,8</sup>
- 576 20. Retail and Service Commercial, Minor<sup>5</sup>
- 577 21. Retail and Service Commercial, personal improvement<sup>5</sup>
- 578 22. Retail and Service Commercial, Major<sup>5</sup>
- 579 23. Transportation Service<sup>5</sup>

- 580 24. Retail Drive-Up Window<sup>8</sup>
- 581 25. Neighborhood Convenience Commercial<sup>5</sup>
- 582 26. Commercial, Resort Support<sup>5</sup>
- 583 27. Gasoline Service Station<sup>5</sup>
- 584 28. Cafe, Deli<sup>5</sup>
- 585 29. Restaurant, General<sup>5</sup>
- 586 30. Restaurant, Outdoor Dining<sup>9</sup>
- 587 31. Outdoor Event<sup>9</sup>
- 588 32. Restaurant, Drive-up window<sup>8</sup>
- 589 33. Bar<sup>5</sup>
- 590 34. Hospital, Limited Care Facility<sup>5</sup>
- 591 35. Hospital, General<sup>5</sup>
- 592 36. Parking Area or Garage with five (5) or more spaces<sup>8</sup>
- 593 37. Temporary Improvement<sup>9</sup>
- 594 38. Passenger Tramway Station and Ski Base Facility<sup>5</sup>
- 595 39. Ski tow rope, ski lift, ski run, and ski bridge<sup>5</sup>
- 596 40. Recreation Facility, Public<sup>5</sup>
- 597 41. Recreation Facility, Commercial<sup>5</sup>
- 598 42. Entertainment, Indoor<sup>5</sup>
- 599 43. Heliport<sup>5</sup>
- 600 44. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays<sup>10</sup>
- 601 ~~45. [Dwelling Unit, Fractional Use<sup>13</sup>]~~

602 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use  
603 is a prohibited Use.

604 <sup>1</sup>Nightly Rental of Lockout Units requires a Conditional Use permit.

605 <sup>2</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

606 <sup>3</sup>See Section 15-4-9, Child Care and Child Care Facilities.

607 <sup>4</sup>Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City  
608 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed  
609 on the original Property set forth in the services agreement and/or Master Festival License.

610 <sup>5</sup>Subject to Master Planned Development approval. See Chapter 15-6.

611 <sup>6</sup>See Section 15-4-14, Telecommunication Facilities.

612 <sup>7</sup>See Section 15-4-13, Placement of Satellite Receiving Antennas.

613 <sup>8</sup>See Section 15-2.18-5 criteria for drive-up windows.

614 <sup>9</sup>Requires an administrative Conditional Use permit.

615 <sup>10</sup>Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City  
616 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed  
617 in an Area other than the original location set forth in the services agreement and/or Master Festival  
618 License.

619 <sup>11</sup>The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with  
620 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval  
621 letter.

622 <sup>12</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

623 [~~<sup>13</sup>Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.~~]

## 624 HISTORY

625 *Adopted by Ord. [00-51](#) on 9/21/2000*

626 *Amended by Ord. [02-38](#) on 9/12/2002*

627 *Amended by Ord. [04-39](#) on 9/23/2004*

628 *Amended by Ord. [06-76](#) on 11/9/2006*

629 Amended by Ord. [2018-55](#) on 10/23/2018

630 Amended by Ord. [2020-45](#) on 10/1/2020

631 Amended by Ord. [2021-51](#) on 12/16/2021

632 Amended by Ord. [2022-08](#) on 4/28/2022

633 Amended by Ord. [2022-21](#) on 10/27/2022

634 **15-2.18-2 Uses**

635 Uses in the GC District are limited to the following:

636 A. **ALLOWED USES.**

637 1. Secondary Living Quarters

638 2. Lockout Unit<sup>1</sup>

639 3. Accessory Apartment<sup>2</sup>

640 4. Nightly Rental

641 5. Home Occupation

642 6. Child Care, In-Home Babysitting<sup>3</sup>

643 7. Child Care, Family<sup>3</sup>

644 8. Child Care, Family Group<sup>3</sup>

645 9. Child Care Center<sup>3</sup>

646 10. Accessory Building and Use

647 11. Conservation Activity

648 12. Agriculture

649 13. Plant and Nursery Stock production and sales

650 14. Bed and Breakfast Inn

651 15. Boarding House, Hostel

- 652 16. Hotel, Minor
- 653 17. Hotel, Major
- 654 18. Office, General
- 655 19. Office, Moderate Intensive
- 656 20. Office, Intensive
- 657 21. Office and Clinic, Medical and Veterinary Clinic
- 658 22. Financial Institution without a drive-up window
- 659 23. Commercial, Resort Support
- 660 24. Retail and Service Commercial, Minor
- 661 25. Retail and Service Commercial, Personal Improvement
- 662 26. Retail and Service Commercial, Major
- 663 27. Cafe or Deli
- 664 28. Restaurant, General
- 665 29. Hospital, Limited Care Facility
- 666 30. Parking Area or Structure with four (4) or fewer spaces
- 667 31. Parking Area or Structure with five (5) or more spaces
- 668 32. Food Truck Location<sup>10</sup>

669 **B. CONDITIONAL USES.**

- 670 1. Single Family Dwelling
- 671 2. Duplex Dwelling
- 672 3. Triplex Dwelling
- 673 4. Multi-Unit Dwelling
- 674 5. Group Care Facility

- 675 6. Public and Quasi-Public Institution, Church, and School
- 676 7. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 677 8. Telecommunication Antenna<sup>4</sup>
- 678 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter<sup>5</sup>
- 679 10. Timeshare Project and Conversion
- 680 11. Timeshare Sales Office, off-site within an enclosed Building
- 681 12. Private Residence Club Project and Conversion<sup>8</sup>
- 682 13. Financial Institution with a Drive-up Window<sup>6</sup>
- 683 14. Retail and Service Commercial with Outdoor Storage
- 684 15. Retail and Service Commercial, Auto Related
- 685 16. Transportation Service
- 686 17. Retail Drive-Up Window<sup>6</sup>
- 687 18. Gasoline Service Station
- 688 19. Restaurant and Cafe, Outdoor Dining<sup>7</sup>
- 689 20. Restaurant, Drive-up Window<sup>6</sup>
- 690 21. Outdoor Event<sup>7</sup>
- 691 22. Bar
- 692 23. Sexually Oriented Businesses<sup>8</sup>
- 693 24. Hospital, General
- 694 25. Light Industrial Manufacturing and Assembly
- 695 26. Temporary Improvement<sup>7</sup>
- 696 27. Passenger Tramway and Ski Base Facility
- 697 28. Ski tow rope, ski lift, ski run, and ski bridge

- 698 29. Commercial Parking Lot or Structure
- 699 30. Recreation Facility, Public
- 700 31. Recreation Facility, Commercial
- 701 32. Recreation Facility, Private<sup>9</sup>
- 702 33. Indoor Entertainment Facility
- 703 34. Heliport
- 704 35. Temporary Sales Trailer in conjunction with an active Building permit for
- 705 the Site.<sup>8</sup>
- 706 36. Fences greater than six feet (6') in height from Final Grade<sup>7</sup>
- 707 37. Household Pet, Boarding<sup>7</sup>
- 708 38. Household Pet, Daycare<sup>7</sup>
- 709 39. Household Pet, Grooming<sup>7</sup>
- 710 ~~40. [Dwelling Unit, Fractional Use<sup>14</sup>]~~

711 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use

712 is a prohibited Use.

713 <sup>1</sup>Nightly rental of Lockout Units requires Conditional Use permit.

714 <sup>2</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

715 <sup>3</sup>See Section 15-4-9, Child Care and Child Care Facilities.

716 <sup>4</sup>See Section 15-4-14, Telecommunication Facilities.

717 <sup>5</sup>See Section 15-4-13, Placement of Satellite Receiving Antennas.

718 <sup>6</sup>See Section 15-2.18-6 for Drive-Up Window review.

719 <sup>7</sup>Requires an Administrative Conditional Use permit.

720 <sup>8</sup>See Section 15-4-16 for additional criteria.

721 <sup>9</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

722 <sup>10</sup>The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with

723 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval  
724 letter.

725 ~~[<sup>14</sup>Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.]~~

## 726 HISTORY

727 *Adopted by Ord. [00-51](#) on 9/21/2000*

728 *Amended by Ord. [04-39](#) on 9/23/2004*

729 *Amended by Ord. [06-76](#) on 11/9/2006*

730 *Amended by Ord. [14-57](#) on 11/20/2014*

731 *Amended by Ord. [2018-55](#) on 10/23/2018*

732 *Amended by Ord. [2020-45](#) on 10/1/2020*

733 *Amended by Ord. [2021-51](#) on 12/16/2021*

734 *Amended by Ord. [2022-08](#) on 4/28/2022*

735 *Amended by Ord. [2022-21](#) on 10/27/2022*

## 736 ~~**[15-4-23 Dwelling Unit, Fractional Use**~~

737 ~~Planning staff shall evaluate the Fractional Use Applications, and shall find compliance~~  
738 ~~with the following:~~

739 ~~A. The following are prohibited:~~

740 ~~1. Nightly Rentals;~~

741 ~~2. On-Street Parking;~~

742 ~~3. Outdoor display of goods and merchandise;~~

743 ~~4. Signs;~~

744 ~~5. Commercial uses.~~

745 ~~B. The Applicant submits a Management Plan describing the satisfactory level of~~  
746 ~~management and maintenance of the Dwelling Unit, Fractional Use that~~  
747 ~~addresses the following:~~

748 ~~1. A designated responsible party that is a property management company,~~  
749 ~~realtor, lawyer, owner, or another individual, who resides within a one-hour~~  
750 ~~drive of the property, or, in the case of a company, has offices in Summit~~  
751 ~~County, Utah. The responsible party must be available by telephone, or~~  
752 ~~otherwise, twenty-four (24) hours per day, and must be able to respond to~~  
753 ~~telephone inquiries within twenty (20) minutes of the receipt of such~~  
754 ~~inquiries. The responsible party is also designated as the agent for~~  
755 ~~receiving all official communications.~~

756 ~~2. Snow removal during winter months to a level that allows safe access to~~  
757 ~~the Dwelling Unit over the normal pedestrian access.~~

758 ~~3. Snow removal service to off-street parking associated with the property to~~  
759 ~~ensure parking is available for owner use at all times.~~

760 ~~4. Summer yard maintenance, including landscaping, weed control, and~~  
761 ~~irrigation to a level that is consistent with the level of landscaping and~~  
762 ~~maintenance on adjoining and nearby properties.~~

763 ~~5. Structural maintenance to preserve substantial code compliance.~~

764 ~~6. Routine upkeep, including painting and repair to a level that is consistent~~  
765 ~~with the level of maintenance on adjoining or nearby properties.~~

- 766 ~~7. Trash collection which ensures that trash cans are not left at the curb for~~  
767 ~~any period in excess of 24 hours; the property must be kept free from~~  
768 ~~accumulated garbage and refuse.~~
- 769 ~~8. Noise and Occupancy Control— Property management and owners are~~  
770 ~~responsible for regulating the occupancy of the property and noise created~~  
771 ~~by occupants. Violation of the Noise Ordinance in Municipal Code of Park~~  
772 ~~City Chapter 6-3, violation of occupancy loads, failure to use designated~~  
773 ~~off-street parking, illegal conduct, or any other abuse, which violates any~~  
774 ~~law regarding use or occupancy of the property is grounds for revocation.~~
- 775 ~~9. Information on the proposed Fractional Use, including:~~
- 776 ~~1. A description of the method of management of the Fractional Use.~~  
777 ~~2. Any restrictions on the use or occupancy of the Dwelling Unit and~~  
778 ~~property.~~
- 779 ~~3. Any additional documentation the Applicant or City staff deem~~  
780 ~~reasonably necessary to evaluate the Fractional Use.~~
- 781 ~~10. An active Business License for the fractional ownership company.~~

782 **HISTORY**

783 *Adopted by Ord. 2022-21 on 10/27/2022]*

784 **15-15-1 Definitions**

785 . . .

786 ~~**DWELLING UNIT, FRACTIONAL USE.** Any Dwelling Unit which is owned by a limited~~  
787 ~~liability company, corporation, partnership, or other joint ownership structure in which~~  
788 ~~unrelated persons or entities own, sell, purchase or otherwise for consideration create~~

789 ~~or acquire any divided property interest including co-ownership or fractional or divided~~  
790 ~~estates, shares, leaseholds, or memberships which are subject to, or subsequently~~  
791 ~~bound by any agreement limiting interest holders' or their designees' right or functional~~  
792 ~~ability to occupy or use the property to their respective interests or any other agreement~~  
793 ~~which limits interest holders' or their designees' use of the property to fractional~~  
794 ~~reservations through stay limitations of any duration. Fractional Use is established by~~  
795 ~~any of the following elements : co-ownership or fractional or divided estates, shares,~~  
796 ~~leaseholds, or memberships which are openly advertised, marketed, or offered for sale~~  
797 ~~and sold individually at separate times; centralized or professional management;~~  
798 ~~reservation systems; maximum or minimum day limits on each interest holder's~~  
799 ~~occupancy or use of the property; or management fees reflective of interval use or~~  
800 ~~ownership, irrespective of whether the agreement may be canceled individually or by~~  
801 ~~any party. This definition shall not include non-commercial groups such as families,~~  
802 ~~partnerships, associations, or trusts with divided interests or agreements in which the~~  
803 ~~real estate is held and transferred within the family, partnership, association, or trust as~~  
804 ~~opposed to sold on the free market for commercial purposes.]~~  
805 . . . .