

Ordinance No. 2025-11

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF PARK CITY TITLES 4 LICENSING AND 15 LAND MANAGEMENT CODE TO COMPLY WITH CHANGES TO STATE CODE REGARDING MOBILE BUSINESSES, RADON MITIGATION SYSTEMS, AND SUBDIVISIONS, AND TO TITLE 15 LAND MANAGEMENT CODE TO CREATE A PROCESS FOR NEW OR UNLISTED USE REVIEWS AND TO UPDATE STEEP SLOPE CONDITIONAL USE PERMIT REGULATIONS FOR HISTORIC RESIDENTIAL DISTRICTS, MATERIALS FOR INFILL IN RESIDENTIAL HISTORIC DISTRICTS, DRIVEWAY STANDARDS FOR NON-HISTORIC RESIDENTIAL DISTRICTS, AND CHILD CARE LAND USE REGULATIONS

WHEREAS, changes to Utah Code enacted by the Utah Legislature require updates to the Municipal Code of Park City;

WHEREAS, the Utah Legislature enacted municipal regulations for mobile businesses requiring amendments to the Municipal Code and Land Management Code;

WHEREAS, the Utah Legislature enacted regulations that require new residential structures to be built to facilitate potential future installation of radon mitigation equipment requiring amendments to the Land Management Code;

WHEREAS, the Utah Legislature enacted regulations related to municipal review of subdivisions for single-family, duplex, and townhomes, and to lot line adjustments, requiring amendments to the Land Management Code;

WHEREAS, the Utah Legislature enacted requirements for municipal review of proposed uses not addressed in the Land Management Code, requiring the City to establish a review process;

WHEREAS, the Land Management Code implements the goals and policies of the Park City General Plan;

WHEREAS, Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the Historic Districts and Community Planning Strategy 15.4 is to annually review the regulations for Historic Districts and Historic Sites for regulatory consistency;

WHEREAS, General Plan Community Planning Strategy 15.9 is to update criteria for development on Steep Slopes for compatible mass and scale within the Historic Districts;

WHEREAS, the proposed amendments to Steep Slope Conditional Use Permit regulations in the Historic Residential – 1, Historic Residential – 2, and Historic Residential Low Zoning Districts establish consistency and address engineering standards for retaining walls;

WHEREAS, on March 5, 2025, the Historic Preservation Board held a public hearing and unanimously recommended updates for new infill materials and finishes in the Historic Residential Districts and the establishment of an advisory committee to compile and periodically update a list of materials and finishes that are historically compatible for consistency and to streamline the review process;

WHEREAS, the proposed amendments update driveway width for non-Historic residences and clarify curb cut width maximums to reflect built conditions and to streamline building permit reviews;

WHEREAS, General Plan Goal 12 is to foster diversity of jobs to provide greater economic stability and new opportunities for employment and City Implementation Strategy 12.13 recommends exploring opportunities for support services for the workforce;

WHEREAS, the City Council directed Planning staff to evaluate and update child care facility land use regulations to remove obstacles and reflect best practices;

WHEREAS, the proposed amendments shift child care facility review from the Planning Commission to staff, allow flexible parking arrangements, establish consistent and updated criteria for child care facility reviews, and update provisions to align with recent changes to Utah Code;

WHEREAS, on March 26, 2025 and April 23, 2025, the Planning Commission held a duly noticed public hearing to receive input on the proposed Municipal Code and Land Management Code amendments, and forwarded a positive recommendation to City Council;

WHEREAS, on June 5, 2025, the City Council held a duly noticed public hearing;

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Municipal Code of Park City and Land Management Code to be consistent with the values and goals of the Park City General Plan and Utah Code; to protect health and safety and maintain the quality of life for its residents and visitors; to ensure compatible development; and to preserve the community's unique character; and

WHEREAS, the proposed Municipal and Land Management Code amendments are consistent with the following purposes of the Utah Municipal Land Use, Development, and Management Act Section 10-9a-102, Purposes – General land use authority:

1. The purposes of this chapter are to:
 - a. provide for the health, safety, and welfare;
 - b. promote the prosperity;
 - c. improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
 - d. protect the tax base;
 - e. secure economy in government expenditures;
 - f. foster the state's agricultural and other industries;
 - g. protect both urban and nonurban development;
 - h. protect and ensure access to sunlight for solar energy devices;
 - i. provide fundamental fairness in land use regulation;
 - j. facilitate orderly growth and allow growth in a variety of housing types; and
 - k. protect property values.

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

SECTION 1. FINDINGS. The analysis section of the staff reports of the March 26, 2025, and April 23, 2025 Planning Commission, and June 5, 2025 City Council meetings, are incorporated herein. The recitals above are incorporated herein as findings of fact.

SECTION 2. AMEND MUNICIPAL CODE OF PARK CITY TITLE 4 LICENSING
SECTION 4-1-1 DEFINITIONS, SECTION 4-5-6 REGULATION OF FOOD TRUCKS,
CHAPTER 4-9 MOBILE VENDORS, AND TITLE 15 LAND MANAGEMENT CODE
SECTION 15-1-8 REVIEW PROCEDURE UNDER THE CODE, 15-1-10 CONDITIONAL
USE REVIEW PROCESS, 15-1-21 NOTICE MATRIX, SECTION 15-2.1-2 USES, 15-
2.1-6 DEVELOPMENT ON STEEP SLOPES, SECTION 15-2.2-2 USES, SECTION 15-
2.2-5 BUILDING HEIGHT, SECTION 15-2.2-6 DEVELOPMENT ON STEEP SLOPES,
SECTION 15-2.3-2 USES, SECTION 15-2.3-5 BUILDING HEIGHT, SECTION 15-2.3-6
DEVELOPMENT ON STEEP SLOPES, SECTION 15-2.4-2 USES, SECTION 15-2.5-2
USES, SECTION 15-2.6-2 USES, SECTION 15-2.7-2 USES, SECTION 15-2.9-2

USES, SECTION 15-2.10-2 USES, SECTION 15-2.11-2 USES, SECTION 15-2.12-2 USES, SECTION 15-2.13-2 USES, SECTION 15-2.14-2 USES, SECTION 15-2.15-2 USES, SECTION 15-2.16-2 USES, SECTION 15-2.17-2 USES, SECTION 15-2.18-2 USES, SECTION 15-2.19-2 USES, SECTION 15-2.22-2 USES, SECTION 15-2.23-2 USES, SECTION 15-3-3 GENERAL PARKING AREA AND DRIVEWAY STANDARDS, SECTION 15-3-6 PARKING RATIO REQUIREMENTS FOR SPECIFIC LAND USE CATEGORIES, SECTION 15-4-9 CHILD CARE AND CHILD CARE FACILITIES, SECTION 15-4-21 GOODS AND USES TO BE WITHIN ENCLOSED BUILDING, SECTION 15-4-25 MOBILE BUSINESSES, SECTION 15-6-5 MASTER PLANNED DEVELOPMENT REQUIREMENTS, SECTION 15-6.1-11 SITE PLANNING, SECTION 15-7-2 PURPOSE, SECTION 15-7-4 AUTHORITY, SECTION 15-7-10 ENFORCEMENT, SECTION 15-7.1-1 JURISDICTION, SECTION 15-7.1-3 CLASSIFICATION OF SUBDIVISION, SECTION 15-7.1-6 FINAL SUBDIVISION PLAT, SECTION 15-7.5-3 DEFINITIONS, SECTION 15-7.5-4 PRELIMINARY SUBDIVISION REVIEW, SECTION 15-7.5-5 FINAL SUBDIVISION REVIEW, 15-7.5-6 REVIEW CYCLES, SECTION 15-7.5-8 APPEAL, SECTION 15-11-16 ADDITIONAL DUTIES, SECTION 15-13-2 REGULATIONS FOR HISTORIC RESIDENTIAL SITES, SECTION 15-13-7 ADDITIONAL REGULATIONS, SECTION 15-13-8 REGULATIONS FOR NEW RESIDENTIAL INFILL CONSTRUCTION (AND NON-HISTORIC RESIDENTIAL SITES) IN HISTORIC DISTRICTS, SECTION 15-1-1 DEFINITIONS, AND SECTION 15-15-2 LIST OF DEFINED TERMS.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS 5th day of June, 2025.

PARK CITY MUNICIPAL CORPORATION

Signed by:

Nann Worel

57775BCB46414E6...

Nann Worel, Mayor

Attest:



DocuSigned by:

Michelle Kellogg

E5F905BB533F431...

City Recorder

Approved as to form:

Signed by:

Mark Harrington

B7478B7734C7490

City Attorney's Office

1 **4-1-1 Definitions**

2 **MOBILE VENDOR.** One who sells non-food goods such as flowers, agricultural
3 products, or merchandise from push carts, mobile wagons, or motor vehicles. Mobile
4 Vendors do not include ~~[Food Truck Operators]~~ Mobile Businesses.

5 **MOBILE BUSINESS.** As defined in Chapter 15-15.

6 **RESTAURANT.** A Business location at which a variety of foods are prepared and at
7 which complete meals are served to the general public in indoor or outdoor dining
8 accommodations. This does not include ~~[Mobile Vendors or] [Food Trucks]~~ Mobile
9 Businesses.

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11

12 ~~**[4-5-6 Regulation Of Food Trucks**~~

13 ~~**A. Location and Site Requirements.** Food Trucks must be properly licensed and~~
14 ~~may only operate at approved Food Truck Locations.~~

15 ~~1. Size and location of the Site shall be located within a zone designated as~~
16 ~~allowing Food Truck Locations;~~

17 ~~2. Food Truck(s) must not be located within ten feet (10') of the extension of~~
18 ~~any building entranceway, doorway, or emergency egress;~~

19 ~~3. Food Truck(s) shall not operate within the right-of-way unless a franchise~~
20 ~~agreement has been granted;~~

21 ~~4. On lots less than one-half (1/2) acre, no more than one (1) Food Truck is~~
22 ~~allowed to operate.~~

23 ~~5. Food Truck(s) and/or patrons must not impede safe movement of~~
24 ~~vehicular and pedestrian traffic, snow removal, parking lot circulation or~~
25 ~~access to any public alley, access easement, or sidewalks and pathways;~~

26 ~~6. Food Truck(s) shall be sited on an approved hard-surfaced area;~~

27 ~~7. Food Truck(s) shall not have a drive-through;~~

28 ~~8. Shall provide trash and recycling pickup areas and shall identify the~~
29 ~~location of restroom facilities; and~~

30 ~~9. Food Truck Locations may not occupy code required parking areas for~~
31 ~~previously approved Development Activity, except for public parking areas~~
32 ~~approved by a concession contract by City Council in the Historic~~
33 ~~Commercial Business District.~~

34 ~~**B. Sales Within the Public Right-of-Way and Franchise Agreements.**~~

35 ~~1. In order to control vending within any public right-of-way in Park City, only~~
36 ~~those Food Trucks who have obtained the grant of a franchise from the~~
37 ~~City or under a permitted Special Event may operate within the public~~
38 ~~right-of-way. Absent all proper permitting, vending within any public right-~~
39 ~~of-way is strictly prohibited.~~

40 ~~2. The City, in its sole discretion, may determine the number of franchises to~~
41 ~~award based upon public necessity, demand of service, pedestrian and~~

42 ~~vehicular traffic compatibility, competition, and public safety. Any violation~~
43 ~~of the franchise agreement is grounds for voiding the franchise~~
44 ~~agreement, in addition to any other remedy at law.~~

45 ~~**C. Operation Requirements.** Unless a franchise agreement or permit specifies~~
46 ~~operation requirements for a specific Food Truck different from the requirements~~
47 ~~in this section, Food Truck(s) must be operated in a manner consistent with the~~
48 ~~following:~~

- 49 ~~1. Food Truck(s) may not park in one location for more than twelve (12)~~
50 ~~hours during any twenty-four (24) hour period;~~
- 51 ~~2. Food Truck(s) in Commercial Zoning Districts shall operate no later than~~
52 ~~2:00 a.m.;~~
- 53 ~~3. Food Truck(s) in Residential Zoning Districts shall operate no later than~~
54 ~~10:00 p.m.;~~
- 55 ~~4. Amplified music or noise is not permitted;~~
- 56 ~~5. If proposed, there shall be a designated plan for the control of delivery and~~
57 ~~service vehicles, delivery of supplies, loading and unloading zones;~~
- 58 ~~6. Food Truck(s) shall be occupied by the owner or operator at all times;~~
- 59 ~~7. Food Truck Locations within 500 feet of a Level Four and/or Level Five~~
60 ~~Special Event area may have Conditions of Approval restricting operation~~
61 ~~during a Special Event period;~~

62 ~~8. Signs and lighting shall be affixed to the Food Truck(s). Signs shall comply~~
63 ~~with Title 12 Sign Code and lighting shall comply and LMC 15-5-5(J)~~
64 ~~Lighting; and~~

65 ~~9. Food Trucks may only operate on property that has been issued a Food~~
66 ~~Truck Conditional Use Permit under Title 15, Land Management Code.~~
67 ~~Food Trucks may only operate on private property with the express prior~~
68 ~~written permission of a person with authority to act on behalf of the~~
69 ~~property owner. The written permission shall include any restrictions such~~
70 ~~as specific location on the property, hours of operation, limitations on~~
71 ~~employee and/or public sales, etc. Food Trucks are prohibited on City~~
72 ~~property except as authorized in writing by the City on City-owned~~
73 ~~property for which a Food Truck Conditional Use Permit under Title 15,~~
74 ~~Land Management Code, has been issued. The Food Truck, while~~
75 ~~operating, shall produce the written permission upon request of an~~
76 ~~authorized City official.~~

77 ~~**D. Homemade Food Producer**~~

78 ~~1. Those producing homemade food or homemade food products pursuant~~
79 ~~to the Home Consumption and Homemade Food Act are required to~~
80 ~~obtain a Business license pursuant to this Title but may be exempt from~~
81 ~~health department approval required in Subsection A so long as the~~
82 ~~producer meets the requirements outlined in Utah Code Ann. 4-5a-101 et~~
83 ~~seq., as amended.]~~

84

85 **4-9 Mobile Vendors and Mobile Businesses**

86 **4-9-1 General**

87 ~~It shall be unlawful to sell non-food goods such as flowers, agricultural products, or~~
88 ~~merchandise from push carts, mobile wagons, or motor vehicles.] Mobile Vendors and~~
89 ~~Mobile Businesses may only operate on private ~~for] and~~ public property ~~[except] as~~~~
90 authorized and licensed under this Title and Title 15, Land Management Code, or as
91 permitted for Special Events.

92 ~~It shall be unlawful for Mobile Businesses to operate on private or public property~~
93 ~~except as authorized and licensed under this Title and Title 15, Land Management~~
94 ~~Code, or except as permitted for Special Events.]~~

95 **4-9-2 Sales Within Public Right-of-Way**

96 In order to control vending within any public right-of-way in Park City, only those Mobile
97 Vendors and Mobile Businesses who have obtained the grant of a franchise from the
98 City or under a permitted Special Event may operate within the public right-of-way.
99 Absent all proper permitting, vending within any public right-of-way is strictly prohibited.

100 **4-9-3 Terms and Conditions**

101 Licensed Mobile Vendors and Mobile Businesses shall be subject to the following terms
102 and conditions:

103 **A. Limitations on Locations.**

104 1. If a franchise has been obtained from the City, Mobile Vendors and Mobile
105 Businesses vending from motor vehicles, which shall include any
106 motorized means of conveyance that is required to be licensed by the
107 State Division of Motor Vehicles shall be restricted in the Single Family
108 Zone, the RD-MPD Zones within Park Meadows, all Historic Residential
109 Zones (HR-1, HR-2, HRC, HRM), and Sullivan Lane, as designated on the
110 Official Zoning Map of Park City.

111 2. Mobile Vendors and Mobile Businesses are prohibited from vending in
112 locations included in any special event boundary, unless permitted for a
113 Special Event.

114 3. Mobile Vendors and Mobile Businesses vending on City rights-of-way
115 during construction or other situations creating a public health or safety
116 concern may be prohibited by the City Engineer or Chief of Police. The
117 City will inform any franchise holder of these limitations and the duration of
118 their effect.

119 4. It shall be unlawful for any Mobile Vendors or Mobile Businesses to
120 obstruct pedestrian or vehicular traffic on streets or sidewalks.

121 5. It shall be unlawful for any Mobile Vendors or Mobile Businesses
122 Engaging in Business in a location that impairs reasonable pedestrian or
123 vehicular access to any adjoining building, alley, yard, or other property.

124 B. ~~Vendors Required To Move Location.~~ Mobile Vendors or Mobile Businesses

125 Required to Move Location. ~~[It shall be unlawful for any Mobile Vendor to~~

126 ~~obstruct pedestrian or vehicular traffic on streets or sidewalks.]~~ It shall also be
127 unlawful for any Mobile Vendors or Mobile Businesses to remain in a fixed
128 location for more than one day at a time. Mobile Vendors and Mobile Businesses
129 shall move a distance of at least 50 feet from their prior location every hour
130 during which they are Conducting Business.

131 **C. Franchise Agreement.** The City, in its sole discretion, may determine the
132 number of franchises to award based upon public necessity, demand of service,
133 pedestrian and vehicular traffic compatibility, competition, and public safety. Any
134 violation of the franchise agreement is grounds for voiding the franchise
135 agreement, in addition to any other remedy at law.

136

137 **15-1-8 Review Procedure Under The Code**

138 A. No Building Permit shall be valid for any Building project unless the plans for the
139 proposed Structure have been submitted to and have been approved by the
140 Planning, Engineering and Building Departments.

141 B. No new Use shall be valid on any Property within the City unless the Use is
142 allowed.

143 C. No Subdivision shall be valid without approval of the Planning Commission with
144 all conditions of approval completed.

145 D. Proposals submitted to the Planning Department must be reviewed according to
146 the type of Application filed. Unless otherwise provided for in this LMC, only one
147 (1) Application per type, per Property, will be accepted and processed at a time.

- 148 E. The Planning, Engineering and Building Departments review all Allowed Uses,
149 Administrative Simple Boundary Adjustments [~~Lot Line Adjustments~~],
150 Administrative Permits, and Administrative Conditional Use permits.
- 151 F. Projects in the Historic Districts and Historic Sites outside the Historic Districts
152 are subject to design review under the [~~Design Guidelines for Historic Districts
153 and Historic Sites~~] Regulations for Historic Districts and Historic Sites.
- 154 G. Conditional Uses and Master Planned Developments are initially reviewed by
155 staff and submitted to the Planning Commission for review, final permitting and
156 Final Action.
- 157 H. Subdivisions and Plat Amendments are initially reviewed by staff and submitted
158 to the Planning Commission for Final Action.
- 159 I. Variances, Special Exceptions, Non-Conforming Uses and Non-Complying
160 Structures are reviewed by the Board of Adjustment.
- 161 J. Proposed Business Classification Request. Applicants may submit a written
162 classification to the Planning Department that outlines a proposed business use.
- 163 1. If the proposed use aligns with an existing use defined in Section 15-15-1
164 and meets the criteria below, the Planning Department will inform the
165 Applicant that they may submit a business license application subject to
166 the regulations of the existing use in appropriate Zoning Districts.
- 167 1. The proposed use will not generate more new vehicle trips than the
168 existing use with which it aligns.

- 169 2. The proposed use does not generate increased demand for
170 delivery and service vehicles, loading and unloading zones, and
171 trash and recycling than the existing use with which it aligns.
- 172 3. The amount of off-Street parking for the proposed use is
173 comparable to the existing use.
- 174 4. The proposed use does not generate noise, vibration, odors,
175 steam, or other mechanical factors that might affect people and
176 property off-site.
- 177 5. If the proposed use does not align with an existing use, it will be
178 determined to be a New or Unlisted Business Use and the Planning
179 Department will inform the Applicant that they may proceed under
180 the New or Unlisted Business Use Section.
- 181 6. If the Applicant disagrees with the classification, the Applicant may
182 appeal to the Board of Adjustment.
- 183 2. New or Unlisted Business Uses. If a proposed business use is determined
184 to be a New or Unlisted Business Use, Applicants may submit a written
185 application for the approval of the New or Unlisted Business Use to the
186 Planning Department. The Planning Department shall:
- 187 1. Within 45 days of the written request, provide a recommendation
188 for the New or Unlisted Business Use as Allowed, Conditional, or
189 prohibited in all Zoning Districts for review by the Planning
190 Commission and recommendation to the City Council.

- 191 2. Within 45 days after receiving a recommendation from the Planning
 192 Commission, the City Council shall consider and determine whether
 193 to approve or deny the New or Unlisted Business Use.
- 194 3. If the City Council approves a New or Unlisted Business Use, the
 195 City Council shall designate all appropriate Zoning Districts for the
 196 use.
- 197 4. If the City Council denies the New or Unlisted Business Use, the
 198 City Council shall notify the applicant in writing of each reason for
 199 the denial or classification. The Applicant may appeal a New or
 200 Unlisted Business Use determination to the Board of Adjustment.

201 K. No review may occur until all applicable fees have been paid. Final approval is
 202 not effective until all other fees including engineering fees have been paid, and
 203 following applicable staff review.

RECOMMENDATION (y) FINAL ACTION (X) and APPEAL (z)						
	Planning	HPB	Board of Adjustment	Planning Commission	City Council	[Appeal Panel] Administrative Hearing Officer
Allowed Use	X					
Historic District Design Review	X		z			
Administrative Permits	X			z		
Conditional Use				X		z
Conditional Use Admin.	X			z		
Determination of Significance		X	z			

MPD				X		z
Determination of Non-Conforming Use and Non-Complying Structures	X		z			
Change of Non-Conforming Use			X			
Historic Preservation Board Review for Material Deconstruction		X	z			
Plat Amendment				X		z
Variance			X			
Subdivision and Condominium Plats				X		z
Annexation and Zoning				y Recommendation to CC	X	
Zoning Appeal			X			
LMC Amendments				y Recommendation to CC	X	

204

205

*All Applications shall be filed with the Planning Department. Planning

206

Department staff makes a recommendation to the appropriate decision making

207

body (X).

208

HISTORY

209

Adopted by Ord. 00-25 on 3/30/2000

210

Amended by Ord. 06-22 on 4/27/2006

211

Amended by Ord. 09-10 on 3/5/2009

212

Amended by Ord. 09-23 on 7/9/2009

213 Amended by Ord. 11-05 on 1/27/2011

214 Amended by Ord. 12-37 on 12/20/2012

215 Amended by Ord. 15-35 on 10/12/2015

216 Amended by Ord. 15-53 on 12/17/2015

217 Amended by Ord. 2016-44 on 9/15/2016

218 Amended by Ord. 2023-36 on 7/13/2023

219 Amended by Ord. 2023-49 on 10/26/2023

220

221 **15-1-10 Conditional Use Review Process**

222

223 E. **REVIEW**. The Planning Department and/or Planning Commission must review each
224 of the following items when considering whether or not the proposed Conditional Use
225 mitigates impacts of and addresses the following items:

- 226 1. size and location of the Site;
- 227 2. traffic considerations including capacity of the existing Streets in the Area;
- 228 3. utility capacity, including Storm Water run-off;
- 229 4. emergency vehicle Access;
- 230 5. location and amount of off-Street parking;
- 231 6. internal vehicular and pedestrian circulation system;
- 232 7. Fencing, Screening, and landscaping to separate the Use from adjoining Uses;

- 233 8. Building mass, bulk, and orientation, and the location of Buildings on the Site;
234 including orientation to Buildings on adjoining Lots;
- 235 9. usable Open Space;
- 236 10. signs and lighting;
- 237 11. physical design and Compatibility with surrounding Structures in mass, scale,
238 style, design, and architectural detailing;
- 239 12. noise, vibration, odors, steam, or other mechanical factors that might affect
240 people and Property Off-Site;
- 241 13. control of delivery and service vehicles, loading and unloading zones, and
242 Screening of trash and recycling pickup Areas;
- 243 14. expected Ownership and management of the project as primary residences,
244 Condominiums, time interval Ownership, Nightly Rental, or commercial
245 tenancies, how the form of Ownership affects taxing entities;
- 246 15. within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine
247 Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and
248 appropriateness of the proposed Structure to the existing topography of the Site;
249 and
- 250 16. reviewed for consistency with the goals and objectives of the Park City General
251 Plan; however such review for consistency shall not alone be binding.

252 17. radon mitigation; the Planning Director or Planning Commission shall require
253 residential Conditional Uses to include the installation of a basic radon
254 remediation system that allows for the installation of a radon remediation air
255 handler if or when radon mitigation is required for the space in accordance with
256 residential building codes.

257

258 HISTORY

- 259 *Adopted by Ord. 00-25 on 3/30/2000*
- 260 *Amended by Ord. 06-22 on 4/27/2006*
- 261 *Amended by Ord. 11-05 on 1/27/2011*
- 262 *Amended by Ord. 12-37 on 12/20/2012*
- 263 *Amended by Ord. 2016-44 on 9/15/2016*

264

265 **15-1-21 Notice Matrix**

NOTICE MATRIX (See Section 15-1-12 for specific notice requirements)			
ACTION:	POSTED IN A PUBLIC LOCATION WITHIN THE CITY:	MAILING:	PUBLISHED ON THE CITY WEBSITE AND ON THE UTAH PUBLIC NOTICE WEBSITE):

<p>Zoning and Rezoning</p>	<p>10 days prior to the first hearing before Planning Commission and City Council in the area to be zoned or rezoned. Any subsequent hearings shall be posted at least 24 hours prior to hearing.</p>	<p>Required mailing 10 days prior to the first hearing to each resident in the area to be zoned or rezoned, Affected Entity, and to each Property Owner whose property is at least partially within the area to be zoned or rezoned.</p>	<p>10 days prior to the first hearing before the Planning Commission and City Council. Any subsequent hearings shall be so published at least 24 hours prior to hearing.</p>
<p>LMC Amendments</p>	<p>10 days prior to the first hearing before the Planning Commission and</p>	<p>Required mailing 10 days prior to the first hearing to each Affected Entity</p>	<p>10 days prior to the first hearing before the Planning Commission and City Council. Any subsequent hearings shall be so published at least 24 hours prior to hearing.</p>

	<p>City Council in a place reasonably likely to be seen by residents. Any subsequent hearings shall be posted at least 24 hours prior to hearing.</p>	<p>and to each resident and Property Owner in the area directly affected by the amendments.</p>	
<p>General Plan Amendments</p>	<p>10 days prior to the first hearing before the Planning Commission and City Council in a place reasonably likely to be seen by residents. Any subsequent hearings shall be posted at least 24</p>	<p>Required mailing 10 days prior to the first hearing to each Affected Entity.</p>	<p>10 days prior to the first hearing. Any subsequent hearings shall be so published at least 24 hours prior to hearing.</p>

	hours prior to hearing.		
Master Planned Developments (MPD)	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing, to Property Owners within 300 ft.	14 days prior to the first hearing.
Appeals of Planning Director, Historic Preservation Board, or Planning Commission decisions or City Council Call-Up and Reconsideration	14 days prior to the date set for the appeal, reconsideration, or call-up hearing (See Section 15-1-18).	Courtesy mailing 14 days prior to the appeal, reconsideration, or call-up hearing, to all parties who received mailed notice for the action being appealed (See	14 days prior to the date set for the appeal, reconsideration, or call-up hearing (See Section 15-1-18).

		Section 15-1-18).	
Conditional Use Permit	14 days prior to the first hearing before the Planning Commission.	Courtesy mailing 14 days prior to the first hearing before the Planning Commission, to Property Owners within 300 ft.	14 days prior to the first hearing before the Planning Commission.
Administrative Conditional Use Permit	10 days prior to Final Action.	Courtesy mailing 10 days prior to Final Action, to adjacent Property Owners.	No published notice required.
Administrative Permit	10 days prior to Final Action.	Courtesy mailing 10 days prior to Final	No published notice required.

		Action, to adjacent affected Property Owners.	
Variance Requests, Non-conforming Use Modifications and Appeals to Board of Adjustment	14 days prior to the first hearing before the Board of Adjustment.	Courtesy mailing 14 days prior to the first hearing before the Board of Adjustment, to owners within 300 ft.	14 days prior to the first hearing before the Board of Adjustment.
Certificate of Appropriateness for Demolition (CAD)	45 days on the Property upon refusal of the City to issue a CAD; 14 days prior to the first hearing before the CAD Hearing Board.	Courtesy mailing 14 days prior to the first hearing before the Historic Preservation Board, to Property	14 days prior to the first hearing before the Historic Preservation Board.

		Owners within 300 ft.	
Determination of Significance	14 days prior to the first hearing before the Historic Preservation Board.	Courtesy mailing 14 days prior to the first hearing before the Historic Preservation Board to property owners within 100 feet.	14 days prior to the first hearing before the Historic Preservation Board.
Historic Preservation Board Review for Material Deconstruction	14 days prior to the first hearing before the Historic Preservation Board.	Courtesy mailing 14 days prior to the first hearing before the Historic Preservation Board to property owners within 100 feet.	14 days prior to the first hearing before the Historic Preservation Board.

<p>Historic District or Historic Site Design Review</p>	<p>First Posting: The Property shall be posted for a 14 day period once a Complete Application has been received. The date of the public hearing shall be indicated in the first posting. Other posted legal notice not required.</p> <p>Second Posting: For a 30 day period once the Planning Department has determined the proposed plans</p>	<p>First Courtesy Mailing: To Property Owners within 100 feet once a Complete Application has been received, establishing a 14 day period in which written public comment on the Application may be taken. The date of the public hearing shall be indicated.</p> <p>Second Courtesy Mailing: To</p>	<p>If appealed, then once 14 days before the date set for the appeal.</p>
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	<p>comply or does not comply with the Design Guidelines for Historic Districts and Historic Sites. Other posted legal notice not required.</p>	<p>Property Owners within 100 feet and individuals who provided written comment on the Application during the 14 day initial public comment period. The second mailing occurs once the Planning Department determines whether the proposed plans comply or do not comply with the Design Guidelines for Historic Districts</p>	
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		<p>and Historic Sites and no later than 45 days after the end of the initial public comment period. This establishes a 30 day period after which the Planning Department's decision may be appealed.</p>	
<p>Annexations</p>	<p>Varies, depending on number of Owners and current State law. Consult with the Legal Department.</p>		
<p>Termination of Project Applications</p>	<p>-----</p>	<p>Required mailing to Owner/Applicant and certified Agent by certified mail 14</p>	<p>-----</p>

		<p>days prior to the Planning Director's termination and closure of files.</p>	
<p><u>Simple Boundary Adjustments</u> [Lot Line Adjustments]: Between 2 Lots without a plat amendment</p>	<p>10 days prior to Final Action on the Property. Other posted legal notice not required.</p>	<p>Courtesy mailing to Property Owners within 300 ft. at time of initial Application for Lot line adjustment. Need consent letters, as described on the Planning Department Application form, from all</p>	<p>No published notice required.</p>

		adjacent Owners.	
Preliminary and Final Subdivision Plat Applications	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing to Property Owners within 300 ft.	14 days prior to the first hearing before the Planning Commission.
Condominium Plats	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing to Property Owners within 300 ft.	14 days prior to the first hearing before the Planning Commission.
Condominium Plat Amendments	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing, to Property	14 days prior to the first hearing before the Planning Commission.

		Owners within 300 ft.	
Subdivision Plat Amendments	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing, to Property Owners within 300 ft.	14 days prior to the first hearing before the Planning Commission.
Implementing an Amendment to Adopted Specifications for Public Improve ments that Apply to a Subdivision or Development		The City shall give a thirty (30) day mailed notice and an opportunity to comment to anyone who has requested the notice in writing.	
Vacating or Changing a Public	10 days prior to each hearing	Required mailing to each	10 days prior to the hearing before the City Council.

<p>Street, Right-of-Way, or Easement</p>	<p>before the City Council on or adjacent to the Street, Right-of-Way, or easement or in a public location that is reasonably likely to be seen by persons who are likely to be impacted.</p>	<p>Property Owner of record of each Parcel or Lot that is accessed by the Public Street, Right-of-Way or easement and each Affected Entity at least 10 days prior to the hearing before the City Council.</p>	
<p>Extension of Approvals</p>	<p>Posted notice shall be the same as required for the original application.</p>	<p>Mailed notice shall be the same as required for the original application.</p>	<p>Published notice shall be the same as required for the original application.</p>

- 1) For all Applications, notice will be given to the Applicant of date, time, and place of the public hearing and public meeting to consider the Application and of any Final Action on a pending Application.
- 2) All notices, unless otherwise specified in this Code or by State law, must state the general nature of the proposed action; describe the land affected; and state the time, place and date of the hearing. Once opened, the hearing may be continued, if necessary, without re-publication of notice until the hearing is closed.
- 3) A copy of each Staff report regarding the Applicant, or the pending Application, shall be provided to the Applicant at least three (3) business days before the public hearing or public meeting.
- 4) If notice provided per this Section is not challenged within 30 days after the meeting or action for which notice is given, the notice is considered adequate and proper.
- 5) All days listed are the minimum number of days required.

Appendix A – Official Zoning Map (Refer to the Planning Department)

266 HISTORY

267 *Adopted by Ord. 00-25 on 3/30/2000*

268 *Amended by Ord. 06-22 on 4/27/2006*

269 *Amended by Ord. 09-10 on 3/5/2009*

270 *Amended by Ord. 09-23 on 7/9/2009*

271 *Amended by Ord. 11-05 on 1/27/2011*

272 *Amended by Ord. 12-37 on 12/20/2012*

273 *Amended by Ord. 15-35 on 10/12/2015*

274 Amended by Ord. 15-53 on 12/17/2015

275 Amended by Ord. 2016-44 on 9/15/2016

276 Amended by Ord. 2018-46 on 8/2/2018

277 Amended by Ord. 2023-49 on 10/26/2023

278

279 **15-2.1-2 Uses**

280 Uses in the HRL District are limited to the following:

281 A. **ALLOWED USES.**

282 1. Single Family Dwelling

283 2. Home Occupation

284 3. Child Care, In-Home Babysitting

285 ~~4. [Child Care, Family¹]~~

286 4. Child Care, Family Group¹

287 5. Accessory Building and Use

288 6. Conservation Activity

289 7. Agriculture

290 8. Residential Parking Area or Structure with four (4) or fewer spaces

291 9. Internal Accessory Dwelling Unit⁹

292 10. Accessory Apartment³

293 **B. CONDITIONAL USES.**

- 294 1. Nightly Rentals²
- 295 2. Lockout Unit
- 296 3. Child Care Center¹
- 297 4. Essential Municipal and Public Utility Use, Facility, Service and Structure
- 298 5. Telecommunication Antenna⁴
- 299 6. Satellite dish greater than thirty-nine inches (39") in diameter⁵
- 300 7. Residential Parking Area or Structure five (5) or more spaces
- 301 8. Temporary Improvement⁶
- 302 9. Passenger Tramway Station and Ski Base Facility⁷
- 303 10. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge⁶
- 304 11. Recreation Facility, Private¹⁰
- 305 12. Fences greater than six feet (6') in height from Final Grade^{5,8}
- 306 13. Temporary Structures, excluding yurts.¹¹

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

309 ¹See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)
310 [Center Uses require an Administrative Conditional Use permit.](#)

311 ²The HRL Zoning District is divided into three sub-neighborhoods: the western sub-neighborhood along
312 Sampson Avenue, Ridge Avenue, and King Road; the McHenry Avenue Sub-neighborhood; and the

313 Lower Rossi Hill sub-neighborhood along Deer Valley Loop and Rossi Hill Drive. No more than twelve
314 (12) Conditional Use Permits shall be allowed in the western sub-neighborhood. Nightly Rentals are
315 prohibited in the McHenry Avenue sub-neighborhood. Nightly Rentals in the Lower Rossi Hill sub-
316 neighborhood require a Conditional Use Permit. For Nightly Rentals in the western sub-neighborhood, in
317 addition to the Conditional Use Permit criteria in LMC § 15-1-10(E), the Planning Commission shall
318 consider whether or not the proposed Nightly Rental mitigates the impacts of and addresses the following
319 items: (a) all rental agreements for Nightly Rental shall include language that limits the vehicles allowed to
320 the number of on-site Parking Spaces; (b) all rental agreements shall include language indicating that all-
321 wheel drive vehicles are required during the winter season; (c) all rental agreements shall provide Nightly
322 Renters with information regarding walkable access to skiing, to Park City's Historic Main Street, to Old
323 Town, and to Park City's free transit service; and (d) property management contact information shall be
324 displayed in a prominent location inside the Nightly Rental. For Nightly Rentals in the Lower Rossi Hill
325 sub-neighborhood, in addition to the Conditional Use Permit criteria in LMC § 15-1-10(E), the Planning
326 Commission shall consider whether or not the proposed Nightly Rental mitigates the impacts of and
327 addresses the following items: (a) all rental agreements for Nightly Rental shall include language that
328 limits the vehicles allowed to the number of on-site parking spaces; and (b) property management contact
329 information shall be displayed in a prominent location inside the Nightly Rental.

330 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

331 ⁴See Section 15-4-14, Telecommunications Facilities.

332 ⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.

333 ⁶Subject to Administrative or Administrative Conditional Use permit, see LMC Chapter 15-4.

334 ⁷See Section 15-4-18, Passenger Tramways and Ski-Base Facilities.

335 ⁸See Section 15-4-2, Fences and Retaining Walls.

336 ⁹See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant
337 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative
338 Conditional Use Permit.

339 ¹⁰See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

340 ¹¹Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in
341 Historic Districts.

342 HISTORY

343 *Adopted by Ord. 00-15 on 3/2/2000*

344 *Amended by Ord. 06-56 on 7/27/2006*

345 *Amended by Ord. 09-10 on 3/5/2009*

346 *Amended by Ord. 15-35 on 10/12/2015*

347 *Amended by Ord. 15-44 on 11/5/2015*

348 *Amended by Ord. 2020-37 on 7/30/2020*

349 *Amended by Ord. 2020-42 on 9/17/2020*

350 *Amended by Ord. 2021-06 on 2/4/2021*

351 *Amended by Ord. 2021-38 on 9/23/2021*

352 *Amended by Ord. 2021-51 on 12/16/2021*

353 *Amended by Ord. 2022-08 on 4/28/2022*

354 *Amended by Ord. 2024-11 on 5/23/2024*

355

356 **15-2.1-6 Development On Steep Slopes**

357 Development on Steep Slopes must be environmentally sensitive to hillside Areas,
358 carefully planned to mitigate adverse effects on neighboring land and Improvements,
359 and consistent with the Design [\[Guidelines\]](#) [Regulations](#) for Historic Districts and
360 Historic Sites Chapter 15-13 and Architectural Review Chapter 15-5.

361 For the purpose of measuring Slope, the measurement shall include a minimum
362 horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on

363 the certified topographic survey. The measurement shall quantify the steepest Slope
364 within the Building Footprint and any Access driveway.

365 **A. Steep Slope Determination.**

366 1. A Steep Slope Conditional Use permit is required for construction of any
367 Structure with a Building Footprint in excess of two hundred square feet
368 (200 sq. ft.) if said Building Footprint is located on or projecting over an
369 existing Slope of thirty percent (30%) or greater.

370 2. A Steep Slope Conditional Use permit is required for construction of any
371 addition to an existing Structure, when the Building Footprint of the
372 addition is in excess of two hundred square feet (200 sq. ft.), if the
373 Building Footprint of the addition is located on or projecting over an
374 existing Slope of thirty percent (30%) or greater.

375 3. A Steep Slope Conditional Use permit is required for any Access driveway
376 located on or projecting over an existing Slope of (30%) or greater.

377 4. Any disturbance that creates a change from Existing Grade or elevation
378 greater than four feet, cuts into the Steep Slope, or requires retaining walls
379 to construct the Structure (including patio, hot tub, pool,
380 landscaping/grading).

381 **B. Steep Slope Review.**

382 To fully evaluate the Criteria below, the Applicant shall provide the following
383 information:

384 1. GEOTECHNICAL ANALYSIS. For Structures that create a change from
385 Existing Grade or elevation greater than four feet, cut into the Steep

386 Slope, or require retaining walls to construct the Structure, a geotechnical
387 report is required. The Applicant shall provide the Planning Department
388 with a geotechnical report prepared by a licensed geotechnical engineer,
389 engineering geologist, or other qualified professional. The report must
390 include information such as soils characteristics and preliminary structural
391 recommendations intended to inform the design and mitigation of soils
392 conditions, slope limitations, and/or ground water. The Engineering or
393 Building Department may request additional information in the form of a
394 geotechnical survey if additional information is deemed necessary.

395

396 2. **SLOPE/TOPOGRAPHIC MAP.** Certified boundary survey depicting
397 contours at an interval of two feet (2') or less that identifies Very Steep
398 Slopes (40% or greater) within fifty feet (50') of the Property boundary and
399 highlights areas of high geologic hazard, areas subject to land sliding, and
400 all Steep Slopes for areas with a rise of at least twenty-five feet (25')
401 vertically and a run of at least fifty feet (50') horizontally in the following
402 categories:

- 403 a. Greater than fifteen percent (15%), but less than or equal to thirty
404 percent (30%) (shown in yellow)
- 405 b. Greater than thirty percent (30%) but less than or equal to forty
406 percent (40%) (shown in orange)
- 407 c. Very Steep Slopes, greater than forty percent (40%) (shown in red)

408

409 C. **Conditional Use Permit Criteria.**

410 The Planning Commission may review Steep Slope Conditional Use permit
411 Applications as Consent Calendar items. Steep Slope Conditional Use permit
412 Applications shall be subject to the following criteria:

413 1. **LOCATION OF DEVELOPMENT.** Development is located and designed
414 to reduce visual and environmental impacts of the Structure.

415 2. **VISUAL ANALYSIS.** ~~[The Applicant must provide the Planning~~
416 ~~Department with a visual analysis of the project from key Vantage Points:~~

417 ~~a. To determine potential impacts of the proposed Access, and~~
418 ~~Building mass and design; and~~

419 ~~b. To identify the potential for Screening, Slope stabilization, erosion~~
420 ~~mitigation, vegetation protection, and other design opportunities].~~

421 To determine potential impacts of the proposed Access, and Building

422 mass and design and to identify the potential for Screening, Slope

423 stabilization, erosion mitigation, vegetation protection, and other design

424 opportunities, a visual analysis of the project from key Vantage Points is

425 required. The Applicant must provide the Planning Department with:

426 a. Four panoramic views of existing property showing the site from the
427 perimeter of the property from 90-degree compass intervals

428 (camera facing toward site). Four panoramic views showing the

429 neighborhood taken from the perimeter of the property at 90-degree

430 compass intervals (camera facing away from site). One aerial

431 photograph placing the subject in a neighborhood context.

432 b. Streetscape elevation – including 100 feet on either side of the
433 property along the project side of the street to indicate accurate
434 height, width, and building or all proposed work in relation to
435 existing surrounding and adjacent buildings, drawn at minimum 1/8
436 inch scale. If access to properties is limited, a photographic
437 streetscape is allowed.

438 c. A 3D massing model illustrating the proposed project from
439 designated Vantage Points (see Planning Staff to review and
440 establish Vantage Points for the Application).

441 d. A rendering that superimposes the proposed project on a photo of
442 the site and streetscape.

443 3. **ACCESS.** Access points and driveways must be designed to minimize
444 Grading of the natural topography and to reduce overall Building scale.
445 Shared Driveways and Parking Areas, and side Access to garages are
446 strongly encouraged, where feasible.

447 4. **TERRACING.** ~~[The project may include terraced retaining Structures if~~
448 ~~necessary to regain Natural Grade.] The proposed plans shall include~~
449 ~~detailed information, including height from Existing Grade, width, and~~
450 ~~length of all proposed retaining walls. The Applicant shall terrace retaining~~
451 ~~walls to return to Natural Grade. A Building Permit, including drawings~~
452 ~~stamped by a licensed engineer, is required for any retaining wall or~~
453 ~~combination retaining wall with a total or combined height greater than~~
454 ~~four feet (4') in height. A combination retaining wall is defined as any~~

455 series of retaining walls in which the horizontal separation between
456 subsequent walls is closer than 1.5:1 compared to the height of the
457 individual walls. If the height of any retaining walls is proposed to be
458 modified by more than twelve inches in height, width, length, or location,
459 the Applicant shall file a modification application with the Planning
460 Department and return to the Planning Commission for review and Final
461 Action. Additionally, modifications of pervious material to impervious
462 material or changes to excavation depths require a modification
463 application and Planning Commission review and Final Action.

464 5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be
465 located to minimize cut and fill that would alter the perceived natural
466 topography of the Site. The Site design and Building Footprint must
467 coordinate with adjacent Properties to maximize opportunities for open
468 Areas and preservation of natural vegetation, to minimize driveway and
469 Parking Areas, and to provide variation of the Front Yard.

470 6. **BUILDING FORM AND SCALE.** Where Building masses orient against
471 the Lot's existing contours, the Structures must be stepped back with the
472 Grade and broken into a series of individual smaller components that are
473 Compatible with the District. Low profile Buildings that orient with existing
474 contours are strongly encouraged. The garage must be subordinate in
475 design to the main Building. In order to decrease the perceived bulk of the
476 Main Building, the Planning Commission may require a garage separate
477 from the main Structure or no garage.

478 7. **SETBACKS.** The Planning Commission may require an increase in one or
479 more Setbacks to minimize the creation of a “wall effect” along the Street
480 front and/or the Rear Lot Line. The Setback variation will be a function of
481 the Site constraints, proposed Building scale, and Setbacks on adjacent
482 Structures.

483 8. **DWELLING VOLUME.** The maximum volume of any Structure is a
484 function of the Lot size, Building Height, Setbacks, and provisions set forth
485 in this Chapter. The Planning Commission may further limit the volume of
486 a proposed Structure to minimize its visual mass and/or to mitigate
487 differences in scale between a proposed Structure and existing
488 Structures.

489 9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HRL
490 District is twenty-seven feet (27') and is restricted as stated above in
491 Section 15-2.1-5. The Planning Commission may require a reduction in
492 Building Height for all, or portions, of a proposed Structure to minimize its
493 visual mass and/or to mitigate differences in scale between a proposed
494 Structure and the Historic character of the neighborhood's existing
495 residential Structures.

496 HISTORY

497 *Adopted by Ord. 00-15 on 3/2/2000*

498 *Amended by Ord. 06-56 on 7/27/2006*

499 *Amended by Ord. 09-10 on 3/5/2009*

500 *Amended by Ord. 09-14 on 4/9/2009*

- 501 *Amended by Ord. 15-35 on 10/12/2015*
- 502 *Amended by Ord. 2016-44 on 9/15/2016*
- 503 *Amended by Ord. 2019-07 on 1/29/2019*
- 504 *Amended by Ord. 2020-42 on 9/17/2020*
- 505 *Amended by Ord. 2023-49 on 10/26/2023*
- 506

507 **15-2.2-2 Uses**

508 Uses in the HR-1 District are limited to the following:

509 A. **ALLOWED USES.**

- 510 1. Single Family Dwelling
- 511 2. Lockout Unit¹
- 512 3. Nightly Rental¹
- 513 4. Home Occupation
- 514 5. Child Care, In-Home Babysitting²
- 515 ~~6. [Child Care, Family²]~~
- 516 6. Child Care, Family Group²
- 517 7. Accessory Building and Use
- 518 8. Conservation Activity
- 519 9. Agriculture
- 520 10. Residential Parking Area or Structure, with four (4) or fewer spaces

521 11. Internal Accessory Dwelling Unit¹⁰

522 12. Accessory Apartment³

523 B. **CONDITIONAL USES.**

524 1. Duplex Dwelling

525 2. Guest House on Lots one (1) acre or greater

526 3. Secondary Living Quarters

527 4. Group Care Facility

528 5. Child Care Center¹

529 6. Public and Quasi-Public Institution, church and school

530 7. Essential Municipal and Public Utility Use, Facility, Service, and Structure

531 8. Telecommunication Antenna⁴

532 9. Satellite Dish, greater than thirty-nine inches (39") diameter⁵

533 10. Bed and Breakfast Inn⁶

534 11. Boarding House, hostel⁶

535 12. Hotel, Minor, (fewer than sixteen (16) rooms)⁶

536 13. Residential Parking Area or Structure with five (5) or more spaces.

537 14. Temporary Improvement⁷

538 15. Passenger Tramway Station and Ski Base Facility⁸

539 16. Ski Tow, Ski Lift, Ski Run, and Ski Bridge⁸

540 17. Recreation Facility, Private¹¹

541 18. Fences greater than six feet (6') in height from Final Grade^{7,9}

542 19. Temporary Structures, excluding yurts.¹²

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

545 ¹Nightly Rental of a Lockout Unit requires a Conditional Use permit.

546 ²See Section 15-4-9, Child Care and Childcare Facilities. [Family Group Child Care and Child Care Center](#)
547 [Uses require an Administrative Conditional Use permit.](#)

548 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

549 ⁴See Section 15-4-14, Telecommunication Facilities.

550 ⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.

551 ⁶In Historic Buildings and/or Structures only. Parking requirements of Chapter 15-3 shall apply.

552 ⁷Subject to Administrative or Administrative Conditional Use permit.

553 ⁸See Section 15-4-18, Passenger Tramways and Ski-Base Facilities.

554 ⁹See Section 15-4-2, Fences and Retaining Walls.

555 ¹⁰See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant
556 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative
557 Conditional Use Permit.

558 ¹¹See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

559 ¹²Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in Historic
560 Districts.

561 HISTORY

562 *Adopted by Ord. 00-15 on 3/2/2000*

563 *Amended by Ord. 06-56 on 7/27/2006*
564 *Amended by Ord. 07-25 on 4/19/2007*
565 *Amended by Ord. 09-10 on 3/5/2009*
566 *Amended by Ord. 15-35 on 10/12/2015*
567 *Amended by Ord. 2020-42 on 9/17/2020*
568 *Amended by Ord. 2021-38 on 9/23/2021*
569 *Amended by Ord. 2021-51 on 12/16/2021*
570 *Amended by Ord. 2022-08 on 4/28/2022*
571 *Amended by Ord. 2024-11 on 5/23/2024*

572

573 **15-2.2-5 Building Height**

574 No Structure shall be erected to a height greater than twenty-seven feet (27') from
575 Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4')
576 of Existing Grade, except for the placement of approved window wells, emergency
577 egress, and a garage entrance. The following height requirements must be met:

578 A. A Structure shall have a maximum height of thirty five feet (35') measured from the
579 ~~[lowest finish floor plane]~~ Lowest Floor Plane to the point of the highest wall top plate
580 that supports the ceiling joists or roof rafters.

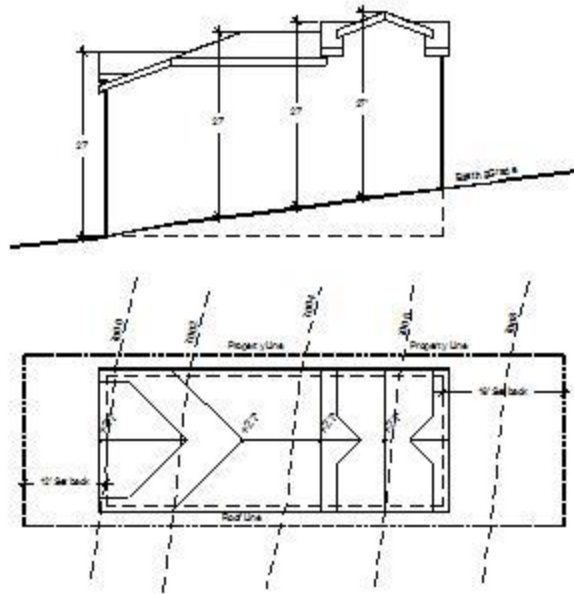
581 B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the
582 First Story is located completely under the finish Grade on all sides of the Structure. The
583 horizontal step shall take place at a maximum height of twenty three feet (23') from
584 where the Building Footprint meets the lowest point of existing Grade. Architectural
585 features, that provide articulation to the upper story façade setback, may encroach into
586 the minimum ten foot (10') setback but shall be limited to no more than twenty five
587 percent (25%) of the width of the building encroaching no more than four feet (4') into

588 the setback, subject to compliance with the Design Guidelines for Historic Sites and
589 Historic Districts.

590 C. **ROOF PITCH.** The roof pitch of a Structure's Contributing Roof Form shall be between
591 seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal
592 distance of 20 feet measured from the primary façade to the rear of the building, as
593 viewed from the primary public right-of-way. Secondary Roof Forms may be below the
594 required 7:12 roof pitch and located on the primary façade (such as porches, bay
595 window roofs, etc).

- 596 1. Secondary Roof Forms may be Rooftop Decks so long as they are not more than
597 23 feet in height above Finished Grade. This height includes any railings,
598 parapets, stairs, and similar constructions on the Roof Deck.
- 599 2. The height of railings, parapets, stairs, and similar constructions on a Green Roof
600 or Flat Roof are included in the calculation of Building Height. Decks, hot tubs,
601 outdoor cooking areas, and seating areas are not permitted on Green
602 Roofs. Green Roofs must be vegetated.
- 603 3. A Structure containing a flat roof shall have a maximum height of thirty-five feet
604 (35') measured from the lowest floor plan to the highest wall top plate that
605 supports the ceiling joists or roof rafters. The height of the Green Roof, including
606 the parapets or similar features shall not exceed twenty four inches (24") above
607 the highest top plate mentioned above. Any required railings for a Green Roof

608 shall comply with Building Height.



609
 610 4. Accessory Structures may be below the required seven: twelve (7:12) roof pitch.

611 **D. BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

612 1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five
 613 feet (5') above the highest point of the Building to comply with International
 614 Building Code (IBC) requirements.

615 2. Water towers, mechanical equipment, and Solar Energy Systems, when
 616 enclosed or Screened, may extend up to five feet (5') above the height of the
 617 Building. See Section 15-5-5.

618 3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to
 619 allow for an elevator compliant with American Disability Act (ADA) standards.

620 The Applicant must verify the following:

621 1. The proposed .height exception is only for the Area of the elevator. No
 622 increase in square footage is being achieved.

623 2. The proposed option is the only feasible option for the elevator on the
 624 Site.

625 3. The proposed elevator and floor plans comply with the American
626 Disability Act (ADA) standards.

627 4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional
628 Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a
629 single car wide garage in a Tandem Parking configuration; to accommodate
630 circulation, such as stairs and/or an ADA elevator; and to accommodate a
631 reasonably sized front entry area and front porch that provide a Compatible
632 streetscape design. The depth of the garage may not exceed the minimum depth
633 for internal Parking Space(s) as dimensioned within this Code, Chapter 15-3. The
634 additional Building Height may not exceed thirty-five feet (35') from Existing
635 Grade.

636 HISTORY

637 *Adopted by Ord. 00-15 on 3/2/2000*

638 *Amended by Ord. 06-56 on 7/27/2006*

639 *Amended by Ord. 09-10 on 3/5/2009*

640 *Amended by Ord. 09-14 on 4/9/2009*

641 *Amended by Ord. 09-40 on 11/5/2009*

642 *Amended by Ord. 13-48 on 11/21/2013*

643 *Amended by Ord. 2016-44 on 9/15/2016*

644 *Amended by Ord. 2017-59 on 11/9/2017*

645 *Amended by Ord. 2018-27 on 5/31/2018*

646 *Amended by Ord. 2020-42 on 9/17/2020*

647 **15-2.2-6 Development On Steep Slopes**

648 Development on Steep Slopes must be environmentally sensitive to hillside Areas,
649 carefully planned to mitigate adverse effects on neighboring land and Improvements,
650 and consistent with the [Design Guidelines] Regulations for Historic Districts and
651 Historic Sites Chapter 15-13 and Architectural Review Chapter 15-5.

652 For the purpose of measuring Slope, the measurement shall include a minimum
653 horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on
654 the certified topographic survey. The measurement shall quantify the steepest Slope
655 within the Building Footprint and any Access driveway.

656 A. **Steep Slope Determination.**

657 1. A Steep Slope Conditional Use permit is required for construction of any
658 Structure with a Building Footprint in excess of two hundred square feet
659 (200 sq. ft.) if said Building Footprint is located on or projecting over an
660 existing Slope of thirty percent (30%) or greater.

661 2. A Steep Slope Conditional Use permit is required for construction of any
662 addition to an existing Structure, when the Building Footprint of the
663 addition is in excess of two hundred square feet (200 sq. ft.), if the
664 Building Footprint of the addition is located on or projecting over an
665 existing Slope of thirty percent (30%) or greater.

666 3. A Steep Slope Conditional Use permit is required for any Access driveway
667 located on or projecting over an existing Slope of (30%) or greater.

668 4. Any disturbance that creates a change from Existing Grade or elevation
669 greater than four feet, cuts into the Steep Slope, or requires retaining walls

670 to construct the Structure (including patio, hot tub, pool,
671 landscaping/grading).

672 **B. Steep Slope Review.**

673 To fully evaluate the Criteria below, the Applicant shall provide the following
674 information:

675 1. **GEOTECHNICAL ANALYSIS.** For Structures that create a change from
676 Existing Grade or elevation greater than four feet, cut into the Steep
677 Slope, or require retaining walls to construct the Structure, a geotechnical
678 report is required. The Applicant shall provide the Planning Department
679 with a geotechnical report prepared by a licensed geotechnical engineer,
680 engineering geologist, or other qualified professional. The report must
681 include information such as soils characteristics and preliminary structural
682 recommendations intended to inform the design and mitigation of soils
683 conditions, slope limitations, and/or ground water. The Engineering or
684 Building Department may request additional information in the form of a
685 geotechnical survey if additional information is deemed necessary.

686
687 2. **SLOPE/TOPOGRAPHIC MAP.** Certified boundary survey depicting
688 contours at an interval of two feet (2') or less that identifies Very Steep
689 Slopes (40% or greater) within fifty feet (50') of the Property boundary and
690 highlights areas of high geologic hazard, areas subject to land sliding, and
691 all Steep Slopes for areas with a rise of at least twenty-five feet (25')
692 vertically and a run of at least fifty feet (50') horizontally in the following

693 categories:

694 a. Greater than fifteen percent (15%), but less than or equal to thirty
695 percent (30%) (shown in yellow)

696 b. Greater than thirty percent (30%) but less than or equal to forty
697 percent (40%) (shown in orange)

698 c. Very Steep Slopes, greater than forty percent (40%) (shown in red)

699

700 **C. Conditional Use Permit Criteria.**

701 The Planning Commission may review Steep Slope Conditional Use permit
702 Applications as Consent Calendar items. Steep Slope Conditional Use permit
703 Applications shall be subject to the following criteria:

704 1. **LOCATION OF DEVELOPMENT.** Development is located and designed
705 to reduce visual and environmental impacts of the Structure.

706 2. **VISUAL ANALYSIS.** ~~[The Applicant must provide the Planning~~
707 ~~Department with a visual analysis of the project from key Vantage Points:~~

708 ~~a. To determine potential impacts of the proposed Access, and~~
709 ~~Building mass and design; and~~

710 ~~b. To identify the potential for Screening, Slope stabilization, erosion~~
711 ~~mitigation, vegetation protection, and other design opportunities].~~

712 To determine potential impacts of the proposed Access, and Building
713 mass and design and to identify the potential for Screening, Slope

714 stabilization, erosion mitigation, vegetation protection, and other design

715 opportunities, a visual analysis of the project from key Vantage Points is
716 required. The Applicant must provide the Planning Department with:

717 e. Four panoramic views of existing property showing the site from the
718 perimeter of the property from 90-degree compass intervals
719 (camera facing toward site). Four panoramic views showing the
720 neighborhood taken from the perimeter of the property at 90-degree
721 compass intervals (camera facing away from site). One aerial
722 photograph placing the subject in a neighborhood context.

723 f. Streetscape elevation – including 100 feet on either side of the
724 property along the project side of the street to indicate accurate
725 height, width, and building or all proposed work in relation to
726 existing surrounding and adjacent buildings, drawn at minimum 1/8
727 inch scale. If access to properties is limited, a photographic
728 streetscape is allowed.

729 g. A 3D massing model illustrating the proposed project from
730 designated Vantage Points (see Planning Staff to review and
731 establish Vantage Points for the Application).

732 h. A rendering that superimposes the proposed project on a photo of
733 the site and streetscape.

734 3. **ACCESS.** Access points and driveways must be designed to minimize
735 Grading of the natural topography and to reduce overall Building scale.
736 Shared Driveways and Parking Areas, and side Access to garages are
737 strongly encouraged, where feasible.

738 4. **TERRACING.** ~~[The project may include terraced retaining Structures if~~
739 ~~necessary to regain Natural Grade.] The proposed plans shall include~~
740 ~~detailed information, including height from Existing Grade, width, and~~
741 ~~length of all proposed retaining walls. The Applicant shall terrace retaining~~
742 ~~walls to return to Natural Grade. A Building Permit, including drawings~~
743 ~~stamped by a licensed engineer, is required for any retaining wall or~~
744 ~~combination retaining wall with a total or combined height greater than~~
745 ~~four feet (4') in height. A combination retaining wall is defined as any~~
746 ~~series of retaining walls in which the horizontal separation between~~
747 ~~subsequent walls is closer than 1.5:1 compared to the height of the~~
748 ~~individual walls. If the height of any retaining walls is proposed to be~~
749 ~~modified by more than twelve inches in height, width, length, or location,~~
750 ~~the Applicant shall file a modification application with the Planning~~
751 ~~Department and return to the Planning Commission for review and Final~~
752 ~~Action. Additionally, modifications of pervious material to impervious~~
753 ~~material or changes to excavation depths require a modification~~
754 ~~application and Planning Commission review and Final Action.~~

755 5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be
756 located to minimize cut and fill that would alter the perceived natural
757 topography of the Site. The Site design and Building Footprint must
758 coordinate with adjacent Properties to maximize opportunities for open
759 Areas and preservation of natural vegetation, to minimize driveway and
760 Parking Areas, and to provide variation of the Front Yard.

761 6. **BUILDING FORM AND SCALE.** Where Building masses orient against
762 the Lot’s existing contours, the Structures must be stepped back with the
763 Grade and broken into a series of individual smaller components that are
764 Compatible with the District. Low profile Buildings that orient with existing
765 contours are strongly encouraged. The garage must be subordinate in
766 design to the main Building. In order to decrease the perceived bulk of the
767 Main Building, the Planning Commission may require a garage separate
768 from the main Structure or no garage.

769 7. **SETBACKS.** The Planning Commission may require an increase in one or
770 more Setbacks to minimize the creation of a “wall effect” along the Street
771 front and/or the Rear Lot Line. The Setback variation will be a function of
772 the Site constraints, proposed Building scale, and Setbacks on adjacent
773 Structures.

774 8. **DWELLING VOLUME.** The maximum volume of any Structure is a
775 function of the Lot size, Building Height, Setbacks, and provisions set forth
776 in this Chapter. The Planning Commission may further limit the volume of
777 a proposed Structure to minimize its visual mass and/or to mitigate
778 differences in scale between a proposed Structure and existing
779 Structures.

780 9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HRL
781 District is twenty-seven feet (27') and is restricted as stated above in
782 Section 15-2.1-5. The Planning Commission may require a reduction in
783 Building Height for all, or portions, of a proposed Structure to minimize its

784 visual mass and/or to mitigate differences in scale between a proposed
785 Structure and the Historic character of the neighborhood's existing
786 residential Structures.

787 HISTORY

788 *Adopted by Ord. 00-15 on 3/2/2000*

789 *Amended by Ord. 06-56 on 7/27/2006*

790 *Amended by Ord. 09-10 on 3/5/2009*

791 *Amended by Ord. 09-14 on 4/9/2009*

792 *Amended by Ord. 15-35 on 10/12/2015*

793 *Amended by Ord. 2016-44 on 9/15/2016*

794 *Amended by Ord. 2019-07 on 1/29/2019*

795 *Amended by Ord. 2020-42 on 9/17/2020*

796 *Amended by Ord. 2023-49 on 10/26/2023*

797

798 **15-2.3-2 Uses**

799 Uses in the HR-2 District are limited to the following:

800 A. **ALLOWED USES.**

- 801 1. Single Family Dwelling
- 802 2. Lockout Unit¹
- 803 3. Nightly Rental²
- 804 4. Home Occupation
- 805 5. Child Care, In-Home Babysitting³

- 806 ~~6. [Child Care, Family³]~~
- 807 6. Child Care, Family Group³
- 808 7. Accessory Building and Use
- 809 8. Conservation Activity
- 810 9. Agriculture
- 811 10. Residential Parking Area or Structure with four (4) or fewer spaces
- 812 11. Internal Accessory Dwelling Unit¹²
- 813 12. Accessory Apartment⁴

814 B. **CONDITIONAL USES.**

- 815 1. Duplex Dwelling
- 816 2. Secondary Living Quarters
- 817 3. Group Care Facility
- 818 4. Child Care Center³
- 819 5. Public or Quasi-Public institution, church or school
- 820 6. Essential municipal and public utility Use, facility, service, and Structure
- 821 7. Telecommunication Antenna⁵
- 822 8. Satellite Dish Antenna greater than thirty-nine inches (39") in diameter⁶
- 823 9. Bed and Breakfast Inn⁷

- 824 10. Boarding House, Hostel⁷
- 825 11. Hotel, Minor, fewer than sixteen (16) rooms⁷
- 826 12. Office, General⁸
- 827 13. Office, Moderate Intensive⁸
- 828 14. Office and Clinic, Medical⁸
- 829 15. Retail and Service Commercial, Minor⁸
- 830 16. Retail and Service Commercial, personal improvement⁸
- 831 17. Cafe or Deli⁸
- 832 ~~18. [Restaurant, General⁸]~~
- 833 ~~19. [Restaurant, Outdoor Dining⁸]~~
- 834 18. Outdoor Events
- 835 19. Residential Parking Area or Structure with five (5) or more spaces,
836 associated with a residential Building on the same Lot
- 837 20. Temporary Improvement
- 838 21. Passenger Tramway Station and Ski Base Facility¹⁰
- 839 22. Ski tow rope, ski lift, ski run, and ski bridge¹⁰
- 840 23. Recreation Facility, Private¹³
- 841 24. Fences greater than six feet (6') in height from Final Grade¹¹

842 **25.** Limited Commercial expansion necessary for compliance with Building/
843 Fire Code egress and Accessibility requirements and support Uses
844 associated with HCB Commercial Use

845 **26.** Bar⁸

846 **27.** Temporary Structures, excluding yurts.¹⁴

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

849 ¹Nightly Rental of Lockout Units requires a Conditional Use Permit.

850 ²Nightly Rental does not include the use of dwellings for Commercial Uses.

851 ³See Section 15-4-9 Child Care And Child Care Facilities. [Family Group Child Care and Child Care
852 Center Uses require an Administrative Conditional Use permit.](#)

853 ⁴Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

854 ⁵See Section 15-4-14, Telecommunication Facilities.

855 ⁶See Section 15-4-13, Placement Of Satellite Receiving Antennas.

856 ⁷In Historic Buildings and/or Structures only.

857 ⁸In Historic Buildings and/or Structures and within Sub-Zones A and B subject to compliance with all
858 criteria and requirements of Section 15-2.3-8 for Sub-Zone A and Section 15-2.3-9 for Sub-Zone B.

859 ⁹Subject to an Administrative Conditional Use Permit, and permitted in Sub-Zone B only, subject to
860 requirements in Section 15-2.3-9.

861 ¹⁰See Section 15-4-18, Passenger Tramways And Ski-Base Facilities.

862 ¹¹See Section 15-4-2, Fences And Retaining Walls.

863 ¹²See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant
864 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative
865 Conditional Use Permit.

866 ¹³See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

867 ¹⁴Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in
868 Historic Districts.

869 **HISTORY**

870 *Adopted by Ord. 00-51 on 9/21/2000*

871 *Amended by Ord. 04-08 on 3/4/2004*

872 *Amended by Ord. 06-56 on 7/27/2006*

873 *Amended by Ord. 09-10 on 3/5/2009*

874 *Amended by Ord. 10-14 on 4/15/2010*

875 *Amended by Ord. 12-37 on 12/20/2012*

876 *Amended by Ord. 15-35 on 10/12/2015*

877 *Amended by Ord. 2020-36 on 7/30/2020*

878 *Amended by Ord. 2020-42 on 9/17/2020*

879 *Amended by Ord. 2021-38 on 9/23/2021*

880 *Amended by Ord. 2021-51 on 12/16/2021*

881 *Amended by Ord. 2022-08 on 4/28/2022*

882 *Amended by Ord. 2024-11 on 5/23/2024*

883

884 **15-2.3-5 Building Height**

885 No Structure shall be erected to a height greater than twenty-seven feet (27') from
886 Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet
887 (4') from Existing Grade, except for the placement of approved window wells,
888 emergency egress, and a garage entrance. The Planning Commission may grant an
889 exception to the Final Grade requirement as part of a Master Planned Development

890 within Subzone A where Final Grade must accommodate zero lot line Setbacks. The
891 following height requirements must be met:

892 A. A Structure shall have a maximum height of thirty five feet (35') measured from
893 the [~~lowest finish floor plane~~] Lowest Floor Plane to the point of the highest wall
894 top plate that supports the ceiling joists or roof rafters. The Planning Commission
895 may grant an exception to this requirement as part of a Master Planned
896 Development within Subzone A for the extension of below Grade subterranean
897 HCB Commercial Uses.

898 B. A ten foot (10') minimum horizontal step in the downhill façade is required unless
899 the First Story is located completely under the finish Grade on all sides of the
900 Structure. The Planning Commission may grant an exception to this requirement
901 as part of a Master Planned Development within Subzone A consistent with MPD
902 requirements of Section 15-6-5. The horizontal step shall take place at a
903 maximum height of twenty three feet (23') from where Building Footprint meets
904 the lowest point of existing Grade. Architectural features, that provide articulation
905 to the upper story façade setback, may encroach into the minimum ten foot (10')
906 setback but shall be limited to no more than twenty five percent (25%) of the
907 width of the building encroaching no more than four feet (4') into the setback,
908 subject to compliance with the Design Guidelines for Historic Sites and Historic
909 Districts.

910 C. **ROOF PITCH**. The roof pitch of a Structure's Contributing Roof Form shall be
911 between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a
912 minimum horizontal distance of 20 feet measured from the primary façade to the

913 rear of the building, as viewed from the primary public right-of-way. Secondary
914 Roof Forms may be below the required 7:12 roof pitch and located on the
915 primary façade (such as porches, bay window roofs, etc).

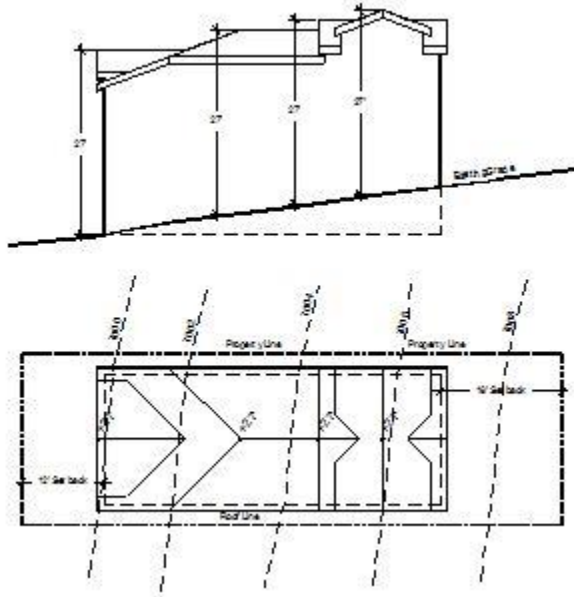
916 1. Secondary Roof Forms may be Rooftop Decks so long as they are not
917 more than 23 feet in height above Finished Grade. This height includes
918 any railings, parapets, stairs, and similar constructions on the Roof Deck.

919 2. The height of railings, parapets, stairs, and similar constructions on a
920 Green Roof or Flat Roof are included in the calculation of Building
921 Height. Decks, hot tubs, outdoor cooking areas, and seating areas are not
922 permitted on Green Roofs. Green Roofs must be vegetated.

923 3. A Structure containing a flat roof shall have a maximum height of thirty five
924 feet (35') measured from the ~~[lowest floor plane]~~ Lowest Floor Plane to the
925 highest wall top plate that supports the ceiling joists or roof rafters. The
926 height of the Green Roof, including the parapets or similar features shall
927 not exceed twenty four (24") above the highest top plate mentioned
928 above. Any required railings for a Green Roof shall comply with Building

929

Height.



930

931

4. Accessory Structures may be below the required seven: twelve (7:12) roof pitch.

932

933

D. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

934

1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

935

936

937

2. Water towers, mechanical equipment, and Solar Energy Systems,, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.

938

939

940

3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:

941

942

943

1. The proposed height exception is only for the Area of the elevator.

944

No increase in square footage of the Building is being achieved.

- 945 2. The proposed option is the only feasible option for the elevator on
946 the Site.
- 947 3. The proposed elevator and floor plans comply with the American
948 Disability Act (ADA) standards.
- 949 4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow
950 additional Building Height (see entire Section 15-2.3-6) on a downhill Lot
951 to accommodate a single car wide garage in a Tandem configuration; to
952 accommodate circulation, such as stairs and/or an ADA elevator; and to
953 accommodate a reasonably sized front entry area and front porch that
954 provide a Compatible streetscape design. The depth of the garage may
955 not exceed the minimum depth for internal Parking Space(s) as
956 dimensioned within this Code, Chapter 15-3. The additional height may
957 not exceed thirty-five feet (35') from existing Grade.

958 HISTORY

- 959 *Adopted by Ord. 00-51 on 9/21/2000*
- 960 *Amended by Ord. 06-56 on 7/27/2006*
- 961 *Amended by Ord. 09-10 on 3/5/2009*
- 962 *Amended by Ord. 09-14 on 4/9/2009*
- 963 *Amended by Ord. 09-40 on 11/5/2009*
- 964 *Amended by Ord. 10-14 on 4/15/2010*
- 965 *Amended by Ord. 13-48 on 11/21/2013*
- 966 *Amended by Ord. 2016-44 on 9/15/2016*
- 967 *Amended by Ord. 2017-59 on 11/9/2017*

968 *Amended by Ord. 2018-27 on 5/31/2018*

969 *Amended by Ord. 2020-42 on 9/17/2020*

970

971 **15-2.3-6 Development On Steep Slopes**

972 Development on Steep Slopes must be environmentally sensitive to hillside Areas,
973 carefully planned to mitigate adverse effects on neighboring land and Improvements,
974 and consistent with the ~~[Design Guidelines]~~ Regulations for Historic Districts and
975 Historic Sites Chapter 15-3, and Chapter 15-5.

976 For the purpose of measuring Slope, the measurement shall include a minimum
977 horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on
978 the certified topographic survey. The measurement shall quantify the steepest Slope
979 within the Building Footprint and any Access driveway.

980 **A. Steep Slope Determination.**

981 1. A Steep Slope Conditional Use permit is required for construction of any
982 Structure with a Building Footprint in excess of two hundred square feet
983 (200 sq. ft.) if said Building Footprint is located on or projecting over an
984 existing Slope of thirty percent (30%) or greater.

985 2. A Steep Slope Conditional Use permit is required for construction of any
986 addition to an existing Structure, when the Building Footprint of the
987 addition is in excess of two hundred square feet (200 sq. ft.), if the
988 Building Footprint of the addition is located on or projecting over an
989 existing Slope of thirty percent (30%) or greater.

- 990 3. A Steep Slope Conditional Use permit is required for any Access driveway
991 located on or projecting over an existing Slope of (30%) or greater.
- 992 4. Any disturbance that creates a change from Existing Grade or elevation
993 greater than four feet, cuts into the Steep Slope, or requires retaining walls
994 to construct the Structure (including patio, hot tub, pool,
995 landscaping/grading).

996 **B. Steep Slope Review.**

997 To fully evaluate the Criteria below, the Applicant shall provide the following
998 information:

- 999 1. **GEOTECHNICAL ANALYSIS.** For Structures that create a change from
1000 Existing Grade or elevation greater than four feet, cut into the Steep
1001 Slope, or require retaining walls to construct the Structure, a geotechnical
1002 report is required. The Applicant shall provide the Planning Department
1003 with a geotechnical report prepared by a licensed geotechnical engineer,
1004 engineering geologist, or other qualified professional. The report must
1005 include information such as soils characteristics and preliminary structural
1006 recommendations intended to inform the design and mitigation of soils
1007 conditions, slope limitations, and/or ground water. The Engineering or
1008 Building Department may request additional information in the form of a
1009 geotechnical survey if additional information is deemed necessary.
- 1010
- 1011 2. **SLOPE/TOPOGRAPHIC MAP.** Certified boundary survey depicting
1012 contours at an interval of two feet (2') or less that identifies Very Steep

- 1013 Slopes (40% or greater) within fifty feet (50') of the Property boundary and
1014 highlights areas of high geologic hazard, areas subject to land sliding, and
1015 all Steep Slopes for areas with a rise of at least twenty-five feet (25')
1016 vertically and a run of at least fifty feet (50') horizontally in the following
1017 categories:
- 1018 a. Greater than fifteen percent (15%), but less than or equal to thirty
1019 percent (30%) (shown in yellow)
 - 1020 b. Greater than thirty percent (30%) but less than or equal to forty
1021 percent (40%) (shown in orange)
 - 1022 c. Very Steep Slopes, greater than forty percent (40%) (shown in red)

1023

1024 **C. Conditional Use Permit Criteria.**

1025 The Planning Commission may review Steep Slope Conditional Use permit
1026 Applications as Consent Calendar items. Steep Slope Conditional Use permit
1027 Applications shall be subject to the following criteria:

- 1028 1. **LOCATION OF DEVELOPMENT.** Development is located and designed
1029 to reduce visual and environmental impacts of the Structure.
- 1030 2. **VISUAL ANALYSIS.** ~~[The Applicant must provide the Planning~~
1031 ~~Department with a visual analysis of the project from key Vantage Points:~~
 - 1032 a. ~~To determine potential impacts of the proposed Access, and~~
1033 ~~Building mass and design; and~~
 - 1034 b. ~~To identify the potential for Screening, Slope stabilization, erosion~~
1035 ~~mitigation, vegetation protection, and other design opportunities].~~

1036 To determine potential impacts of the proposed Access, and Building
1037 mass and design and to identify the potential for Screening, Slope
1038 stabilization, erosion mitigation, vegetation protection, and other design
1039 opportunities, a visual analysis of the project from key Vantage Points is
1040 required. The Applicant must provide the Planning Department with:

1041 i. Four panoramic views of existing property showing the site from the
1042 perimeter of the property from 90-degree compass intervals
1043 (camera facing toward site). Four panoramic views showing the
1044 neighborhood taken from the perimeter of the property at 90-degree
1045 compass intervals (camera facing away from site). One aerial
1046 photograph placing the subject in a neighborhood context.

1047 j. Streetscape elevation – including 100 feet on either side of the
1048 property along the project side of the street to indicate accurate
1049 height, width, and building or all proposed work in relation to
1050 existing surrounding and adjacent buildings, drawn at minimum 1/8
1051 inch scale. If access to properties is limited, a photographic
1052 streetscape is allowed.

1053 k. A 3D massing model illustrating the proposed project from
1054 designated Vantage Points (see Planning Staff to review and
1055 establish Vantage Points for the Application).

1056 l. A rendering that superimposes the proposed project on a photo of
1057 the site and streetscape.

1058 3. **ACCESS.** Access points and driveways must be designed to minimize
1059 Grading of the natural topography and to reduce overall Building scale.
1060 Shared Driveways and Parking Areas, and side Access to garages are
1061 strongly encouraged, where feasible.

1062 4. **TERRACING.** ~~[The project may include terraced retaining Structures if~~
1063 ~~necessary to regain Natural Grade.]~~ The proposed plans shall include
1064 detailed information, including height from Existing Grade, width, and
1065 length of all proposed retaining walls. The Applicant shall terrace retaining
1066 walls to return to Natural Grade. A Building Permit, including drawings
1067 stamped by a licensed engineer, is required for any retaining wall or
1068 combination retaining wall with a total or combined height greater than
1069 four feet (4') in height. A combination retaining wall is defined as any
1070 series of retaining walls in which the horizontal separation between
1071 subsequent walls is closer than 1.5:1 compared to the height of the
1072 individual walls. If the height of any retaining walls is proposed to be
1073 modified by more than twelve inches in height, width, length, or location,
1074 the Applicant shall file a modification application with the Planning
1075 Department and return to the Planning Commission for review and Final
1076 Action. Additionally, modifications of pervious material to impervious
1077 material or changes to excavation depths require a modification
1078 application and Planning Commission review and Final Action.

1079 5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be
1080 located to minimize cut and fill that would alter the perceived natural

1081 topography of the Site. The Site design and Building Footprint must
1082 coordinate with adjacent Properties to maximize opportunities for open
1083 Areas and preservation of natural vegetation, to minimize driveway and
1084 Parking Areas, and to provide variation of the Front Yard.

1085 6. **BUILDING FORM AND SCALE.** Where Building masses orient against
1086 the Lot's existing contours, the Structures must be stepped back with the
1087 Grade and broken into a series of individual smaller components that are
1088 Compatible with the District. Low profile Buildings that orient with existing
1089 contours are strongly encouraged. The garage must be subordinate in
1090 design to the main Building. In order to decrease the perceived bulk of the
1091 Main Building, the Planning Commission may require a garage separate
1092 from the main Structure or no garage.

1093 7. **SETBACKS.** The Planning Commission may require an increase in one or
1094 more Setbacks to minimize the creation of a "wall effect" along the Street
1095 front and/or the Rear Lot Line. The Setback variation will be a function of
1096 the Site constraints, proposed Building scale, and Setbacks on adjacent
1097 Structures.

1098 8. **DWELLING VOLUME.** The maximum volume of any Structure is a
1099 function of the Lot size, Building Height, Setbacks, and provisions set forth
1100 in this Chapter. The Planning Commission may further limit the volume of
1101 a proposed Structure to minimize its visual mass and/or to mitigate
1102 differences in scale between a proposed Structure and existing
1103 Structures.

1104 9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HRL
1105 District is twenty-seven feet (27') and is restricted as stated above in
1106 Section 15-2.1-5. The Planning Commission may require a reduction in
1107 Building Height for all, or portions, of a proposed Structure to minimize its
1108 visual mass and/or to mitigate differences in scale between a proposed
1109 Structure and the Historic character of the neighborhood's existing
1110 residential Structures.

1111

1112 **15-2.4-2 Uses**

1113 Uses in the HRM District are limited to the following:

1114 A. **ALLOWED USES.**

- 1115 1. Single Family Dwelling
- 1116 2. Duplex Dwelling
- 1117 3. Secondary Living Quarters
- 1118 4. Lockout Unit¹
- 1119 5. Accessory Apartment²
- 1120 6. Nightly Rental³
- 1121 7. Home Occupation
- 1122 8. Child Care, In-Home Babysitting
- 1123 ~~9. [Child Care, Family⁴]~~

- 1124 9. Child Care, Family Group⁴
- 1125 10. Accessory Building and Use
- 1126 11. Conservation Activity
- 1127 12. Agriculture
- 1128 13. Parking Area or Structure with four (4) or fewer spaces
- 1129 14. Internal Accessory Dwelling Unit¹¹

1130 B. **CONDITIONAL USES.**

- 1131 1. Triplex Dwelling
- 1132 2. Multi-Unit Dwelling
- 1133 3. Group Care Facility
- 1134 4. Child Care Center⁴
- 1135 5. Public and Quasi-Public Institution, Church, and School
- 1136 6. Essential Municipal and Public Utility Use, Facility Service, and Structure
- 1137 7. Telecommunication Antenna⁵
- 1138 8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁶
- 1139 9. Bed and Breakfast Inn⁷
- 1140 10. Boarding House, Hostel⁷
- 1141 11. Hotel, Minor⁷

- 1142 12. Office, General⁸
- 1143 13. Retail and Service Commercial, Minor⁸
- 1144 14. Retail and Service Commercial, personal improvement⁸
- 1145 15. Neighborhood Market, without gasoline sales⁸
- 1146 16. Cafe, Deli⁸
- 1147 17. Café, Outdoor Dining⁹
- 1148 18. Parking Area or Structure with five (5) or more spaces
- 1149 19. Temporary Improvement¹⁰
- 1150 20. Recreation Facility, Public
- 1151 21. Recreation Facility, Private¹²
- 1152 22. Outdoor Events¹⁰
- 1153 23. Fences greater than six feet (6') in height from Final Grade¹⁰
- 1154 24. Temporary Structures, excluding yurts.¹³

1155 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1156 is a prohibited Use.

1157 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

1158 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1159 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses.

1160 ⁴See Section 15-4-9 Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)

1161 [Center Uses require an Administrative Conditional Use permit.](#)

1162 ⁵See Section 15-4-14, Telecommunications Facilities.

1163 ⁶See Section 15-4-13, Placement of Satellite Receiving Antennas.

1164 ⁷Allowed only in Historic Buildings and/or Structures or historically Compatible Structures.

1165 ⁸Allowed only in Historic Buildings and/or Structures

1166 ⁹Requires an Administrative Conditional Use permit. Allowed in association with a Café or Deli.

1167 ¹⁰Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4.

1168 ¹¹See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant
1169 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative
1170 Conditional Use Permit.

1171 ¹²See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1172 ¹³Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in
1173 Historic Districts

1174 HISTORY

1175 *Adopted by Ord. 00-51 on 9/21/2000*

1176 *Amended by Ord. 06-69 on 10/19/2006*

1177 *Amended by Ord. 09-10 on 3/5/2009*

1178 *Amended by Ord. 15-35 on 10/12/2015*

1179 *Amended by Ord. 2020-42 on 9/17/2020*

1180 *Amended by Ord. 2021-38 on 9/23/2021*

1181 *Amended by Ord. 2021-51 on 12/16/2021*

1182 *Amended by Ord. 2022-08 on 4/28/2022*

1183 *Amended by Ord. 2024-11 on 5/23/2024*

1184

1185 **15-2.5-2 Uses**

1186 Uses in the HRC District are limited to the following:

1187 A. **ALLOWED USES.**¹⁰

- 1188 1. Single Family Dwelling⁵
- 1189 2. Duplex Dwelling⁵
- 1190 3. Secondary Living Quarters⁵
- 1191 4. Lockout Unit^{1,5}
- 1192 5. Accessory Apartment^{2,5}
- 1193 6. Nightly Rental⁵
- 1194 7. Home Occupation⁵
- 1195 8. Child Care, In-Home Babysitting
- 1196 ~~9. [Child Care, Family³]~~
- 1197 9. Child Care, Family Group³
- 1198 10. Child Care Center³
- 1199 11. Accessory Building and Use
- 1200 12. Conservation Activity
- 1201 13. Agriculture
- 1202 14. Bed and Breakfast Inn^{4,5}
- 1203 15. Boarding House, hostel⁵
- 1204 16. Hotel, Minor, fewer than sixteen (16) rooms⁵
- 1205 17. Office, General⁵

1206 18. Parking Area or Structure, with four (4) or fewer spaces⁵

1207 19. Food Truck Location¹¹

1208 20. Enclosed Mobile Business Location¹⁴

1209 B. **CONDITIONAL USES.**^{9, 10}

1210 1. Triplex Dwelling⁵

1211 2. Multi-Unit Dwelling⁵

1212 3. Guest House, on Lots one (1) acre⁵

1213 4. Group Care Facility⁵

1214 5. Public and Quasi-Public institution, church, or school

1215 6. Essential Municipal public utility Use, facility, service, and Structure

1216 7. Telecommunication Antenna⁶

1217 8. Satellite dish, greater than thirty-nine inches (39") in diameter⁷

1218 9. Plant and Nursery stock products and sales

1219 10. Hotel, Major⁵

1220 11. Timeshare Projects and Conversions⁵

1221 12. Private Residence Club Project and Conversion^{4,5}

1222 13. Office, Intensive⁵

1223 14. Office and clinic, Medical⁵

- 1224 15. Financial institution, without drive-up window⁸
- 1225 16. Commercial Retail and Service, Minor⁸
- 1226 17. Commercial Retail and Service, Personal Improvement⁸
- 1227 18. Neighborhood Convenience Commercial, without gasoline sales
- 1228 19. Café or Deli⁸
- 1229 20. Restaurant, General⁸
- 1230 21. Restaurant and Café, outdoor dining⁴
- 1231 22. Outdoor Events and Uses⁴
- 1232 23. Bar
- 1233 24. Parking Area or Structure, with five (5) or more spaces⁵
- 1234 25. Temporary Improvement⁴
- 1235 26. Passenger Tramway station and ski base facility
- 1236 27. Ski tow, ski lift, ski run, and ski bridge
- 1237 28. Recreation Facility, Commercial, Public, and Private¹²
- 1238 29. Entertainment Facility, Indoor
- 1239 30. Fences greater than six feet (6') in height from Final Grade⁴
- 1240 31. Private Residence Club, Off-Site⁵
- 1241 32. Private Event Facility⁵

1242 33. Temporary Structures, excluding yurts.¹³

1243 C. **PROHIBITED USES**. Unless otherwise allowed herein, any Use not listed above
1244 as an Allowed or Conditional Use is a prohibited Use.

1245 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

1246 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1247 ³See Section 15-4-9, Child Care And Child Care Facilities. [Family Group Child Care and Child Care](#)
1248 [Center Uses require an Administrative Conditional Use permit.](#)

1249 ⁴Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4.

1250 ⁵Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue and Park Avenue,
1251 excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC
1252 Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the
1253 plaza side storefronts), 780 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street,
1254 890 Main Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within
1255 Storefront Property; however access, circulation, and lobby areas are permitted within Storefront
1256 Property.

1257 ⁶See Section 15-4-14, Telecommunication Facilities.

1258 ⁷See Section 15-4-13, Placement Of Satellite Receiving Antennas.

1259 ⁸If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed Use.

1260 ⁹No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are
1261 permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah
1262 Code 32B-1-202, to obtain a liquor license.

1263 ¹⁰Within the HRC Zoning District, no more than seven (7) Conventional Chain Businesses are permitted in
1264 Storefront Properties.

1265 ¹¹The Planning Director or designee shall upon finding a Food Truck Location in compliance with
1266 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1267 letter.

1268 ¹²See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1269 ¹³Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in
1270 Historic Districts.

1271 ¹⁴[See Section 15-4-24, Mobile Businesses.](#)

1272 HISTORY

1273 *Adopted by Ord. 00-51 on 9/21/2000*

1274 *Amended by Ord. 04-39 on 3/18/2004*

1275 *Amended by Ord. 06-69 on 10/19/2006*

1276 *Amended by Ord. 07-55 on 8/30/2007*

1277 *Amended by Ord. 09-10 on 3/5/2009*

1278 *Amended by Ord. 12-37 on 12/20/2012*

1279 *Amended by Ord. 16-02 on 1/7/2016*

1280 *Amended by Ord. 2017-45 on 8/17/2017*

1281 *Amended by Ord. 2018-55 on 10/23/2018*

1282 *Amended by Ord. 2020-36 on 7/30/2020*

1283 *Amended by Ord. 2020-42 on 9/17/2020*

1284 *Amended by Ord. 2021-51 on 12/16/2021*

1285 *Amended by Ord. 2022-08 on 4/28/2022*

1286 *Amended by Ord. 2022-16 on 5/26/2022*

1287 *Amended by Ord. 2022-21 on 10/27/2022*

1288 *Amended by Ord. 2023-16 on 4/27/2023*

1289 *Amended by Ord. 2024-11 on 5/23/2024*

1290

1291 **15-2.6-2 Uses**

1292 Uses in the Historic Commercial Business (HCB) District are limited to the following:

1293 A. **ALLOWED USES.**¹¹

1294 1. Single Family Dwelling¹

- 1295 2. Multi-Unit Dwelling¹
- 1296 3. Secondary Living Quarters¹
- 1297 4. Lockout Unit^{1,2}
- 1298 5. Accessory Apartment^{1,3}
- 1299 6. Nightly Rental⁴
- 1300 7. Home Occupation¹
- 1301 8. Child Care, In-Home Babysitting¹
- 1302 ~~9. [Child Care, Family^{4,5}]~~
- 1303 9. Child Care, Family Group^{1,5}
- 1304 10. Child Care Center^{1,5}
- 1305 11. Accessory Building and Use¹
- 1306 12. Conservation Activity
- 1307 13. Agriculture
- 1308 14. Bed and Breakfast Inn^{1, 6}
- 1309 15. Boarding House, hostel¹
- 1310 16. Hotel, Minor, fewer than 16 rooms¹
- 1311 17. Office, General¹
- 1312 18. Office, Moderate Intensive¹

- 1313 19. Office and clinic, Medical¹
- 1314 20. Financial institution, without drive-up window
- 1315 21. Commercial Retail and Service, Minor
- 1316 22. Commercial Retail and Service, Personal Improvement
- 1317 23. Commercial Neighborhood Convenience, without gasoline sales
- 1318 24. Restaurant, Cafe or Deli
- 1319 25. Restaurant, General
- 1320 26. Bar
- 1321 27. Parking Lot, Public or Private with four (4) or fewer spaces
- 1322 28. Entertainment Facility, Indoor
- 1323 29. Salt Lake City 2002 Winter Olympic Games Legacy Displays⁷
- 1324 30. Temporary winter Balcony enclosures
- 1325 31. Food Truck Location¹²
- 1326 32. Enclosed Mobile Businesses Location¹⁵
- 1327 B. **CONDITIONAL USES.**^{10, 11}
- 1328 1. Group Care Facility¹
- 1329 2. Public and Quasi-Public institution, church, or school
- 1330 3. Essential municipal public utility Use, facility, service, and Structure

- 1331 4. Telecommunication Antenna⁸
- 1332 5. Satellite dish, greater than thirty-nine inches (39") in diameter⁹
- 1333 6. Plant and Nursery stock products and sales
- 1334 7. Hotel, Major¹
- 1335 8. Timeshare Projects and Conversions¹
- 1336 9. Timeshare Sales Office, Off-Site within an enclosed Building¹
- 1337 10. Private Residence Club Project and Conversion^{1,6}
- 1338 11. Commercial Retail and Service, Major
- 1339 12. Office, Intensive¹
- 1340 13. Restaurant, outdoor dining⁶
- 1341 14. Outdoor Events and Uses⁶
- 1342 15. Hospital, Limited Care Facility¹
- 1343 16. Parking Area or Structure for five (5) or more cars¹
- 1344 17. Temporary Improvement⁶
- 1345 18. Passenger Tramway station and ski base facility
- 1346 19. Ski tow, ski lift, ski run, and ski bridge
- 1347 20. Recreation Facility, Public
- 1348 21. Recreation Facility, Private¹³

1349 22. Recreation Facility, Commercial

1350 23. Fences greater than six feet (6') in height from Final Grade⁶

1351 24. Private Residence Club, Off-Site¹

1352 25. Private Event Facility¹

1353 26. Temporary Structures, excluding yurts.¹⁴

1354 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1355 is a prohibited Use.

1356 ¹Prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue, Grant Avenue, and
1357 Swede Alley. Hotel rooms shall not be located within Storefront Property; however access, circulation and
1358 lobby areas are permitted within Storefront Property.

1359 ²Nightly Rental of Lock Units requires a Conditional Use permit.

1360 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1361 ⁴Nightly Rental of residential dwellings does not include the Use of dwellings for Commercial Uses.

1362 ⁵See Section 15-4-9, Child Care And Child Care Facilities. [Family Group Child Care and Child Care](#)
1363 [Center Uses require an Administrative Conditional Use permit.](#)

1364 ⁶Requires an Administrative or Administrative Conditional Use permit.

1365 ⁷Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
1366 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
1367 on the original Property set forth in the services Agreement and/or Master Festival License. Requires an
1368 Administrative Permit.

1369 ⁸See Section 15-4-14, Telecommunication Facilities.

1370 ⁹See Section 15-4-13, Placement Of Satellite Receiving Antennas.

1371 ¹⁰No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are
1372 permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah
1373 Code 32B-1-202, to obtain a liquor license.

1374 ¹¹Within the HCB Zoning District, no more than seventeen (17) Conventional Chain Businesses are
1375 permitted in Storefront Properties.

1376 ¹²The Planning Director or designee shall, upon finding a Food Truck Location in compliance with
1377 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1378 letter.

1379 ¹³See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1380 ¹⁴Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in Historic
1381 Districts.

1382 ¹⁵[See Section 15-4-24, Mobile Businesses.](#)

1383 HISTORY

1384 *Adopted by Ord. 00-51 on 9/21/2000*

1385 *Amended by Ord. 02-38 on 9/12/2002*

1386 *Amended by Ord. 04-39 on 3/18/2004*

1387 *Amended by Ord. 06-69 on 10/19/2006*

1388 *Amended by Ord. 07-55 on 8/30/2007*

1389 *Amended by Ord. 09-10 on 3/5/2009*

1390 *Amended by Ord. 12-37 on 12/20/2012*

1391 *Amended by Ord. 16-02 on 1/7/2016*

1392 *Amended by Ord. 16-01 on 1/7/2016*

1393 *Amended by Ord. 2017-45 on 8/17/2017*

1394 *Amended by Ord. 2018-55 on 10/23/2018*

1395 *Amended by Ord. 2020-36 on 7/30/2020*

1396 *Amended by Ord. 2020-42 on 9/17/2020*

1397 *Amended by Ord. 2021-51 on 12/16/2021*

1398 *Amended by Ord. 2022-08 on 4/28/2022*

1399 *Amended by Ord. 2022-16 on 5/26/2022*

1400 *Amended by Ord. 2022-21 on 10/27/2022*

1401 *Amended by Ord. 2023-16 on 4/27/2023*

1402 *Amended by Ord. 2024-11 on 5/23/2024*

1403

1404 **15-2.7-2 Uses**

1405 Uses in the ROS District are limited to the following:

1406 A. **ALLOWED USES.**

1407 1. Conservation Activity

1408 2. Food Truck Locations⁴

1409 B. **ADMINISTRATIVE CONDITIONAL USES¹.**

1410 1. Trail and Trailhead Improvement

1411 2. Outdoor Recreation Equipment

1412 3. Essential Municipal Public Utility Use, Service, or Structure, less than 600
1413 sq. ft.

1414 4. Accessory Building, less than 600 sq. ft.

1415 5. Ski-related Accessory Building, less than 600 sq. ft.

1416 6. Parking Area or Structure with four (4) or fewer spaces

1417 7. Outdoor Event, Outdoor Music

1418 8. Temporary Construction Improvement

1419 9. Raising, grazing of horses

1420 10. Raising, grazing of livestock

1421 11. Anemometer and Anemometer Towers

1422 C. **CONDITIONAL USES.**

1423 1. Agriculture

1424 2. Recreational Outdoor and Trail Lighting

1425 3. Recreation Facility, Private⁵

1426 4. Recreation Facility, Public

1427 5. Recreation Facility, Commercial

1428 6. Golf Course

1429 7. Passenger Tramway Station and Ski Base Facility

1430 8. Ski Tow Rope, Ski Lift, Ski Run and Ski Bridge

1431 9. Recreational Sports Field

1432 10. Skating Rink

1433 11. Skateboard Park

1434 12. Public and Quasi-Public Institution, Church, and School, Park, Plaza,

1435 Structure for Public Assembly, greater than 600 sq. ft.

- 1436 13. Essential Municipal Public Utility Use, Facility, Service, and Structure,
- 1437 greater than 600 sq. ft.
- 1438 14. Accessory Building, greater than 600 sq. ft.
- 1439 15. Ski-Related Accessory Building, greater than 600 sq. ft.
- 1440 16. Child Care Center⁶
- 1441 17. Commercial Stable, Riding Academy
- 1442 18. Vehicle Control Gates²
- 1443 19. Resort Support, Commercial
- 1444 20. Cemetery
- 1445 21. Parking Area or Structure with five (5) or more spaces
- 1446 22. Telecommunications Antenna³
- 1447 23. Mines and Mine Exploration
- 1448 24. Plant and Nursery stock products and sales
- 1449 25. Fences greater than six feet (6') in height from Final Grade.
- 1450 26. Small Wind Energy Systems

1451 D. **PROHIBITED USES.** Any use not listed above as an Allowed or Conditional Use
1452 is a prohibited Use.

1453 ¹Subject to an Administrative Conditional Use permit and/or Master Festival license review process.

1454 Master Festivals are temporary in nature. All related temporary Structures are restricted to specific time

1455 frames and shall be removed at the expiration of the Master Festival permit.

1456 ²See Section 15-4-19 for specific review criteria for gates

1457 ³Subject to Section 15-4-14, Telecommunications

1458 ⁴The Planning Director or designee shall, upon finding a Food Truck Location in compliance with
1459 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1460 letter.

1461 ⁵See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas

1462 ⁶See Section 15-4-9, Child Care And Child Care Facilities. Child Care Center Uses require an
1463 Administrative Conditional Use permit.

1464 HISTORY

1465 *Adopted by Ord. 00-51 on 9/21/2000*

1466 *Amended by Ord. 04-08 on 3/4/2004*

1467 *Amended by Ord. 09-10 on 3/5/2009*

1468 *Amended by Ord. 2018-55 on 10/23/2018*

1469 *Amended by Ord. 2022-08 on 4/28/2022*

1470 *Amended by Ord. 2022-16 on 5/26/2022*

1471

1472 **15-2.9-2 Uses**

1473 Uses in the E-40 District are limited to the following:

1474 A. **ALLOWED USES.**

1475 1. Single Family Dwelling

1476 2. Secondary Living Quarters

1477 3. Lockout Unit¹

1478 4. Accessory Apartment²

- 1479 5. Nightly Rental³
- 1480 6. Home Occupation
- 1481 7. Child Care, In-Home Babysitting
- 1482 ~~8. [Child Care, Family⁴]~~
- 1483 8. Child Care, Family Group⁴
- 1484 9. Accessory Building and Use
- 1485 10. Conservation Activity
- 1486 11. Agriculture
- 1487 12. Raising, grazing of horses
- 1488 13. Residential Parking Area or Structure, with four (4) or fewer spaces
- 1489 14. Internal Accessory Dwelling Unit⁹

1490 **B. CONDITIONAL USES.**

- 1491 1. Guest House
- 1492 2. Group Care Facility
- 1493 3. Child Care Center⁴
- 1494 4. Public and Quasi-Public Institution, Church and School
- 1495 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 1496 6. Telecommunication Antenna⁶

1497 7. Satellite Dish, greater than thirty-nine inches (39") diameter⁶

1498 8. Plant and Nursery Stock Production and Sales

1499 9. Raising, grazing of livestock

1500 10. Cemetery

1501 11. Bed and Breakfast Inn

1502 12. Parking Lot or Structure with five (5) or more space

1503 13. Temporary Improvement⁷

1504 14. Passenger Tramway Station and Ski Base Facility

1505 15. Ski Rope Tow, Ski Lift, Ski Run, and Ski Bridge

1506 16. Outdoor Event⁷

1507 17. Recreation Facility, Public and Private¹⁰

1508 18. Recreation Facility, Commercial

1509 19. Commercial Stables, Riding Academy

1510 20. Mines and Mine Exploration

1511 21. Fences greater than six feet (6') in height from Final Grade⁷

1512 22. Vehicle Control Gates⁸

1513 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use

1514 is a prohibited Use.

- 1515 ¹Nightly Rental of Lockout Units requires a Conditional Use permit
- 1516 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments
- 1517 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses
- 1518 ⁴See LMC Chapter 15-4-9 for Child Care Regulations. [Family Group Child Care and Child Care Center](#)
- 1519 [Uses require an Administrative Conditional Use permit.](#)
- 1520 ⁵See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities
- 1521 ⁶See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas
- 1522 ⁷Requires an Administrative Conditional Use permit.
- 1523 ⁸See Section 15-4-19 for specific review criteria for gates.
- 1524 ⁹See Section 15-4-7.1, Internal Accessory Dwelling Units.
- 1525 ¹⁰See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1526 HISTORY

- 1527 *Adopted by Ord. 00-51 on 9/21/2000*
- 1528 *Amended by Ord. 04-08 on 3/4/2004*
- 1529 *Amended by Ord. 06-69 on 10/19/2006*
- 1530 *Amended by Ord. 2021-38 on 9/23/2021*
- 1531 *Amended by Ord. 2021-51 on 12/16/2021*
- 1532 *Amended by Ord. 2022-08 on 4/28/2022*
- 1533

1534 **15-2.10-2 Uses**

1535 Uses in the Estate (E) District are limited to the following:

1536 A. **ALLOWED USES.**

- 1537 1. Single Family Dwelling

- 1538 2. Duplex Dwelling
- 1539 3. Secondary Living Quarters
- 1540 4. Lockout Unit¹
- 1541 5. Accessory Apartment²
- 1542 6. Nightly Rental^{1,3}
- 1543 7. Home Occupation
- 1544 8. Child Care, In-Home Babysitting⁴
- 1545 ~~9. [Child Care, Family⁴]~~
- 1546 9. Child Care, Family Group⁴
- 1547 10. Accessory Buildings and Uses
- 1548 11. Conservation Activity
- 1549 12. Agriculture
- 1550 13. Raising, grazing of horses
- 1551 14. Parking Area or Structure with four (4) or fewer spaces
- 1552 15. Internal Accessory Dwelling Unit¹²

1553 B. **CONDITIONAL USES.**

- 1554 1. Guest House
- 1555 2. Group Care Facility

- 1556 3. Child Care Center⁴
- 1557 4. Public and Quasi-Public Institution, Church and School
- 1558 5. Essential Municipal Public Utility Use, Facility, Services, and Structure
- 1559 6. Telecommunication Antenna⁵
- 1560 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁶
- 1561 8. Plant and Nursery stock products and sales
- 1562 9. Raising, grazing of livestock
- 1563 10. Cemetery
- 1564 11. Bed and Breakfast Inn
- 1565 12. Hotel, Minor⁷
- 1566 13. Hotel, Major⁷
- 1567 14. Parking Area or Structure with five (5) or more spaces
- 1568 15. Temporary Improvement⁸
- 1569 16. Passenger Tramway Station and Base Facility⁹
- 1570 17. Ski Tow Rope, Ski Run, Ski Lift, and Ski Bridge
- 1571 18. Outdoor Event⁷
- 1572 19. Recreation Facility, Public and Private¹³
- 1573 20. Recreation Facility, Commercial

1574 21. Commercial Stables, Riding Academy

1575 22. Mines and Mine Exploration

1576 23. Vehicle Control Gates¹⁰

1577 24. Fences greater than six feet (6') in height from Final Grade⁸

1578 25. Support Retail and Minor Service Commercial¹¹

1579 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1580 is a prohibited Use.

1581 ¹Nightly rental of Lockout Units requires a Conditional Use permit

1582 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1583 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses.

1584 ⁴See Section 15-4-9 Child Care and Child Care Facilities. [Family Group Child Care and Child Care
Center Uses require an Administrative Conditional Use permit.](#)

1586 ⁵See Section 15-4-14, Telecommunication Facilities

1587 ⁶See Section 15-4-13, Placement of Satellite Receiving Antennas

1588 ⁷Subject to regulations of Chapter 15-6, Master Planned Developments

1589 ⁸Requires an Administrative Conditional Use permit

1590 ⁹See Section 15-4-18 Passenger Tramways and Ski Base Facilities

1591 ¹⁰See Section 15-4-19 Review Criteria for Vehicle Control Gates

1592 ¹¹Subject to a Master Planned Development approval. See Chapter 15-6

1593 ¹²See Section 15-4-7.1, Internal Accessory Dwelling Units.

1594 ¹³See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1595 HISTORY

1596 *Adopted by Ord. 00-51 on 9/21/2000*

1597 *Amended by Ord. 04-08 on 3/4/2004*

1598 *Amended by Ord. 06-69 on 10/19/2006*

1599 *Amended by Ord. 2020-45 on 10/1/2020*

1600 *Amended by Ord. 2021-38 on 9/23/2021*

1601 *Amended by Ord. 2021-51 on 12/16/2021*

1602 *Amended by Ord. 2022-08 on 4/28/2022*

1603

1604 **15-2.11-2 Uses**

1605 Uses in the SF District are limited to the following:

1606 A. **ALLOWED USES.**

1607 1. Single Family Dwelling

1608 2. Duplex Dwelling¹

1609 3. Secondary Living Quarters²

1610 4. Accessory Apartment³

1611 5. Nightly Rental⁴

1612 6. Home Occupation

1613 7. Child Care, In-Home Babysitting⁵

1614 ~~8. [Child Care, Family⁵]~~

1615 8. Child Care, Family Group⁵

1616 9. Accessory Building and Use

1617 10. Conservation Activity

1618 11. Agriculture

1619 12. Parking Area or Structure with four (4) or fewer spaces

1620 13. Internal Accessory Dwelling Unit¹⁰

1621 B. **CONDITIONAL USES.**

1622 1. Guest House⁶

1623 2. Group Care Facility

1624 3. Child Care Center⁵

1625 4. Public and Quasi-Public Institution, Church, and School

1626 5. Essential Municipal Public Utility Use, Facility, Service, and Structure

1627 6. Telecommunication Antenna⁷

1628 7. Satellite Dish, greater than thirty-nine inches (39") diameter⁸

1629 8. Raising, grazing of horses

1630 9. Bed and Breakfast Inn

1631 10. Parking Area or Structure with five (5) or more spaces⁹

1632 11. Temporary Improvements⁹

1633 12. Outdoor Event⁹

1634 13. Recreation Facility, Public or Private¹¹

1635 14. Fences greater than six feet (6') in height from Final Grade⁹

1636 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1637 is a prohibited Use.

1638 ¹Permitted only on Lots designated for Duplexes on the official Subdivision Plat.

1639 ²Detached Guest Houses and detached Secondary Living Quarters are not allowed as a Conditional or
1640 Allowed Use within Holiday Ranchettes Subdivision.

1641 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments. Accessory Apartments in
1642 detached Structures are not allowed within Holiday Ranchettes Subdivision.

1643 ⁴Allowed only within Prospector Village Subdivision. Commercial Uses are not allowed within Nightly
1644 Rental units.

1645 ⁵See Section 15-4-9 Child Care and Child Care Facilities. Family Group Child Care and Child Care
1646 Center Uses require an Administrative Conditional Use permit.

1647 ⁶Detached Guest Houses and detached Secondary Living Quarters are not allowed as a Conditional or
1648 Allowed Use within Holiday Ranchettes Subdivision.

1649 ⁷See Section 15-4-14, Telecommunication Facilities

1650 ⁸See Section 15-4-13, Placement of Satellite Receiving Antennas

1651 ⁹Requires an Administrative Conditional Use permit.

1652 ¹⁰See Section 15-4-7.1, Internal Accessory Dwelling Units.

1653 ¹¹See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1654 HISTORY

1655 *Adopted by Ord. 00-51 on 9/21/2000*

1656 *Amended by Ord. 06-76 on 11/9/2006*

1657 *Amended by Ord. 2020-45 on 10/1/2020*

1658 *Amended by Ord. 2021-38 on 9/23/2021*

1659 *Amended by Ord. 2021-51 on 12/16/2021*

1660 *Amended by Ord. 2022-08 on 4/28/2022*

1661

1662 **15-2.12-2 Uses**

1663 Uses in the R-1 District are limited to the following:

1664 A. **ALLOWED USES.**

1665 1. Single Family Dwelling

1666 2. Duplex Dwelling

1667 3. Secondary Living Quarters

1668 4. Lockout Unit¹

1669 5. Accessory Apartment²

1670 6. Nightly Rental³

1671 7. Home Occupation

1672 8. Child Care, In-Home Babysitting⁴

1673 ~~9. [Child Care, Family⁴]~~

1674 9. Child Care, Family Group⁴

1675 10. Accessory Building and Use

1676 11. Conservation Activity

1677 12. Agriculture

1678 13. Parking Area or Structure with four (4) or fewer spaces

1679 **14. Internal Accessory Dwelling Unit¹¹**

1680 **B. CONDITIONAL USES.**

1681 1. Triplex Dwelling⁵

1682 2. Guest House, on Lots one (1) acre or larger

1683 3. Group Care Facility

1684 4. Child Care Center⁴

1685 5. Public or Quasi-Public Institution, Church, and School

1686 6. Essential Municipal Public Utility Use, Facility, Service, and Structure

1687 7. Telecommunication Antenna⁶

1688 8. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷

1689 9. Bed and Breakfast Inn

1690 10. Temporary Improvement⁸

1691 11. Ski tow rope, ski lift, ski run, and ski bridge⁹

1692 12. Outdoor Event⁸

1693 13. Recreation Facility, Private¹²

1694 14. Fences and walls greater than six feet (6') in height from Final Grade⁸

1695 15. Residential and transient lodging Uses¹⁰

1696 **C. PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use

1697 is a prohibited Use.

- 1698 ¹Nightly rental of Lockout Units requires a Conditional Use permit
- 1699 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments
- 1700 ³Commercial Uses are not allowed within Nightly Rental Units
- 1701 ⁴See Section 15-4-9 Child Care and Child Care Facilities. Family Group Child Care and Child Care
- 1702 Center Uses require an Administrative Conditional Use permit.
- 1703 ⁵Must comply with special parking requirements, see Chapter 15-3.
- 1704 ⁶See Section 15-4-14, Telecommunications Facilities
- 1705 ⁷See Section 15-4-13, Placement of Satellite Receiving Antennas
- 1706 ⁸Subject to an Administrative Conditional Use permit.
- 1707 ⁹As part of an approved Ski Area Master Plan. See Section 15-4-18, Passenger Tramways and Ski Base
- 1708 Facilities
- 1709 ¹⁰Subject to Master Planned Development approval. See Chapter 15-6
- 1710 ¹¹See Section 15-4-7.1, Internal Accessory Dwelling Units.
- 1711 ¹²See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1712 HISTORY

- 1713 *Adopted by Ord. 00-51 on 9/21/2000*
- 1714 *Amended by Ord. 06-76 on 11/9/2006*
- 1715 *Amended by Ord. 2020-45 on 10/1/2020*
- 1716 *Amended by Ord. 2021-38 on 9/23/2021*
- 1717 *Amended by Ord. 2021-51 on 12/16/2021*
- 1718 *Amended by Ord. 2022-08 on 4/28/2022*

1719

1720 **15-2.13-2 Uses**

1721 Uses in the RD District are limited to the following:

1722 A. **ALLOWED USES.**

- 1723 1. Single-Family Dwelling
- 1724 2. Duplex Dwelling
- 1725 3. Secondary Living Quarters
- 1726 4. Lockout Unit¹
- 1727 5. Accessory Apartment²
- 1728 6. Nightly Rental³
- 1729 7. Home Occupation
- 1730 8. Child Care, In-Home Babysitting⁴
- 1731 ~~9. [Child Care, Family⁴]~~
- 1732 9. Child Care, Family Group⁴
- 1733 10. Accessory Building and Use
- 1734 11. Conservation Activity Agriculture
- 1735 12. Parking Area or Structure with four (4) or fewer spaces
- 1736 13. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 1737 14. Food Truck Location¹⁶
- 1738 15. Internal Accessory Dwelling Unit¹⁷
- 1739 16. Enclosed Mobile Business Location¹⁹

1740 B. **CONDITIONAL USES.**

- 1741 1. Triplex Dwelling⁶
- 1742 2. Multi-Unit Dwelling⁶
- 1743 3. Guest House
- 1744 4. Group Care Facility
- 1745 5. Child Care Center⁴
- 1746 6. Public and Quasi-Public Institution, Church, and School
- 1747 7. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 1748 8. Telecommunication Antenna⁷
- 1749 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁸
- 1750 10. Raising, grazing of horses
- 1751 11. Cemetery
- 1752 12. Bed and Breakfast Inn
- 1753 13. Hotel, Minor⁶
- 1754 14. Hotel, Major⁶
- 1755 15. Private Residence Club Project and Conversion¹⁰
- 1756 16. Office, General^{6,9}
- 1757 17. Office, Moderate Intensive^{6,9}
- 1758 18. Office, Medical^{6,9}

- 1759 19. Financial Institution without drive-up window^{6,9}
- 1760 20. Commercial Retail and Service, Minor^{6,9}
- 1761 21. Commercial Retail and Service, personal improvement^{6,9}
- 1762 22. Commercial, Resort Support^{6,9}
- 1763 23. Café or Deli^{6,9}
- 1764 24. Restaurant, Standard^{6,9}
- 1765 25. Restaurant, Outdoor Dining¹⁰
- 1766 26. Outdoor Event¹⁰
- 1767 27. Bar^{6,9}
- 1768 28. Hospital, Limited Care Facility^{6,9}
- 1769 29. Parking Area or Structure with five (5) or more spaces
- 1770 30. Temporary Improvement¹⁰
- 1771 31. Passenger Tramway Station and Ski Base Facility¹¹
- 1772 32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
- 1773 33. Recreation Facility, Public
- 1774 34. Recreation Facility, Commercial⁶
- 1775 35. Recreation Facility, Private¹⁸
- 1776 36. Entertainment Facility, Indoor^{6,9}

- 1777 37. Commercial Stables, Riding Academy¹²
- 1778 38. Heliport¹²
- 1779 39. Vehicle Control Gate¹³
- 1780 40. Fences and walls greater than six feet (6') in height from Final Grade¹⁰
- 1781 41. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴
- 1782 42. Amenities Club
- 1783 43. Club, Private Residence Off-Site¹⁵

1784 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1785 is a prohibited Use.

1786 ¹Nightly rental of Lockout Units requires a Conditional Use permit

1787 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments

1788 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses. Nightly Rentals are not
1789 permitted in the April Mountain, Mellow Mountain Estates Subdivisions, Meadows Estates Subdivision
1790 Phases #1A and #1B, Fairway Meadows Subdivision, Hidden Oaks at Deer Valley Phases 2 and 3,
1791 Chatham Crossing Subdivision, and West Ridge and West Ridge Phase 2 Subdivision.

1792 ⁴See Section 15-4-9 Child Care and Child Care Facilities, [Family Group Child Care and Child Care](#)
1793 [Center Uses require an Administrative Conditional Use permit.](#)

1794 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
1795 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
1796 on the original Property set forth in the services agreement and/or Master Festival License

1797 ⁶Subject to provisions of LMC Chapter 15-6, Master Planned Development

1798 ⁷See Section 15-4-14, Telecommunications Facilities

1799 ⁸See Section 15-4-13, Placement of Satellite Receiving Antennas

1800 ⁹Allowed only as a secondary or support Use to the primary Development or Use and intended as a

1801 convenience for residents or occupants of adjacent or adjoining residential Developments.

1802 ¹⁰Requires an Administrative Conditional Use permit.

1803 ¹¹As part of an approved Ski Area Master Plan. See Section 15-4-18 Passenger Tramways and Ski Base
1804 Facilities.

1805 ¹²Omitted.

1806 ¹³See Section 15-4-19, Review Criteria For Control Vehicle Gates.

1807 ¹⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
1808 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
1809 in an Area other than the original location set forth in the services agreement and/or Master Festival
1810 License.

1811 ¹⁵Only allowed within a Master Planned Development. Requires an Administrative Conditional Use permit.
1812 Is permitted only in approved existing Commercial spaces or developments that have ten (10) or more
1813 units with approved Support Commercial space. A Parking Plan shall be submitted to determine site
1814 specific parking requirements.

1815 ¹⁶The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1816 Municipal Code 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

1817 ¹⁷See Section 15-4-7.1, Internal Accessory Dwelling Units.

1818 ¹⁸See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1819 ¹⁹See Section 15-4-24, Mobile Businesses.

1820 HISTORY

1821 *Adopted by Ord. 00-51 on 9/21/2000*

1822 *Amended by Ord. 02-38 on 9/12/2002*

1823 *Amended by Ord. 04-08 on 3/4/2004*

1824 *Amended by Ord. 05-39 on 6/30/2005*

1825 *Amended by Ord. 06-76 on 11/9/2006*

1826 *Amended by Ord. 11-05 on 1/27/2011*

- 1827 *Amended by Ord. 14-35 on 6/26/2014*
- 1828 *Amended by Ord. 2018-23 on 5/17/2018*
- 1829 *Amended by Ord. 2018-55 on 10/23/2018*
- 1830 *Amended by Ord. 2020-38 on 7/30/2020*
- 1831 *Amended by Ord. 2020-45 on 10/1/2020*
- 1832 *Amended by Ord. 2021-16 on 4/15/2021*
- 1833 *Amended by Ord. 2021-38 on 9/23/2021*
- 1834 *Amended by Ord. 2021-52 on 12/16/2021*
- 1835 *Amended by Ord. 2021-51 on 12/16/2021*
- 1836 *Amended by Ord. 2022-08 on 4/28/2022*
- 1837 *Amended by Ord. 2022-21 on 10/27/2022*
- 1838 *Amended by Ord. 2023-16 on 4/27/2023*
- 1839

1840 **15-2.14-2 Uses**

1841 Uses in the RDM District are limited to the following:

1842 A. **ALLOWED USES.**

- 1843 1. Single Family Dwelling
- 1844 2. Duplex Dwelling
- 1845 3. Triplex Dwelling
- 1846 4. Secondary Living Quarters
- 1847 5. Lockout Unit¹

- 1848 6. Accessory Apartment²
- 1849 7. Nightly Rental³
- 1850 8. Home Occupation
- 1851 9. Child Care, In Home Babysitting⁴
- 1852 ~~10. [Child Care, Family⁴]~~
- 1853 10. Child Care, Family Group⁴
- 1854 11. Accessory Building and Use
- 1855 12. Conservation Activity
- 1856 13. Agriculture
- 1857 14. Parking Area or Structure with four (4) or fewer spaces
- 1858 15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 1859 16. Food Truck Location¹⁴
- 1860 17. Internal Accessory Dwelling Unit¹⁵
- 1861 18. Enclosed Mobile Business Location¹⁷

1862 B. **CONDITIONAL USES.**

- 1863 1. Multi-Unit Dwelling⁶
- 1864 2. Guest House
- 1865 3. Group Care Facility

- 1866 4. Child Care Center⁴
- 1867 5. Public and Quasi Public Institution, Church, and School
- 1868 6. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 1869 7. Telecommunication Antenna⁷
- 1870 8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁸
- 1871 9. Raising grazing of horses
- 1872 10. Cemetery
- 1873 11. Bed and Breakfast Inn
- 1874 12. Boarding House, Hotel
- 1875 13. Hotel, Minor⁶
- 1876 14. Hotel, Major⁶
- 1877 15. Private Residence Club Project and Conversion¹¹
- 1878 16. Office, General⁶
- 1879 17. Office, Moderate Intensive^{6,9}
- 1880 18. Office and Clinic, Medical^{6,10}
- 1881 19. Financial Institution, without drive up window^{6,10}
- 1882 20. Commercial Retail and Service, Minor^{6,10}
- 1883 21. Commercial Retail and Service, personal improvement^{6,10}

- 1884 22. Commercial, Resort Support^{6,10}
- 1885 23. Cafe or Deli^{6,10}
- 1886 24. Restaurant, Standard^{6,10}
- 1887 25. Restaurant, Outdoor Dining¹¹
- 1888 26. Outdoor Event¹¹
- 1889 27. Bar^{6,10}
- 1890 28. Hospital, Limited Care Facility^{6,9}
- 1891 29. Parking Area or Structure with five (5) or fewer spaces
- 1892 30. Temporary Improvement¹¹
- 1893 31. Passenger Tramway Station and Ski Base Facility¹²
- 1894 32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹²
- 1895 33. Recreation Facility, Public
- 1896 34. Recreation Facility, Commercial⁶
- 1897 35. Recreation Facility, Private¹⁶
- 1898 36. Entertainment Facility, Indoor^{6,9}
- 1899 37. Commercial Stables, Riding Academy^{6,10}
- 1900 38. Fences greater than six feet (6') in height from Final Grade
- 1901 39. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹³

1902 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1903 is a prohibited Use.

1904 ¹Nightly Rental of Lockout Units requires a Conditional Use permit.

1905 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1906 ³Nightly Rentals do not include the Use of Dwellings for Commercial Use.

1907 ⁴See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)

1908 [Center Uses require an Administrative Conditional Use permit.](#)

1909 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
1910 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
1911 on the original Property set forth in the services agreement and/or Master Festival License

1912 ⁶Subject to Master Planned Development approval. See Chapter 15-6.

1913 ⁷See Section 15-4-14, Telecommunication Facilities.

1914 ⁸See Section 15-4-13, Placement of Satellite Receiving Antennas.

1915 ⁹General Offices are only permitted with an approved Master Planned Development and may only be
1916 approved as the redevelopment of an existing Building or Property. In addition to meeting the necessary
1917 criteria in the Chapter 15-6 Master Planned Developments, the Planning Commission must find that: a)
1918 the redevelopment of an existing Building or Property to a General Office use will substantially advance
1919 the objectives of Economic Element of the General Plan or other more specific neighborhood plans; b) it
1920 has minimized/eliminated any potential detrimental impact on the resort and/or resort-residential
1921 character of the RDM District and the Frontage Protection Zone through careful planning and conditions
1922 of approval; c) it will not result in an intensification of use incompatible with neighboring developments;
1923 and d) it will not result in substantial increase in the existing trip generations for services and deliveries.

1924 ¹⁰Allowed only as a secondary or support Use to the primary Development or Use and intended as a
1925 convenience for residents or occupants of adjacent or adjoining residential Development.

1926 ¹¹Requires an administrative Conditional Use permit.

1927 ¹²As part of an approved Ski Area Master Plan. See Section 15-4-18, Passenger Tramways and Ski Base
1928 Facilities

1929 ¹³Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
1930 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
1931 in an Area other than the original location set forth in the services agreement and/or Master Festival
1932 License.

1933 ¹⁴The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1934 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1935 letter.

1936 ¹⁵See Section 15-4-7.1, Internal Accessory Dwelling Units.

1937 ¹⁶See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

1938 ¹⁷[See Section 15-4-24, Mobile Businesses.](#)

1939 HISTORY

1940 *Adopted by Ord. 00-51 on 9/21/2000*

1941 *Amended by Ord. 02-24 on 6/27/2002*

1942 *Amended by Ord. 02-38 on 9/12/2002*

1943 *Amended by Ord. 04-39 on 3/18/2004*

1944 *Amended by Ord. 06-76 on 11/9/2006*

1945 *Amended by Ord. 2018-55 on 10/23/2018*

1946 *Amended by Ord. 2020-45 on 10/1/2020*

1947 *Amended by Ord. 2021-38 on 9/23/2021*

1948 *Amended by Ord. 2021-51 on 12/16/2021*

1949 *Amended by Ord. 2022-08 on 4/28/2022*

1950 *Amended by Ord. 2022-21 on 10/27/2022*

1951 *Amended by Ord. 2023-16 on 4/27/2023*

1952

1953 **15-2.15-2 Uses**

1954 Uses in the RM District are limited to the following:

1955 A. **ALLOWED USES.**

1956 1. Single Family Dwelling

1957 2. Duplex Dwelling

1958 3. Triplex Dwelling

1959 4. Secondary Living Quarters

1960 5. Lockout Unit¹

1961 6. Accessory Apartment²

1962 7. Nightly Rental³

1963 8. Home Occupation

1964 9. Child Care, In-Home Babysitting⁴

1965 ~~10. [Child Care, Family⁴]~~

1966 10. Child Care, Family Group⁴

1967 11. Accessory Building and Use

1968 12. Conservation Activity

1969 13. Agriculture

1970 14. Bed and Breakfast Inn

1971 15. Parking Area or Structure with four (4) or fewer spaces

1972 16. Internal Accessory Dwelling Unit⁹

1973 B. **CONDITIONAL USES.**

1974 1. Multi-Unit Dwelling

1975 2. Guest House, on Lot greater than one (1) acre

1976 3. Group Care Facility

1977 4. Child Care Center⁴

1978 5. Public and Quasi-Public Institution, Church, and School

1979 6. Essential Municipal Public Utility Use, Facility, Service, and Structure

1980 7. Telecommunication Antenna⁵

1981 8. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁶

1982 9. Boarding House, Hostel

1983 10. Hotel, Minor⁷

1984 11. Outdoor Event⁸

1985 12. Parking Area or Structure with five (5) or more spaces

1986 13. Temporary Improvement⁸

1987 14. Recreation Facility, Public and Private¹⁰

1988 15. Fences greater than six feet in Height from Final Grade⁸

1989 16. Residential and transient lodging Uses⁷

1990 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1991 is a prohibited Use.

1992 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

1993 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1994 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses.

1995 ⁴See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)

1996 [Center Uses require an Administrative Conditional Use permit.](#)

1997 ⁵See Section 15-4-14, Telecommunications Facilities.

1998 ⁶See Section 15-4-13, Placement of Satellite Receiving Antennas.

1999 ⁷Subject to Master Planned Development approval. See Chapter 15-6.

2000 ⁸Requires an Administrative Conditional Use permit.

2001 ⁹See Section 15-4-7.1, Internal Accessory Dwelling Units.

2002 ¹⁰See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

2003 HISTORY

2004 *Adopted by Ord. 00-51 on 9/21/2000*

2005 *Amended by Ord. 2020-45 on 10/1/2020*

2006 *Amended by Ord. 2021-38 on 9/23/2021*

2007 *Amended by Ord. 2021-51 on 12/16/2021*

2008 *Amended by Ord. 2022-08 on 4/28/2022*

2009

2010 **15-2.16-2 Uses**

2011 Uses in the RC District are limited to the following:

2012 A. **ALLOWED USES.**

2013 1. Single Family Dwelling

2014 2. Duplex Dwelling

2015 3. Triplex Dwelling

2016 4. Secondary Living Quarters

2017 5. Lockout Unit¹

2018 6. Accessory Apartment²

2019 7. Nightly Rental³

2020 8. Home Occupation

2021 9. Child Care, In-Home Babysitting⁴

2022 ~~10. [Child Care, Family⁴]~~

2023 10. Child Care, Family Group⁴

2024 11. Child Care Center⁴

2025 12. Accessory Building and Use

2026 13. Conservation Activity

- 2027 14. Agriculture
- 2028 15. Bed and Breakfast Inn
- 2029 16. Boarding House, Hostel
- 2030 17. Hotel, Minor
- 2031 18. Parking Area or Structure with four (4) or fewer spaces
- 2032 19. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 2033 20. Food Truck Location¹²
- 2034 21. Enclosed Mobile Business Location¹⁴

2035 B. **CONDITIONAL USES.**

- 2036 1. Multi-Unit Dwelling
- 2037 2. Group Care Facility
- 2038 3. Public and Quasi-Public institution, church, and school
- 2039 4. Essential municipal and public utility Use, facility, service, and Structure
- 2040 5. Telecommunications Antenna⁶
- 2041 6. Satellite dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 2042 7. Raising, grazing of horses
- 2043 8. Cemetery
- 2044 9. Hotel, Major

- 2045 10. Timeshare Project and Conversion
- 2046 11. Timeshare Sales Office
- 2047 12. Private Residence Club Project and Conversion⁹
- 2048 13. Office, General⁸
- 2049 14. Office, Moderate⁸
- 2050 15. Office and clinic, Medical⁸
- 2051 16. Financial institution without drive-up window⁸
- 2052 17. Minor Retail and Service Commercial⁸
- 2053 18. Retail and Service Commercial, Personal Improvement⁸
- 2054 19. Transportation Service⁸
- 2055 20. Neighborhood Market, without gasoline sales⁸
- 2056 21. Café or Deli⁸
- 2057 22. Restaurant, General⁸
- 2058 23. Restaurant, outdoor dining^{8,9}
- 2059 24. Bar⁸
- 2060 25. Hospital, Limited Care Facility⁸
- 2061 26. Parking Area or Structure with five (5) or more spaces
- 2062 27. Temporary Improvement⁹

2063 28. Passenger Tramway station and ski base facility¹⁰

2064 29. Ski tow rope, ski lift, ski run, and ski bridge¹⁰

2065 30. Outdoor Events and Uses⁹

2066 31. Recreation Facility, Public and Private^{8, 13}

2067 32. Recreation Facility, Commercial⁸

2068 33. Entertainment Facility, Indoor⁸

2069 34. Commercial Riding Stable(s), riding academy⁸

2070 35. Heliport⁸

2071 36. Amenities Club

2072 37. Club, Private Residence Off-Site¹¹

2073 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
2074 is a prohibited Use.

2075 ¹Nightly Rental of Lockout Units requires a Conditional Use permit

2076 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments

2077 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses

2078 ⁴See Section 15-4-9, Child Care And Child Care Facilities. Family Group Child Care and Child Care
2079 Center Uses require an Administrative permit.

2080 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
2081 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
2082 on the original Property set forth in the services agreement and/or Master Festival License. Requires an
2083 Administrative Permit.

2084 ⁶See Section 15-4-14, Telecommunication Facilities

2085 ⁷See Section 15-4-13, Placement Of Satellite Receiving Antennas

2086 ⁸As support Use to primary Development or Use, subject to provisions of LMC Chapter 15-6, Master
2087 Planned Developments

2088 ⁹Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4

2089 ¹⁰As part of an approved Ski Area Master Plan

2090 ¹¹Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial
2091 spaces or Developments that have ten (10) or more units with approved Support Commercial space. A
2092 Parking Plan shall be submitted to determine site specific parking requirements.

2093 ¹²The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
2094 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
2095 letter.

2096 ¹³See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

2097 ¹⁴[See Section 15-4-24, Mobile Businesses.](#)

2098 HISTORY

2099 *Adopted by Ord. 00-51 on 9/21/2000*

2100 *Amended by Ord. 02-38 on 9/12/2002*

2101 *Amended by Ord. 04-39 on 3/18/2004*

2102 *Amended by Ord. 06-76 on 11/9/2006*

2103 *Amended by Ord. 09-10 on 3/5/2009*

2104 *Amended by Ord. 11-05 on 1/27/2011*

2105 *Amended by Ord. 15-35 on 10/12/2015*

2106 *Amended by Ord. 2018-23 on 5/17/2018*

2107 *Amended by Ord. 2018-55 on 10/23/2018*

2108 *Amended by Ord. 2020-36 on 7/30/2020*

2109 *Amended by Ord. 2020-45 on 10/1/2020*

2110 *Amended by Ord. 2021-51 on 12/16/2021*

2111 *Amended by Ord. 2022-08 on 4/28/2022*

2112 *Amended by Ord. 2022-21 on 10/27/2022*

2113 *Amended by Ord. 2023-16 on 4/27/2023*

2114

2115 **15-2.17-2 Uses**

2116 Uses in the RCO District are limited to the following:

2117 A. **ALLOWED USES.**

2118 1. Secondary Living Quarters

2119 2. Lockout Unit¹

2120 3. Accessory Apartment²

2121 4. Nightly Rental

2122 5. Home Occupation

2123 6. Child Care, In-Home Babysitting³

2124 ~~7. [Child Care, Family³]~~

2125 7. Child Care, Family Group³

2126 8. Accessory Building and Use

2127 9. Conservation Activity

2128 10. Agriculture

- 2129 11. Parking Area or Structure with four (4) or fewer spaces
- 2130 12. Recreation Facility, Private¹²
- 2131 13. Allowed Uses in the Underlying Zoning District
- 2132 14. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁴
- 2133 15. Food Truck Location¹¹
- 2134 16. Enclosed Mobile Business Location¹³

2135

2136 **B. CONDITIONAL USES.**

- 2137 1. Multi-Unit Dwelling⁵
- 2138 2. Group Care Facility⁵
- 2139 3. Child Care Center^{3,5}
- 2140 4. Public and Quasi-Public Institution, Church and School⁵
- 2141 5. Essential Municipal Public Utility Use, Facility, Service, and Structure⁵
- 2142 6. Telecommunication Antenna⁶
- 2143 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 2144 8. Plant and Nursery stock products and sales⁵
- 2145 9. Bed and Breakfast Inn⁵
- 2146 10. Boarding House, Hostel⁵
- 2147 11. Hotel, Minor⁵

- 2148 12. Hotel, Major⁵
- 2149 13. Private Residence Club Project and Conversion⁹
- 2150 14. Timeshare Sales Office, off-site⁵
- 2151 15. Office, General⁵
- 2152 16. Office, Moderate Intensive⁵
- 2153 17. Office, Intensive⁵
- 2154 18. Office and Clinic, Medical⁵
- 2155 19. Financial Institution, with and without drive-up window^{5,8}
- 2156 20. Retail and Service Commercial, Minor⁵
- 2157 21. Retail and Service Commercial, personal improvement⁵
- 2158 22. Retail and Service Commercial, Major⁵
- 2159 23. Transportation Service⁵
- 2160 24. Retail Drive-Up Window⁸
- 2161 25. Neighborhood Convenience Commercial⁵
- 2162 26. Commercial, Resort Support⁵
- 2163 27. Service Station⁵
- 2164 28. Cafe, Deli⁵
- 2165 29. Restaurant, General⁵

- 2166 30. Restaurant, Outdoor Dining⁹
- 2167 31. Outdoor Event⁹
- 2168 32. Restaurant, Drive-up window⁸
- 2169 33. Bar⁵
- 2170 34. Hospital, Limited Care Facility⁵
- 2171 35. Hospital, General⁵
- 2172 36. Parking Area or Garage with five (5) or more spaces⁸
- 2173 37. Temporary Improvement⁹
- 2174 38. Passenger Tramway Station and Ski Base Facility⁵
- 2175 39. Ski tow rope, ski lift, ski run, and ski bridge⁵
- 2176 40. Recreation Facility, Public⁵
- 2177 41. Recreation Facility, Commercial⁵
- 2178 42. Entertainment, Indoor⁵
- 2179 43. Heliport⁵
- 2180 44. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁰

2181 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
2182 is a prohibited Use.

2183 ¹Nightly Rental of Lockout Units requires a Conditional Use permit.

2184 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

2185 ³See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)
2186 [Center Uses require an Administrative permit or approval as part of a Master Planned Development or](#)
2187 [Affordable Master Planned Development.](#)

2188 ⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
2189 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
2190 on the original Property set forth in the services agreement and/or Master Festival License.

2191 ⁵Subject to Master Planned Development approval. See Chapter 15-6.

2192 ⁶See Section 15-4-14, Telecommunication Facilities.

2193 ⁷See Section 15-4-13, Placement of Satellite Receiving Antennas.

2194 ⁸See Section 15-2.18-5 criteria for drive-up windows.

2195 ⁹Requires an administrative Conditional Use permit.

2196 ¹⁰Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
2197 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
2198 in an Area other than the original location set forth in the services agreement and/or Master Festival
2199 License.

2200 ¹¹The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
2201 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
2202 letter.

2203 ¹²See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

2204 [13See Section 15-4-24, Mobile Businesses.](#)

2205 HISTORY

2206 *Adopted by Ord. 00-51 on 9/21/2000*

2207 *Amended by Ord. 02-38 on 9/12/2002*

2208 *Amended by Ord. 04-39 on 9/23/2004*

2209 *Amended by Ord. 06-76 on 11/9/2006*

2210 *Amended by Ord. 2018-55 on 10/23/2018*

2211 *Amended by Ord. 2020-45 on 10/1/2020*

2212 *Amended by Ord. 2021-51 on 12/16/2021*

2213 *Amended by Ord. 2022-08 on 4/28/2022*

2214 *Amended by Ord. 2022-21 on 10/27/2022*

2215 *Amended by Ord. 2023-16 on 4/27/2023*

2216 *Amended by Ord. 2024-03 on 2/1/2024*

2217

2218 **15-2.18-2 Uses**

2219 Uses in the GC District are limited to the following:

2220 **A. ALLOWED USES.**

2221 1. Secondary Living Quarters

2222 2. Lockout Unit¹

2223 3. Accessory Apartment²

2224 4. Nightly Rental

2225 5. Home Occupation

2226 6. Child Care, In-Home Babysitting³

2227 ~~7. [Child Care, Family³]~~

2228 7. Child Care, Family Group³

2229 8. Child Care Center³

2230 9. Accessory Building and Use

- 2231 10. Conservation Activity
- 2232 11. Agriculture
- 2233 12. Plant and Nursery Stock production and sales
- 2234 13. Bed and Breakfast Inn
- 2235 14. Boarding House, Hostel
- 2236 15. Hotel, Minor
- 2237 16. Hotel, Major
- 2238 17. Office, General
- 2239 18. Office, Moderate Intensive
- 2240 19. Office, Intensive
- 2241 20. Office and Clinic, Medical and Veterinary Clinic
- 2242 21. Financial Institution without a drive-up window
- 2243 22. Retail and Service Commercial, Minor
- 2244 23. Retail and Service Commercial, Personal Improvement
- 2245 24. Retail and Service Commercial, Major
- 2246 25. Cafe or Deli
- 2247 26. Restaurant, General
- 2248 27. Hospital, Limited Care Facility

2249 28. Parking Area or Structure with four (4) or fewer spaces

2250 29. Parking Area or Structure with five (5) or more spaces

2251 30. Food Truck Location¹⁰

2252 31. Public Transit Amenity Area¹¹

2253 32. Enclosed Mobile Business Location¹²

2254 **B. CONDITIONAL USES.**

2255 1. Single Family Dwelling

2256 2. Duplex Dwelling

2257 3. Triplex Dwelling

2258 4. Multi-Unit Dwelling

2259 5. Group Care Facility

2260 6. Public and Quasi-Public Institution, Church, and School

2261 7. Essential Municipal Public Utility Use, Facility, Service, and Structure

2262 8. Telecommunication Antenna⁴

2263 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁵

2264 10. Timeshare Project and Conversion

2265 11. Timeshare Sales Office, off-site within an enclosed Building

2266 12. Private Residence Club Project and Conversion⁸

2267 13. Financial Institution with a Drive-up Window⁶

- 2268 14. Retail and Service Commercial with Outdoor Storage
- 2269 15. Retail and Service Commercial, Auto Related
- 2270 16. Transportation Service
- 2271 17. Retail Drive-Up Window⁶
- 2272 18. Service Station
- 2273 19. Restaurant and Cafe, Outdoor Dining⁷
- 2274 20. Restaurant, Drive-up Window⁶
- 2275 21. Outdoor Event⁷
- 2276 22. Bar
- 2277 23. Sexually Oriented Businesses⁸
- 2278 24. Hospital, General
- 2279 25. Light Industrial Manufacturing and Assembly
- 2280 26. Temporary Improvement⁷
- 2281 27. Passenger Tramway and Ski Base Facility
- 2282 28. Ski tow rope, ski lift, ski run, and ski bridge
- 2283 29. Commercial Parking Lot or Structure
- 2284 30. Recreation Facility, Public
- 2285 31. Recreation Facility, Commercial

- 2286 32. Recreation Facility, Private⁹
- 2287 33. Indoor Entertainment Facility
- 2288 34. Heliport
- 2289 35. Temporary Sales Trailer in conjunction with an active Building permit for
- 2290 the Site.⁸
- 2291 36. Fences greater than six feet (6') in height from Final Grade⁷
- 2292 37. Household Pet, Boarding⁷
- 2293 38. Household Pet, Daycare⁷
- 2294 39. Household Pet, Grooming⁷
- 2295 40. Commercial, Resort Support

2296 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
2297 is a prohibited Use.

2298 ¹Nightly rental of Lockout Units requires Conditional Use permit.

2299 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

2300 ³See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care](#)
2301 [Center Uses require an Administrative permit.](#)

2302 ⁴See Section 15-4-14, Telecommunication Facilities.

2303 ⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.

2304 ⁶See Section 15-2.18-6 for Drive-Up Window review.

2305 ⁷Requires an Administrative Conditional Use permit.

2306 ⁸See Section 15-4-16 for additional criteria.

2307 ⁹See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

2308 ¹⁰The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
2309 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
2310 letter.

2311 ¹¹Requires an Administrative Permit, see Section 15-4-24 Public Transit Amenity Areas.

2312 ¹²See Section 15-4-24, Mobile Businesses.

2313 HISTORY

2314 *Adopted by Ord. 00-51 on 9/21/2000*

2315 *Amended by Ord. 04-39 on 9/23/2004*

2316 *Amended by Ord. 06-76 on 11/9/2006*

2317 *Amended by Ord. 14-57 on 11/20/2014*

2318 *Amended by Ord. 2018-55 on 10/23/2018*

2319 *Amended by Ord. 2020-45 on 10/1/2020*

2320 *Amended by Ord. 2021-51 on 12/16/2021*

2321 *Amended by Ord. 2022-08 on 4/28/2022*

2322 *Amended by Ord. 2022-21 on 10/27/2022*

2323 *Amended by Ord. 2023-16 on 4/27/2023*

2324 *Amended by Ord. 2024-03 on 2/1/2024*

2325 *Amended by Ord. 2024-09 on 5/16/2024*

2326 *Amended by Ord. 2024-21 on 12/12/2024*

2327

2328 **15-2.19-2 Uses**

2329 Uses in the LI District are limited to the following:

2330 A. **ALLOWED USES.**

2331 1. Secondary Living Quarters

2332 2. Accessory Apartment¹

2333 3. Nightly Rental

2334 4. Home Occupation

2335 5. Child Care, In-Home Babysitting²

2336 ~~6. [Child Care, Family²]~~

2337 6. Child Care, Family Group²

2338 7. Child Care Center²

2339 8. Agriculture

2340 9. Plant and Nursery Stock

2341 10. Office, General

2342 11. Office, Moderate Intensive

2343 12. Office, Intensive

2344 13. Financial Institution without drive-up window

2345 14. Retail and Service Commercial, Minor

2346 15. Retail and Service Commercial, Personal Improvement

2347 16. Retail and Service Commercial, Major

2348 17. Hospital, Limited Care

2349 18. Parking Area or Structure with four (4) or fewer spaces

2350 19. Food Truck Location⁸

2351 20. Enclosed Mobile Business Location⁹

2352 B. **CONDITIONAL USES.**

2353 1. Multi-Unit Dwelling

2354 2. Group Care Facility

2355 3. Child Care Center²

2356 4. Public and Quasi-Public Institution, Church, and School

2357 5. Essential Municipal Public Utility Use, Facility, Service, and Structure

2358 6. Telecommunication Antenna³

2359 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁴

2360 8. Accessory Building and Use

2361 9. Raising, grazing of horses

2362 10. Bed and Breakfast Inn

2363 11. Boarding House, Hostel

2364 12. Hotel, Minor

2365 13. Private Residence Club Project and Conversion⁶

2366 14. Office and Clinic, Medical and Veterinary Clinic

- 2367 15. Financial Institutions with Drive-Up Window⁵
- 2368 16. Retail and Service Commercial with Outdoor Storage
- 2369 17. Retail and Service Commercial, Auto-Related
- 2370 18. Transportation Services
- 2371 19. Retail Drive-Up Window⁵
- 2372 20. Service Station
- 2373 21. Café or Deli
- 2374 22. Restaurant, General
- 2375 23. Restaurant, Outdoor Dining
- 2376 24. Restaurant, Drive-Up Window⁵
- 2377 25. Outdoor Event⁶
- 2378 26. Bar
- 2379 27. Hospital, General
- 2380 28. Light Industrial Manufacturing and Assembly Facility
- 2381 29. Parking Area or Structure with five (5) or more spaces
- 2382 30. Temporary Improvement⁶
- 2383 31. Passenger Tramway Station and Ski Base Facility
- 2384 32. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge

- 2385 33. Recreation Facility, Public
- 2386 34. Recreation Facility, Commercial
- 2387 35. Recreation Facility, Private⁷
- 2388 36. Entertainment Facility, Indoor
- 2389 37. Commercial Stables, Riding Academy
- 2390 38. Heliports
- 2391 39. Commercial Parking Lot or Structure
- 2392 40. Temporary Sales Office, in conjunction with an active Building permit.
- 2393 41. Fences and Walls greater than six feet (6') in height from Final Grade⁶
- 2394 42. Household Pet, Boarding⁶
- 2395 43. Household Pet, Daycare⁶
- 2396 44. Household Pet, Grooming⁶
- 2397 45. Commercial, Resort Support

2398 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
2399 is a prohibited Use.

2400 ¹Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

2401 ²See Section 15-4-9, Child Care and Child Care Facilities. [Family Group Child Care and Child Care Center Uses require an Administrative permit.](#)

2403 ³See Section 15-4-14, Telecommunication Facilities.

2404 ⁴See Section 15-4-13, Placement of Satellite Receiving Antennas.

2405 ⁵See Section 15-2.19-8, Criteria for Drive-Up Windows.

2406 ⁶Subject to an Administrative Conditional Use permit.

2407 ⁷See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

2408 ⁸The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
2409 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
2410 letter.

2411 ⁹[See Section 15-4-24, Mobile Businesses.](#)

2412 HISTORY

2413 *Adopted by Ord. 00-51 on 9/21/2000*

2414 *Amended by Ord. 04-39 on 9/23/2004*

2415 *Amended by Ord. 06-76 on 11/9/2006*

2416 *Amended by Ord. 14-57 on 11/20/2014*

2417 *Amended by Ord. 2018-55 on 10/23/2018*

2418 *Amended by Ord. 2020-45 on 10/1/2020*

2419 *Amended by Ord. 2021-51 on 12/16/2021*

2420 *Amended by Ord. 2022-08 on 4/28/2022*

2421 *Amended by Ord. 2024-03 on 2/1/2024*

2422 *Amended by Ord. 2024-21 on 12/12/2024*

2423

2424 **15-2.22-2 Uses**

2425 Uses in the Public Use Transition District are limited to the following:

2426 1. **ALLOWED USES.**

2427 1. Municipal/Institutional Accessory Building and Use 600 sf or less

2428 2. Conservation Activity

2429 3. Parking Lot, Public or Private with four (4) or fewer spaces

2430 4. Public Utility or Essential Services

2431 5. Public Assembly Uses

2432 6. Outdoor Events

2433 7. Food Truck Location⁵

2434 8. Enclosed Mobile Business Location⁶

2435 2. **CONDITIONAL USES.**

2436 1. Public and Quasi-Public Institution, Church, School, Post Office

2437 2. Entertainment Facility, Outdoor

2438 3. Essential Municipal Public Utility Use, Facility, or Service Structure

2439 4. Parking Area or Structure for five (5) or more cars

2440 5. Liquor Store

2441 6. Commercial Retail and Service, Minor

2442 7. Outdoor Recreation Equipment

- 2443 8. Outdoor Grills/Beverage Service Stations
- 2444 9. Restaurant, Outdoor Dining¹
- 2445 10. Restaurant, Café or Deli
- 2446 11. Accessory Building or Use greater than 600 sf
- 2447 12. Telecommunication Antenna²
- 2448 13. Satellite Dish, greater than thirty-nine inches (39") in diameter³
- 2449 14. Temporary Improvement/Outdoor Use
- 2450 15. Salt Lake City 2002 Winter Olympic Legacy Displays⁴
- 2451 16. Passenger Tramways, ski towers, and ski lift facilities.
- 2452 3. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use
- 2453 is a prohibited Use.
- 2454 ¹Required Administrative Conditional Use permit.
- 2455 ²See Section 15-4-14, Telecommunication Facilities.
- 2456 ³See Section 15-4-13, Placement of Satellite Receiving Antennas.
- 2457 ⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
- 2458 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
- 2459 in an Area other than the original location set forth in the services agreement and/or Master Festival
- 2460 License.
- 2461 ⁵The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
- 2462 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
- 2463 letter.

2464 [⁶See Section 15-4-24, Mobile Businesses.](#)

2465 HISTORY

2466 *Adopted by Ord. 05-12 on 3/3/2005*

2467 *Amended by Ord. 2018-55 on 10/23/2018*

2468 *Amended by Ord. 2020-45 on 10/1/2020*

2469

2470 **15-2.23-2 Uses**

2471 Uses in the Community Transition District are limited to the following:

2472 A. **ALLOWED USES.**

2473 1. Conservation Activities

2474 2. Home Occupation

2475 3. In-Home Babysitting⁵

2476 4. [Child Care, Family Group⁵](#)

2477 5. ~~{Family Child Care}~~

2478 5. [Child Care Center⁵](#)

2479 6. Secondary Living Quarters

2480 7. Agriculture

2481 8. Food Truck Location²

2482 9. Accessory Apartments³

2483 **B. ADMINISTRATIVE CONDITIONAL USES.**

- 2484 1. Trails and trailhead improvements
- 2485 2. Outdoor Recreation Equipment
- 2486 3. Essential public utility Use, service, or Structure less than 600 sq. ft.
- 2487 4. Accessory Buildings less than 600 sq. ft.
- 2488 5. Parking Areas with four (4) or fewer spaces
- 2489 6. Outdoor Events and Outdoor Music, see Section 15-4
- 2490 7. Temporary Improvement
- 2491 8. Outdoor dining and support retail associated with support Uses with an
- 2492 MPD
- 2493 9. Fences and walls, see Section 15-4-2
- 2494 10. Anemometer and Anemometer Towers

2495 **C. CONDITIONAL USES.**

- 2496 1. Public, Quasi-Public, civic, municipal Uses
- 2497 2. General acute Hospital
- 2498 3. Alternative professional health-related services
- 2499 4. Athletic training and testing Offices and facilities
- 2500 5. Athletic program administrative Offices

- 2501 6. Support short-term athlete housing or lodging associated with an
- 2502 approved Recreation Facility (within an approved MPD)
- 2503 7. Accredited physician Office space
- 2504 8. Accredited Medical and dental clinics
- 2505 9. Medical Heliport
- 2506 10. Group Care Facility
- 2507 11. Ancillary Support Commercial (within an approved MPD)
- 2508 1. Gift shop
- 2509 2. Dispensing pharmacy
- 2510 3. Medical supply
- 2511 4. Restaurant
- 2512 5. Deli
- 2513 6. Outdoor grills/ beverage service stations
- 2514 ~~7. Child Care Center⁵~~
- 2515 12. Recreation Facility, Public
- 2516 13. Recreation Facility, Private⁴
- 2517 14. Recreation Facility, Commercial
- 2518 15. Park and ride Lot
- 2519 16. Municipal/institutional Accessory Building and Use

- 2520 17. Parking Lot, Public
- 2521 18. Public utility or essential services
- 2522 19. Single Family Dwelling (with an approved MPD¹)
- 2523 20. Duplex Dwelling (with an approved MPD¹)
- 2524 21. Multi-Unit Dwelling (with an approved MPD¹)
- 2525 22. Telecommunication Antenna
- 2526 23. Transit facilities
- 2527 24. Parking Areas, Lots, and Structures with more than five (5) Parking
- 2528 Spaces
- 2529 25. Raising, grazing of horses
- 2530 26. Commercial Riding Stable(s)
- 2531 27. Small Energy Wind Systems

2532 D. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
2533 is a prohibited Use.

2534 ¹Residential Uses cannot exceed one (1) unit/acre.

2535 ²The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
2536 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
2537 letter.

2538 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments

2539 ⁴See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

2540 ⁵[See Section 15-4-9, Child Care and Child Care Facilities. Family Group Child Care and Child Care](#)

2541 Center Uses require an Administrative Conditional Use permit.

2542 HISTORY

2543 *Adopted by Ord. 06-48 on 6/29/2006*

2544 *Amended by Ord. 07-25 on 4/19/2007*

2545 *Amended by Ord. 09-10 on 3/5/2009*

2546 *Amended by Ord. 2018-55 on 10/23/2018*

2547 *Amended by Ord. 2020-36 on 7/30/2020*

2548 *Amended by Ord. 2020-45 on 10/1/2020*

2549 *Amended by Ord. 2021-51 on 12/16/2021*

2550 *Amended by Ord. 2022-08 on 4/28/2022*

2551

2552 **15-3-3 General Parking Area And Driveway Standards**

2553

2554 **H. DRIVEWAY WIDTHS AND SPACING.**

2555 1. **DRIVEWAY WIDTHS ~~[AND SPACING]~~**. The following driveway width
2556 dimensions are required. Additional driveway standards for the Historic
2557 District are outlined in Section 15-3-8 and Chapter 15-13 Regulations for
2558 Historic Districts and Historic Sites. Minor variations in driveway widths for the
2559 portion of driveway that is within or adjacent to the public Right-of-Way may

2560 be approved by the City Engineer.

PROPOSED USE	MINIMUM WIDTH	MAXIMUM TOTAL WIDTH
RESIDENTIAL Single-Family, Duplex, Shared Driveways <u>in non-Historic Zoning Districts</u>	10'	27'
RESIDENTIAL Multi-Unit, 5 or more Parking Spaces	18'	30'
COMMERCIAL Requiring 5 or more Parking Spaces	24'	30'
COMMERCIAL Requiring 4 or fewer Parking Spaces	18'	30'

- 2561 a. **EXCEPTIONS TO DRIVEWAY WIDTHS.**
- 2562 i. **Residential Driveways.** Driveways in the non-Historic Districts
- 2563 may not exceed 27 feet in width within a Front or Side Setback,
- 2564 unless otherwise approved by the Engineering Department for safe
- 2565 ingress/egress to an approved garage.
- 2566 ii. **Garage Access.** For Residential driveways in non-Historic Districts
- 2567 that provide access to an approved garage, a driveway is allowed
- 2568 to increase in width beyond the required 27 feet within the
- 2569 immediate area in front of the garage. The expanded hard-surfaced
- 2570 driveway is limited to a width and depth necessary for safe
- 2571 ingress/egress to the garage as approved by the Planning
- 2572 Department. An additional hard-surfaced turn-around area is
- 2573 prohibited, unless the Applicant can demonstrate site-specific
- 2574 conditions that deem it necessary for safe egress to the public

2575 Right-of-Way and Engineering Department approval is granted.

2576 2. **DRIVEWAY SPACING**. A minimum of seventy-five feet (75') Spacing
 2577 between major commercial driveways is recommended. Shared Use of
 2578 commercial drives is strongly recommended.

2579 ...

2580 **15-3-6 Parking Ratio Requirements For Specific Land Use Categories**

2581 A. **RESIDENTIAL USES**. Off-Street parking shall be provided for each land Use as
 2582 listed in this section, in the Parking Ratio Requirements tables. When applying
 2583 the tables, the parking requirements stated for each Use, or combination of Uses,
 2584 applies to each Dwelling Unit within the Structure. Specific Uses, and the related
 2585 parking ratio requirements are also shown below: Also refer to 15-15 Definitions
 2586 for clarification of Uses.

RESIDENTIAL PARKING RATIO REQUIREMENTS		
USE		PARKING RATIO (NUMBER SPACES)
Accessory Apartment		1 per bedroom
Lockout Unit in Single Family and Duplex Dwellings		1 per bedroom
Single Family Dwelling		2 per Dwelling Unit

Duplex Dwelling		2 per Dwelling Unit (4 total)
Triplex Dwelling		2 per Dwelling Unit (6 total)
Multi-Unit Dwelling	Apartment/Condominium not greater than 1,000 sf floor Area	1 per Dwelling Unit
	Apartment/Condominium greater than 1,000 sf and less than 2,000 sf floor Area	1.5 per Dwelling Unit
	Apartment/Condominium 2,000 sf floor Area or greater	2 per Dwelling Unit
Dormitory		1 per 200 sf floor Area devoted to accommodations
Boarding House, Hostel		1 per 2 beds; and 1 per manager's unit

<p>Secondary Living Quarters</p>		<p>1 per bedroom in addition to requirements for primary residence</p>
<p>Guest House</p>		<p>1 per Unit</p>
<p>Nightly Rental</p>		<p>Parking for the first six (6) bedrooms is based on the parking requirement for the dwelling. An additional space is required for every additional two (2) bedrooms utilized by the Nightly Rental Use. Parking for Historic Structures may be allowed on the Street adjacent to the Property, if approved by the Planning, Engineering, and Building Department</p>

2587 **B. NON-RESIDENTIAL USES.** In non-residential projects, or for non-residential
 2588 space associated with primarily residential Structures, the following parking
 2589 requirements shall apply: Also refer to LMC Chapter 15-15, Definitions, for
 2590 clarification of Uses.

NON-RESIDENTIAL PARKING RATIO REQUIREMENTS	
USES	PARKING RATIO REQUIREMENTS (NUMBER SPACES)
Group Care Facility	1 per 2 bedrooms plus 1 per employee per shift, or 2 per 3 employees per shift, whichever is greater
Child Care Center	1 per on-duty staff per shift and 1 per 6 children] <u>See parking requirements outlined in Section 15-4-9</u>
Public and Quasi-Public Institution, church and school; Public Utility Uses; and Cemetery	1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater
Auditorium and Assembly Hall	1 space per every 5 seats
Bed and Breakfast Inn	1 space per bedroom and 1 space per on-duty manager

Hotel, Minor and Major	1 space per room or suite, and 1 space per 200 sf of separately leasable commercial space
Offices, General	3 spaces per 1,000 sf of leasable floor Area
Offices, Intensive	5 spaces per 1,000 sf of leasable floor Area
Office and Clinic, Medical	5 spaces per 1,000 sf of leasable floor Area
Hospital, Limited Care	1 space per 2 beds
Hospital, General	3 spaces per bed
Automobile Sales/Rental	1 space per vehicle plus one space per employee
Financial Institution, with and without drive-up	3 spaces per 1,000 sf of net leasable floor Area
Retail & Service Commercial, Minor, Personal Service	3 spaces for each 1,000 sf of net leasable floor Area
Retail & Service Commercial, Major	5 spaces for each 1,000 sf of net leasable floor Area

Retail & Service, outdoor storage	3 spaces per 1,000 sf of inside net leasable floor Area
Retail & Service, Auto Related and Gas Stations	5 spaces per 1,000 sf of net leasable floor Area
Shopping centers or complexes of multi-tenant retail spaces	3.5 spaces per 1,000 sf of leasable floor Area, excluding corridors and service Areas not related to individual tenant retail spaces
Convenience Store, Support Commercial Uses	5 spaces per 1,000 sf of net leasable floor Area
Cafe/Deli	3 spaces per 1,000 sf of net leasable floor Area
Restaurant, Standard and Bar	1 space for every 100 sf of net leasable Area, including kitchen Areas
Restaurant, Outdoor Dining	Based on Site specific review at the time of CUP
Restaurant, With Drive-up	15 per 1,000 sf of net leasable floor Area
Light Industrial and Wholesale establishments	1 for every 2 employees in the largest shift plus 1 space for each vehicle used in

	conducting the business and wholesale, storage uses at 1 per 1,000 sf of floor Area and light manufacturing at 2.5 per 1,000 sf of floor Area
Temporary Improvement	1 per employee plus 2 guest spaces
Tramway Station/Ski Base Facility	See Chapter 8.20
Recreation Facility, Private or HOA	Minimum of 1 space per 4 persons maximum rated capacity
Recreation Facility, Public	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area, or 1 per 3 persons rated capacity depending on type of facility
Indoor Entertainment, Theater	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility
Commercial Outdoor Recreation and Stables, Riding Academy	1 space per 3 persons maximum rated capacity

Master Planned Developments	As determined by Planning Commission based on proposed Uses
Mining Operations	2 spaces per 3 employees
Airports/Heliports	As determined by the Planning Commission based on traffic generation study

2591 HISTORY

2592 *Adopted by Ord. 00-25 on 3/30/2000*

2593 *Amended by Ord. 06-22 on 4/27/2006*

2594 *Amended by Ord. 07-25 on 4/19/2007*

2595 *Amended by Ord. 12-37 on 12/20/2012*

2596

2597 **15-4-2 Fences And Retaining Walls**

2598 A. **LOCATION.** Fences and retaining walls may be erected or allowed within the
 2599 buildable Area, and as allowed in the Setback exceptions in Chapters 15-2.1
 2600 through 15-2.26.

2601
 2602 Fences and retaining walls shall not exceed six feet (6') in height measured from
 2603 Final Grade within any required Rear Setback or Side Setback. Within any
 2604 required Front Setback or Street Side Setback, Fences and retaining walls shall
 2605 not exceed four feet (4') in height, measured from Final Grade.

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Where a Fence or retaining wall occurs along a Property Line separating two (2) Lots and there is a difference in the Grade of the Properties, the Fence or retaining wall may be erected or allowed to the maximum height permitted on either side of the Property Line.

1. **EXCEPTION.** The height of retaining walls in the Front Setback may exceed four feet (4'), measured from Final Grade, subject to approval by the Planning Director and City Engineer, and may exceed six feet (6') in height subject to approval of an Administrative Conditional Use permit or as approved as part of a Master Planned Development (MPD) or Conditional Use permit. Prior to issuance of an Administrative Conditional Use permit the Property shall be posted and affected adjacent Property Owners shall be noticed ten (10) days prior to Final Action.

The height of retaining walls in the Side or Rear Setback may exceed six feet (6'), measured from Final Grade, subject to approval of an Administrative Conditional Use permit or as approved as part of a Master Planned Development or Conditional Use permit. Prior to issuance of an Administrative Conditional Use permit the Property shall be posted and affected adjacent Property Owners shall be noticed ten (10) days prior to Final Action.

2629 **B. RESTRICTIONS ON MATERIALS.** Chain link Fences are prohibited in all zones
2630 with the following exceptions, which must be approved by the Planning Director.

- 2631 1. For recreational facilities such as tennis courts,
2632 2. As temporary limits of disturbance, fencing during construction as approved
2633 by the Planning Department.
2634 3. Chain link Fences within the required Setback Areas may be permitted in
2635 other circumstances by the Planning Director when it is found that the
2636 Fence is necessary in the interest of security or public safety, and when the
2637 Fencing needs cannot be reasonably met with any other type of Fencing.

2638

2639 **C. BERMS.** Berms within the required Setback Area may be constructed subject to
2640 the following:

- 2641 1. Landscaping shall be incorporated into the design of the berm and shall
2642 extend its entire length.
2643 2. Berms shall be designed with sufficient undulation to provide visual relief
2644 and shall meander for the entire length.
2645 3. Within Front Setback Areas berms may not be constructed to interfere with
2646 required sight distance and may not obstruct driver's line of sight from
2647 Streets and roads.

2648

2649 **D. PERMIT.** A Building Permit is required for construction of any Fence ~~[or retaining~~
2650 ~~wall]~~ greater than six feet (6') in height. Within any of the Historic zoning districts
2651 construction of any Fence ~~[or retaining wall]~~ greater than four feet (4') in height

2652 requires a Building Permit. A Building Permit, including drawings stamped by a
2653 registered engineer, is required for any retaining wall or combination retaining
2654 wall with a total or combined height greater than four feet (4') in height. A
2655 combination retaining wall is defined as any series of retaining walls in which the
2656 horizontal separation between subsequent walls is closer than 1.5:1 compared to
2657 the height of the individual walls.

2658

2659 **15-4-9 Child Care And Child Care Facilities**

2660 A. **POLICY AND PURPOSE**. It is the intent of Park City to encourage the provision
2661 of Child Care, which meets the fluctuating needs and demands of the City's
2662 residents, employees, and employers. Health and safety, convenience,
2663 compatibility, affordability, and adaptability are of primary importance in the
2664 regulation of Child Care facilities. Accordingly, the City has adopted the following
2665 definitions and regulations that reflect state and national demographic and social
2666 trends while also reflecting the unique characteristics of Park City's population
2667 and economy.

2668 B. **IN-HOME BABYSITTING**. In-home babysitting includes the provision of Child
2669 Care for ~~four (4)~~ eight (8) or fewer children within a dwelling, and within
2670 commercial Buildings outside of residential zones. In-home babysitting shall be
2671 permitted in all Zoning Districts. In-home babysitting shall not be regulated by
2672 any other Child Care provisions contained herein and shall be considered a
2673 permitted Accessory Use. Standard Building and zoning regulations shall be
2674 complied with.

2675 C. ~~**FAMILY CHILD CARE.** Family Child Care is a small scale Child Care home~~
2676 ~~which includes the provision of Child Care for up to eight (8) children within the~~
2677 ~~provider's primary residence and shall include in the total the provider's own~~
2678 ~~children under the age of eighteen (18) if they are cared for in the same area of~~
2679 ~~the Structure as that designated for Family Child Care.~~

2680
2681 ~~Family Child Care is regulated by the State of Utah. All required licenses,~~
2682 ~~certificates, child to caretaker ratios, play area requirements, health and safety~~
2683 ~~regulations, and other regulations as required by the State shall be the~~
2684 ~~responsibility of the Owner. These regulations can be found in the Utah~~
2685 ~~Administrative Code.~~

2686 1. ~~**PERMITS REQUIRED.** Family Child Care homes shall be permitted in all~~
2687 ~~Zoning Districts subject to issuance by the Chief Building Official, of a~~
2688 ~~Certificate of Occupancy for the home by the Chief Building Official and~~
2689 ~~either an Administrative Permit issued by the City Planning Director or a~~
2690 ~~Conditional Use permit issued by the Planning Commission. Family Child~~
2691 ~~Care in single family homes and duplexes is an Allowed Use requiring an~~
2692 ~~Administrative Permit issued by the Planning Department.~~

2693 ~~Family Child Care in Multi-Unit Dwellings, such as Apartments,~~
2694 ~~Condominiums, and townhouses, requires a Conditional Use permit~~
2695 ~~issued by the Planning Commission. Family Child Care requires a~~
2696 ~~Conditional Use permit in the ROS and POS Zoning Districts and is~~

2697 ~~restricted to existing Structures and Buildings that are the primary~~
2698 ~~residence of the care provider.~~

2699 ~~2. **REVIEW CRITERIA.** Prior to the issuance of either an Administrative~~
2700 ~~Permit or a Conditional Use permit, all Family Child Care homes are~~
2701 ~~subject to the following requirements:~~

2702

2703 ~~1. **Parking.** One (1) Off-Street Parking Space is required for each non-~~
2704 ~~resident or non-family member employee in addition to the~~
2705 ~~underlying parking requirements for residential dwellings. The~~
2706 ~~residential driveway may be used for this purpose provided that~~
2707 ~~parking is not within the side Setbacks established for that zone~~
2708 ~~and the driveway is not required for a drop-off/pick-up area as~~
2709 ~~required herein.~~

2710 ~~2. **Drop-off/Pick-up Area.** Two (2) drop-off/pick-up Parking Spaces~~
2711 ~~must be provided. These spaces can be Street Parking Spaces~~
2712 ~~provided that they are located within fifty feet (50') of the Property~~
2713 ~~and can be reached without crossing the Street. The driveway may~~
2714 ~~be used for drop-off/pick-up if it is not required for employee or~~
2715 ~~resident parking as required herein.~~

2716 ~~3. **Arterial Street.** If located on an arterial Street or State Highway, an~~
2717 ~~Off-Street drop-off/pick-up area is required.~~

2718 ~~4. Play Area Size and Location. Minimum indoor and outdoor play~~
2719 ~~areas are regulated by the State, but in no case shall there be a~~
2720 ~~structured play area measuring less than 240 square feet. Play~~
2721 ~~Structures and equipment shall meet Consumer Product Safety~~
2722 ~~Commission guidelines.~~

2723 ~~5. Signs. All signs must conform to the Park City Sign Code~~
2724 ~~requirements of the specific Zoning District. In single family zones,~~
2725 ~~no signs will be permitted for a Family Child Care home.~~

2726 ~~6. Primary Residence. If Child Care is provided in a residential~~
2727 ~~Structure, the Structure must be the primary residence of the~~
2728 ~~primary care provider and the residential character of the house~~
2729 ~~and its Lot shall be maintained. If required by the State, a second~~
2730 ~~care provider, who is not a resident of the home, may be employed~~
2731 ~~at the residence.~~

2732 ~~7. Multi-Unit Dwellings. Family Child Care in Multi-Unit Dwellings is a~~
2733 ~~Conditional Use, subject to the review criteria for Conditional Use~~
2734 ~~permits stated in LMC Chapter 15-1-10 with review and approval by~~
2735 ~~the Planning Commission.~~

2736
2737 ~~Family Child Care will not be approved for Multi-Unit Dwellings~~
2738 ~~unless it can be shown that playground areas are on private~~
2739 ~~Property and not within Common Areas, or unless the Applicant~~
2740 ~~receives approval from the Home Owner's Association for Use of~~

2741 ~~the Common Area, or unless the project was designed to~~
2742 ~~accommodate a Child Care facility.]~~

2743 **C. D. FAMILY GROUP CHILD CARE**. Family Group Child Care is a ~~[medium-scale]~~
2744 Child Care ~~[home]~~ facility which includes the provision of Child Care for nine (9)
2745 to sixteen (16) children, inclusive. Family Group Child Care must be provided
2746 within the provider's primary residence or an additional location subject to state
2747 licensing regulations and shall include the provider's own children under the age
2748 of eighteen (18) if they are cared for in the same area of the Structure as that
2749 designated for Family Group Child Care.

2750
2751 Family Group Child Care is regulated by the State of Utah. All required licenses,
2752 certificates, child to caretaker ratios, play area requirements, health and safety
2753 regulations, and other regulations as required by the State shall be the
2754 responsibility of the Owner. These regulations can be found in the Utah
2755 Administrative Code.

2756 ~~[All Child Care that does not take place in the primary residence of the primary~~
2757 ~~care provider is considered by the State to be a Child Care Center or an hourly~~
2758 ~~Child Care Center. Therefore, all Family Child Care and Family Group Child Care~~
2759 ~~by the definitions herein, shall occur within the primary residence of the primary~~
2760 ~~care provider. All other Child Care is regulated as a Child Care Center, including~~
2761 ~~all Child Care in commercial Businesses, etc.]~~

2762 **1. PERMITS REQUIRED.** Family Group Child Care homes require an
2763 Administrative Conditional Use permit in all residential Districts and

2764 require an Administrative Permit issued by the Planning Department in all
2765 other Zoning Districts in which it is not prohibited. Family Group Child
2766 Care within Multi-Unit Dwellings, that are not within residential Zoning
2767 Districts, also require an Administrative Conditional Use permit. Family
2768 Group Child Care homes are subject to issuance of a Certificate of
2769 Occupancy for the home by the Chief Building Official, of a Certificate of
2770 Occupancy for the home.

2771
2772 ~~[Family Group Child Care requires a Conditional Use permit in the ROS~~
2773 ~~and POS Zoning Districts and is restricted to existing Structures and~~
2774 ~~Buildings that are the primary residence of the care provider.~~

2775 ~~2. **REVIEW CRITERIA.** Prior to the issuance of either an Administrative~~
2776 ~~Permit or a Conditional Use permit, all Family Group Child Care homes~~
2777 ~~are subject to the following requirements:~~

2778
2779 ~~1. **Parking.** One (1) Off-Street Parking Space is required for each non-~~
2780 ~~resident or non-family member employee in addition to the~~
2781 ~~underlying parking requirements for residential dwellings. The~~
2782 ~~residential driveway may be used for this purpose provided that~~
2783 ~~parking is not within the side Setbacks established for that zone~~
2784 ~~and the driveway is not required for a drop-off/pick-up area as~~
2785 ~~required herein.~~

2786 ~~2. Drop-off/Pick-up Area. Four (4) drop-off/pick-up spaces must be~~
2787 ~~provided. For Family Group Child Care homes with ten (10) or~~
2788 ~~fewer children, not including the care providers own children, three~~
2789 ~~(3) drop-off/pick-up spaces may be provided. These spaces can be~~
2790 ~~Street Parking Spaces provided that they are located within fifty~~
2791 ~~feet (50') of the Property and can be reached without crossing the~~
2792 ~~Street. The driveway may be used for drop-off/pick-up if it is not~~
2793 ~~required for employee or resident parking as required herein.~~

2794 ~~3. Arterial Street. If located on an arterial Street or State Highway, an~~
2795 ~~Off-Street drop-off/pick-up area is required.~~

2796 ~~4. Density. No more than one (1) Family Group Child Care home may~~
2797 ~~be permitted on any one (1) Street or within any 300 foot radius,~~
2798 ~~whichever area is less, and no more than two (2) Family Group~~
2799 ~~Child Care homes may be located in any one (1) 500 foot radius~~
2800 ~~area. Family Child Care homes and other Child Care operations,~~
2801 ~~which are not regulated shall not be included in these Density~~
2802 ~~calculations. Also, Family Group Child Care homes in commercial~~
2803 ~~zones, such as the RCO, GC, LI, HRC, HCB shall not be subject to~~
2804 ~~these Density restrictions.~~

2805 ~~5. Play Area Size and Location. An outdoor play area of at least 360~~
2806 ~~square feet shall be provided on Site, with an additional 40 square~~
2807 ~~feet for each additional child over a minimum of nine (9). Additional~~
2808 ~~indoor play areas are regulated by the State. Play Structures and~~

2809 ~~equipment shall meet Consumer Product Safety Commission~~
2810 ~~guidelines.~~

2811 ~~6.—Screening. Screening for all play areas in residential zones is~~
2812 ~~required. Screening may consist of an opaque Fence, berm, dense~~
2813 ~~shrubbery, or similar, subject to Planning Department approval.~~

2814 ~~7.—Structure Inspection Required. The Structure shall conform to~~
2815 ~~International Building Code (IBC) requirements and shall be~~
2816 ~~inspected and approved by the Park City Building Department.~~
2817 ~~Prior to inspection, the Applicant must notify the Building~~
2818 ~~Department of the number of children that will be cared for in the~~
2819 ~~facility. Additional requirements may be required before a Family~~
2820 ~~Group Child Care permit can be issued.~~

2821 ~~8.—Neighborhood Meeting. Prior to permit issuance for a Family Group~~
2822 ~~Child Care home in a residential zone, a neighborhood meeting,~~
2823 ~~under the direction of the Planning Department, shall be held to~~
2824 ~~discuss the proposed facility with Property Owners within 300 feet~~
2825 ~~of the subject Parcel, subject to standard notification requirements.~~
2826 ~~The hearing gives the Child Care provider an opportunity to~~
2827 ~~understand neighborhood concerns and to consider operational~~
2828 ~~policies or make reasonable modifications to the Site plan to~~
2829 ~~mitigate impacts of the Use.~~

2830 ~~9. One Year Review. All Conditional Use permits for Family Group~~
2831 ~~Child Care homes may receive a one (1) time review by the~~
2832 ~~Planning Commission one (1) year following permit issuance. The~~
2833 ~~review request shall be placed on the Consent Agenda of the~~
2834 ~~Planning Commission. However, the staff may determine to place~~
2835 ~~the item under new business if it is determined that there have~~
2836 ~~been excessive problems related to this Use which justify further~~
2837 ~~discussion by the Planning Commission. Such decision shall be~~
2838 ~~based on staff observation and/or public input received during the~~
2839 ~~past year of operation alleging the following:~~

2840 ~~1. The Use consistently generates more parking demand than~~
2841 ~~can be handled within fifty feet (50') of the Property on the~~
2842 ~~same side of the Street.~~

2843 ~~2. The Use has generated noise levels exceeding that allowed~~
2844 ~~by the City's noise and nuisance ordinance.~~

2845 ~~3. Patrons of the Family Group Care home have consistently~~
2846 ~~violated traffic laws.~~

2847 ~~4. The Family Group Child Care home does not conform to~~
2848 ~~Code defined standards.~~

2849
2850 ~~If the Planning Commission finds that the Family Group~~
2851 ~~Child Care home meets all Code defined standards and that~~

2852 ~~there have been no excessive problems related to its Use,~~
2853 ~~the Use shall receive final approval with no further review~~
2854 ~~required. Otherwise, the Planning Commission may either~~
2855 ~~deny continued operation or advise the Applicant of specific~~
2856 ~~concerns and require a second review in one (1) year.~~

2857 ~~10. Multi-Unit Dwelling. Family Group Child Care in a Multi-Unit~~
2858 ~~Dwelling is a Conditional Use and must receive Planning~~
2859 ~~Commission approval. Family Group Child Care will not be~~
2860 ~~approved for Multi-Unit Dwellings unless it can be shown that~~
2861 ~~playground areas are on private Property and not within Common~~
2862 ~~Areas, or unless the Applicant receives approval from 100% of the~~
2863 ~~Owners for Use of the Common Area, or unless the project was~~
2864 ~~designed to accommodate a Child Care facility.]~~

2865 **D. ~~E.~~ CHILD CARE CENTER.** A Child Care Center is a Child Care facility in which
2866 the provision of Child Care for five (5) or more children occurs in a place other
2867 than the care providers primary residence and for less than 24 hours per day.
2868 Child Care may be provided on a regularly scheduled, on-going enrollment basis
2869 or on an hourly, drop-in basis. ~~[See previous sections for regulation of Child Care~~
2870 ~~provided within a care provider's primary residence, such as Family Child Care~~
2871 ~~and Family Group Child Care.]~~

2872
2873 Child Care Centers, including hourly Child Care Centers, are regulated by the
2874 State of Utah. All required licenses, certificates, child to caretaker ratios, play

2875 area requirements, health and safety regulations, and other regulations as
2876 required by the State shall be the responsibility of the Owner. These regulations
2877 can be found in the Utah Administrative Code.

2878

2879 A Child Care Center is an Allowed Use in all non-residential Districts except the
2880 Recreation Open Space (ROS), Protected Open Space (POS), Estate (E),
2881 Estate-40 (E-40), Community Transition (CT), and the Regional Commercial
2882 Overlay (RCO) Districts. In these Districts an Administrative Conditional Use
2883 permit or Administrative permit is required. A Child Care Center may be located
2884 within a residential District with an Administrative Conditional Use permit,
2885 pursuant to LMC Chapter 15-1-10 or if approved within a Master Planned
2886 Development.

2887

2888 ~~[A Site designated and planned for a Child Care Center may be required for all~~
2889 ~~new single and multi-family housing projects if the Planning Commission~~
2890 ~~determines that the project will create additional demands for Child Care.]~~

2891

2892 ~~[The Planning Commission shall consider, as part of the Conditional Use permit~~
2893 ~~review, in addition to the criteria stated in LMC Chapter 15-1-10, the architectural~~
2894 ~~Compatibility of the proposed Child Care Center and shall also consider the~~
2895 ~~following location criteria and Site requirements during the review process.]~~

2896 1. ~~LOCATION CRITERIA.~~ For projects within a residential neighborhood, the
2897 Planning Commission shall consider the following guidelines for locating
2898 Child Care Centers.

2899 1. ~~Traffic onto local roads within a Subdivision is discouraged.~~

2900 ~~Location of Child Care Centers is encouraged such that the Center~~
2901 ~~can be conveniently accessed from existing arterial and Collector~~
2902 ~~Roads.~~

2903 2. ~~Location on the periphery of the Subdivision or neighborhood is~~
2904 ~~preferable to location within the center of the Subdivision.~~

2905 3. ~~The Child Care Center is adjacent to a school, library, house of~~
2906 ~~worship, or other traditional neighborhood facility with large~~
2907 ~~landscaped areas or playing fields.~~

2908 4. ~~The Child Care Center is conveniently accessed by public~~
2909 ~~transportation.~~

2910 5. ~~The Subdivision or multi-family project was designed to~~
2911 ~~accommodate a Child Care Center.~~

2912 2. ~~SITE REQUIREMENTS.~~

2913 1. ~~Parking.~~ At least one (1) Parking Space shall be provided for each
2914 ~~on-duty staff person per shift and one (1) space for every six (6)~~
2915 ~~children cared for.~~

2916 ~~2. Circulation. An on-Site vehicle turnaround, or separate entrance~~
2917 ~~and exit points, and passenger loading area must be provided.~~

2918 ~~3. Fencing. An opaque Fence six feet (6') in height must be installed~~
2919 ~~around all designated play areas. Dense shrubbery may~~
2920 ~~compensate for Fencing requirements provided that the Lot is~~
2921 ~~secured according to State regulations. If the Lot is adjacent to~~
2922 ~~open fields or playgrounds, a less opaque Fencing material may be~~
2923 ~~used with Planning Commission approval, but chain-link Fencing~~
2924 ~~shall not be used.~~

2925 ~~4. Play Areas. No structured area for active play or play Structures~~
2926 ~~may be located in a Front Yard. Play Structures and equipment~~
2927 ~~shall meet Consumer Product Safety Commission guidelines.~~

2928 ~~5. Density. No more than one (1) Child Care Center shall be permitted~~
2929 ~~in any one (1) residential Subdivision or multi-family project. If the~~
2930 ~~Center is in a residential zone, it shall be no closer than 300 feet~~
2931 ~~(300') to a Family Group Child Care home within the same~~
2932 ~~neighborhood. Family Child Care homes and other child care~~
2933 ~~operations which are not regulated shall not be included in Density~~
2934 ~~calculations.~~

2935 ~~6. Lot Size and Configuration. The minimum Lot area for a Child Care~~
2936 ~~center with more than sixteen (16) children shall be 12,000 square~~
2937 ~~feet. The Lot shall be reasonably standard in its configuration so~~

2938 ~~that all portions are easily developed for Child Care Use. The~~
2939 ~~Planning Commission may, at its discretion, deny a Child Care~~
2940 ~~Center on a Lot which is usually narrow or which does not allow for~~
2941 ~~usable play areas, which are contiguous to the Structure.~~

2942 ~~7. Setbacks. Standard Setbacks shall be observed except that Child~~
2943 ~~Care Centers located in residential Districts shall provide at least~~
2944 ~~eighteen foot (18') Side Setbacks and twenty-five foot (25') Rear~~
2945 ~~Setbacks.~~

2946 ~~8. Play Area within Setbacks. No more than fifty percent (50%) of the~~
2947 ~~State Code required play area may be within the standard Setback~~
2948 ~~Area of the Lot as defined in the underlying zone unless the~~
2949 ~~Setback Area is adjacent to perpetual open space or playing fields.~~

2950 ~~9. Signs. One (1) small sign, either free-standing or wall mounted,~~
2951 ~~may be permitted for a Child Care Center. The sign must be no~~
2952 ~~larger than six square feet (6 sq. ft.) set back at least ten feet (10')~~
2953 ~~from the Property Line and must conform to all other criteria of the~~
2954 ~~Park City Sign Code.~~

2955 ~~10. Exceptions. The Planning Commission may grant an exception to~~
2956 ~~these Site requirements if it can be shown that the impact of the~~
2957 ~~Child Care Center on traffic circulation or on adjacent Properties~~
2958 ~~will not be increased if the exception is granted.]~~

- 2959 E. **REVIEW CRITERIA FOR FAMILY GROUP CHILD CARE AND CHILD CARE**
2960 **CENTER FACILITIES.** Prior to the issuance of an Administrative Conditional Use
2961 permit or Administrative permit, all Family Group Child Care or Child Care Center
2962 facilities shall be reviewed for compliance with the following criteria:
- 2963 1. **PARKING:** One off-Street parking space required for each on-shift, non-
2964 resident or non-family member employee for the Family Group Child Care or
2965 Child Care Center in addition to underlying parking requirements outlined in
2966 Section 15-3-6. The parking requirement shall be reduced for Applicants who
2967 demonstrate mitigation of one or more parking spaces through one or more of
2968 the below measures. If a Family Group Child Care or Child Care Center
2969 obtains an exemption or reduction in parking, the facility's parking plans shall
2970 be reviewed by the Planning Department annually to ensure that reduced
2971 parking is still effective for the Site.
- 2972 a. There is adequate on-Street parking in the area available for use by
2973 the employees of the facility;
- 2974 b. The Child Care facility shares parking with a nearby business or Use
2975 (or multiple businesses or Uses) that operates during different hours
2976 and enter into a shared parking agreement with the business or
2977 businesses that is recorded with Summit County;
- 2978 c. The Child Care facility includes an on-Site drop-off/pick-up area where
2979 a employees can walk out to vehicles and escort children from vehicles
2980 to the building without requiring the parent to exit the vehicle;
- 2981 d. A significant number of employees carpool, take transit, or use another

- 2982 method of transportation other than single-occupancy vehicles;
- 2983 e. Parking in the Right-of-Way adjacent to the Child Care facility is
- 2984 available for drop-off/pick-up areas;
- 2985 f. A clear and irrevocable agreement authorizes Child Care facility
- 2986 employees or patrons to park in an off-Site Parking Area or Parking
- 2987 Structure that is located within 1,000 feet of the Child Care facility
- 2988 perimeter boundary;
- 2989 g. The Child Care Facility is within ¼-mile from a bus stop that includes a
- 2990 waiting shelter consistent with City standards;
- 2991 h. On-Site parking is provided for motorcycles and/or scooters;
- 2992 i. Bicycle parking exceeds the requirements of Section 15-3-9.
- 2993 j. The Site is an existing Historic Building or Structure that is exempted
- 2994 from parking requirements pursuant to Section 15-2.1-4, Section 15-
- 2995 2.2-4, Section 15-2.3-4, Section 15-2.4-4, Section 15-2.5-4, or Section
- 2996 15-2.6-4.
- 2997 2. **DROP-OFF/PICK-UP AREA:** For Family Group Child Care facilities, one
- 2998 drop-off/pick-up parking space shall be provided. An approved driveway may
- 2999 be used for the drop-off/pick-up space. The drop-off/pick-up space may be a
- 3000 street parking space if it is within 50 feet of the property and not across a
- 3001 street. For Child Care Centers, at least two drop-off/pick-up parking spaces
- 3002 are required, or a drop-off/pick-up area where an employee can walk out to
- 3003 vehicles and escort children from vehicles to the building without requiring the
- 3004 parent to exit the vehicle.

- 3005 3. **ARTERIAL STREET:** If a Family Group Child Care facility is located on an
3006 arterial Street or State Highway, off-Street drop-off/pick-up areas are
3007 required.
- 3008 4. **PROXIMITY TO PUBLIC TRANSPORTATION:** Child Care Centers proposed
3009 in residential Zoning Districts are recommended to be located within ½-mile of
3010 a public transportation stop or route.
- 3011 5. **SETBACKS:** Zoning District Setbacks shall be observed except that
3012 structures for Child Care Centers located in residential Zoning Districts shall
3013 observe at least 18-foot Side Setbacks and 25-foot Rear Setbacks.
- 3014 6. **SIGNS:** One small sign, either free-standing or wall mounted, may be
3015 permitted for a Child Care Center. The sign must be no larger than 6 square
3016 feet set back at least 10 feet from the Property Line and must conform to all
3017 other criteria of Municipal Code of Park City Title 12, Sign Code.
- 3018 7. **PLAY AREA SIZE AND LOCATION:** At least 40 square feet of outdoor play
3019 area per child is required for Family Group Child Care and Child Care Center
3020 facilities. Outdoor play areas or equipment shall not be located within Front
3021 Setbacks. Outdoor play areas shall be located on private property and not
3022 within Common Areas, unless the Applicant receives approval from the
3023 Homeowner's Association for Use of the Common Area, or unless the project
3024 was approved to accommodate a Child Care facility.
- 3025 8. **SCREENING:** Outdoor play areas for Family Group Child Care and Child
3026 Care Center facilities shall be screened with a Fence or barrier that is at least
3027 4 feet tall.

3028 9. **STRUCTURAL INSPECTION REQUIRED:** All Structures associated with the
3029 Family Group Child Care or Child Care Center shall conform to International
3030 Building Code (IBC) requirements and shall be inspected and approved by
3031 the Park City Building Department. Prior to inspection, the Applicant must
3032 notify the Building Department of the maximum number of children that will be
3033 cared for in the facility.

3034 10. **PUBLIC NOTICE:** The Planning Department shall notify property owners
3035 within 300 feet of the proposed Family Group Child Care or Child Care Center
3036 at least 10 days prior to the first public hearing, in addition to the noticing
3037 requirements outlined in Sections 15-1-12 and 15-1-21.

3038 11. **ANNUAL REVIEW:** The following shall be included as a Condition of
3039 Approval for all Family Group Child Care and Child Care Center approvals:
3040 The Planning Director may review the Administrative Conditional Use Permit
3041 on an annual basis and revise the Administrative Conditional Use Permit to
3042 impose additional Conditions of Approval to mitigate any outstanding issues if
3043 the Applicant or City receives one or more complaints regarding the Child
3044 Care facility.

3045 12. **EXCEPTIONS:** The Planning Director or Planning Director's Designee may
3046 grant an exception to these Site requirements if the Applicant for Family
3047 Group Child Care and Child Care Center facilities can demonstrate that any
3048 reasonably expected detrimental impacts can be mitigated through Conditions
3049 of Approval during the Administrative Conditional Use Permit or
3050 Administrative Permit review process.

3051 HISTORY

3052 *Adopted by Ord. 02-07 on 5/23/2002*

3053 *Amended by Ord. 06-22 on 4/27/2006*

3054 *Amended by Ord. 09-10 on 3/5/2009*

3055 *Amended by Ord. 2018-43 on 7/19/2018*

3056 **15-4-21 Good And Uses To Be Within Enclosed Building**

3057 A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as
3058 an Allowed or Conditional Use, or allowed with an Administrative Permit, all
3059 goods, including food, beverage, vending machines, and last mile parcel pick-up
3060 stations must be within a completely enclosed Structure. New construction of
3061 enclosures for the storage of goods shall not have windows and/or other
3062 fenestration that exceeds a wall-to-window ratio of thirty percent (30%). This
3063 section does not preclude temporary sales in conjunction with a Master Festival
3064 License, sidewalk sale, or seasonal plant sale.

3065 B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor uses may
3066 be allowed upon the issuance of an Administrative Conditional Use Permit,
3067 Administrative Permit, or Conditional Use Permit, pursuant to the Zoning in which
3068 the Use is located. The Applicant must submit the required application, pay all
3069 applicable fees, and provide all required materials and plans. Appeals of
3070 Departmental actions are heard by the Planning Commission.

3071 1. **OUTDOOR DINING.** Outdoor dining may require an Administrative
3072 Conditional Use Permit, Administrative Permit, or Conditional Use Permit,
3073 pursuant to the Zoning in which the Use is located, and is subject to the
3074 following criteria:

3075 a. The proposed seating Area is located on private Property or leased
3076 public Property and does not diminish parking or landscaping.

3077 b. The proposed seating Area does not impede pedestrian circulation.

3078 c. The proposed seating Area does not impede emergency Access or
3079 circulation.

3080 d. The proposed furniture is Compatible with the Streetscape.

3081 e. No music or noise is in excess of the City Noise Ordinance, Title 6.

3082 f. No Use after 10:00 p.m.

3083 g. Review of the Restaurant's seating capacity to determine
3084 appropriate mitigation measures in the event of increased parking
3085 demand.

3086 2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Commercial
3087 Outdoor grills and/or beverage service stations may require an
3088 Administrative Conditional Use Permit, Administrative Permit, or
3089 Conditional Use Permit, pursuant to the Zoning in which the Use is
3090 located, and are subject to the following criteria:

3091 a. The Use is on private Property or leased public Property and does
3092 not diminish parking or landscaping.

3093 b. The Use is only for the sale of food or beverages in a form suited
3094 for immediate consumption.

3095 c. The Use is Compatible with the neighborhood.

3096 d. The proposed service station does not impede pedestrian
3097 circulation.

3098 e. The proposed service station does not impede emergency Access
3099 or circulation.

3100 f. Design of the service station is Compatible with the adjacent
3101 Buildings and Streetscape.

3102 g. No violation of the City Noise Ordinance, Title 6.

3103 h. Compliance with the City Sign Code, Title 12.

3104 **3. COMMERCIAL OUTDOOR STORAGE AND DISPLAY OF BICYCLES,**
3105 **KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage
3106 and display of bicycles, kayaks, motorized scooters, canoes, and similar
3107 items for Commercial purposes may require an Administrative Conditional
3108 Use Permit, Administrative Permit, or Conditional Use Permit, pursuant to
3109 the Zoning in which the Use is located, and is subject to the following
3110 criteria:

- 3111 a. The Area of the proposed bicycle, kayak, motorized scooters, or
3112 canoes, or similar items storage or display is on private Property
3113 and not in Areas of required parking or landscaped planting beds.
- 3114 b. Bicycles, kayaks, canoes, and similar items may be hung on a
3115 Building if sufficient Site Area is not available, provided the display
3116 does not impact or alter the architectural integrity or character of the
3117 Structure.
- 3118 c. No more than a total of fifteen (15) pieces of equipment may be
3119 displayed.
- 3120 d. Outdoor display is only allowed during Business hours.
- 3121 e. Additional outdoor storage Areas may be considered for rental
3122 bicycles, or motorized scooters, or similar items provided there are
3123 no or only minimal impacts on landscaped Areas, Parking Spaces,
3124 and pedestrian and emergency circulation.

3125 4. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require a
3126 Conditional Use Permit, pursuant to the Zoning in which the Use is
3127 located. The Use must also comply with Section 15-1-10, Conditional Use
3128 Review Process. Outdoor Events and Music do not include Mobile
3129 Business Events. The Applicant must submit a Site plan and written
3130 description of the event, addressing the following:

- 3131 a. Notification of adjacent Property Owners.

- 3132 b. No violation of the City Noise Ordinance, Title 6.
- 3133 c. Impact on adjacent Residential Uses.
- 3134 d. Proposed plans for music, lighting, Structures, electrical, signs, etc.
- 3135 e. Parking demand and impacts on neighboring Properties.
- 3136 f. Duration and hours of operation.
- 3137 g. Impacts on emergency Access and circulation.

3138 5. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise requires
3139 an Administrative Conditional Use Permit, Administrative Permit, or
3140 Conditional Use Permit, pursuant to the Zoning in which the Use is
3141 located, and is subject to the following criteria:

- 3142 a. The display is immediately available for purchase at the Business
3143 displaying the item.
- 3144 b. The merchandise is displayed on private property directly in front of
3145 or appurtenant to the Business which displays it, so long as the
3146 private Area is in an alcove, recess, patio, or similar location that
3147 provides a physical separation from the public sidewalk. No item of
3148 merchandise may be displayed on publicly owned Property
3149 including any sidewalk or prescriptive Right-of-Way regardless if
3150 the property Line extends into the public sidewalk. An item of
3151 merchandise may be displayed on commonly owned Property;

3152 however, written permission for the display of the merchandise
3153 must be obtained from the Owner's association.

3154 c. The display is prohibited from being permanently affixed to any
3155 Building. Temporary fixtures may not be affixed to any Historic
3156 Building in a manner that compromises the Historic integrity or
3157 Façade Easement of the Building as determined by the Planning
3158 Director.

3159 d. The display does not diminish parking or landscaping.

3160 e. The Use does not violate the Summit County Health Code, the Fire
3161 Code, or International Building Code. The display does not impede
3162 pedestrian circulation, sidewalks, emergency Access, or circulation.
3163 At minimum, forty-four inches (44") of clear and unobstructed
3164 Access to all fire hydrants, egress and Access points must be
3165 maintained. Merchandise may not be placed so as to block visibility
3166 of or Access to any adjacent Property.

3167 f. The merchandise must be removed if it becomes a hazard due to
3168 wind or weather conditions, or if it is in a state of disrepair, as
3169 determined by either the Planning Director or Building Official.

3170 g. The display shall not create a hazard to the public due to moving
3171 parts, sharp edges, or extension into public Rights-of-Way,
3172 including sidewalks, or pedestrian and vehicular Areas; nor shall
3173 the display restrict vision at intersections.

3174 h. No inflatable devices other than decorative balloons smaller than
3175 eighteen inches (18”) in diameter are permitted. Balloon height may
3176 not exceed the finished floor elevation of the second floor of the
3177 Building.

3178 i. No additional signs are allowed. A sales tag, four (4) square inches
3179 or smaller may appear on each display item, as well as an
3180 informational plaque or associated artwork not to exceed twelve
3181 (12) square inches. The proposed display shall be in compliance
3182 with the City Sign Code, Municipal Code Title 12, the City’s
3183 Licensing Code, Municipal Code Title 4, and all other requisite City
3184 codes.

3185

3186 **15-4-25 Mobile Businesses**

3187 Mobile Businesses include Enclosed Mobile Businesses, Food Trucks, Food Carts, and
3188 Ice Cream Trucks. Mobile Businesses do not include Mobile Vendors defined in Title 4.
3189 Mobile Businesses must be properly licensed and may only operate pursuant to a
3190 Special Event Permit or on a permitted Site with permission from the Property Owner. A
3191 Mobile Business or Mobile Vendor may not impede City Right-of-Way or operate on City
3192 Property without the express permission of the City, such as a Franchise Agreement, as
3193 defined in Title 4, or another license or grant from the City. The following Mobile
3194 Business Uses shall be regulated pursuant to the Zoning District in which the Use is
3195 located:

3196 **A. Enclosed Mobile Businesses**

3197 **1. Enclosed Mobile Business Location.** Upon request from the Property
3198 Owner or lessee, and found in compliance with the below criteria, the
3199 Planning Director or designee, may issue an Administrative Approval
3200 Letter for the location of an Enclosed Mobile Business where the business
3201 may park and sell product. The Mobile Business Location must comply
3202 with the following:

- 3203 a. Not occupy code required parking areas.
- 3204 b. Not impede safe movement of vehicular and pedestrian traffic,
3205 snow removal, parking lot circulation, or access to any public
3206 alley, access easement, sidewalk, or pathway.
- 3207 c. Be on a hard-surfaced area.
- 3208 d. Not create a space for outdoor seating.

3209 **2. Requirements.** An Enclosed Mobile Businesses does not include Food
3210 Trucks/Carts, Ice Cream Trucks, and does not include a project involving
3211 a Construction Mitigation Plan. An Enclosed Mobile Business must:

- 3212 a. Have goods or services offered and point of sale within an
3213 enclosed vehicle, trailer, or other mobile structure that is occupied
3214 by the owner or operator at all times.
- 3215 b. Not have a drive-through.
- 3216 c. Not operate later than 10:00 p.m.
- 3217 d. Not have amplified music or noise that is produced in a way that
3218 violates the City Noise Ordinance, found in Chapter 6-3.

- 3219 e. Affix signs and lighting to the Enclosed Mobile Business. No other
3220 signs or lighting are allowed.
- 3221 f. Provide a way to dispose of, or take off-site, any waste or
3222 materials related to the business.
- 3223 g. Not be located within 10 feet of the extension of any building
3224 entranceway, doorway, or emergency egress or as otherwise
3225 established by the Park City Fire District and Fire Marshal.
- 3226 h. Not generate traffic in a volume that creates a need for parking
3227 greater than that which can be accommodated on the Site
3228 consistent with the underlying parking requirements or which is
3229 inconsistent with the normal parking usage of the district.

3230 **B. Food Trucks, Food Carts, and Ice Cream Trucks.**

3231 A Food Truck Location includes a potential location for a Food Truck, Food Cart,
3232 or Ice Cream Truck. A Property Owner may apply for a Food Truck Location
3233 where a Food Truck Location is an Allowed Use in the Zoning District. A Food
3234 Truck Location must comply with the following. A Food Truck, Food Cart, or Ice
3235 Cream Truck may only operate on a Property that has received an approval letter
3236 for that Property.

- 3237 **1. Food Truck Location.** Upon request from the Property Owner, and found
3238 in compliance with the below criteria, the Planning Director or designee
3239 may issue an Administrative Approval Letter for the location of a Food
3240 Truck, Food Cart, or Ice Cream Trucks, where the business may park and

3241 sell food or beverages for immediate consumption. The Food Truck

3242 Location must:

3243 a. Not occupy code required parking areas.

3244 b. Not impede safe movement of vehicular and pedestrian traffic,

3245 snow removal, parking lot circulation, or access to any public

3246 alley, access easement, sidewalk, or pathway.

3247 c. Be on a hard-surfaced area.

3248 d. Not create a space for outdoor seating.

3249 **2. Requirements.** A Food Truck, Food Cart, or Ice Cream Truck must:

3250 a. Not have a drive-through.

3251 b. Not operate later than 10:00 p.m.

3252 c. Not have amplified music or noise that is produced in a way that

3253 violates the City Noise Ordinance, found in PCMC Chapter 6-3.

3254 d. Affix signs and lighting to the Food Truck, Food Cart, or Ice

3255 Cream Truck. No other signs or lighting are allowed.

3256 e. Provide a way to dispose of, or take off-site, any waste or

3257 materials related to the business.

3258 f. Comply with the Zoning District regulations.

3259 g. Not be located within 10 feet of the extension of any building

3260 entranceway, doorway, or emergency egress or as otherwise

3261 established by the Park City Fire District and Fire Marshal.

3262 h. Not generate traffic in a volume that creates a need for parking

3263 greater than that which can be accommodated on the Site

3264 consistent with the parking requirements or which is inconsistent
3265 with the normal parking usage of the district.

3266

3267 **15-6-5 Master Planned Development Requirements**

3268 All Master Planned Developments shall contain the following minimum requirements.

3269 Many of the requirements and standards will have to be increased in order for the

3270 Planning Commission to make the necessary findings to approve the Master Planned

3271 Development.

3272

3273 ~~K. CHILD CARE. A Site designated and planned for a Child Care Center may be~~
3274 ~~required for all new Single Family Dwellings and Multi-Family Dwellings within a~~
3275 ~~Master Planned Development if the Planning Commission determines that the~~
3276 ~~project will create additional demands for Child Care. The Applicant shall provide~~
3277 ~~information to the Planning Commission regarding whether the Master Planned~~
3278 ~~Development will create additional demands for Child Care.~~

3279 **K. MINE HAZARDS.** All Master Planned Development Applications shall include a
3280 map and list of all known Physical Mine Hazards on the Property and a Physical
3281 Mine Hazard mitigation plan.

3282 **L. HISTORIC MINE WASTE MITIGATION.** An Applicant for a Master Planned
3283 Development with Property that is located within the Park City Soils Ordinance
3284 Boundary shall submit a soil remediation mitigation plan and shall indicate areas

3285 of hazardous soils and proposed methods of remediation and/or removal subject
3286 to the requirements and regulations of the Municipal Code of Park City Chapter
3287 11-15.

3288 **M. GENERAL PLAN REVIEW.** The Planning Commission shall review Master
3289 Planned Developments for consistency with the goals and objectives of the
3290 General Plan; however such review for consistency shall not alone be binding.

3291 **N. HISTORIC SITES.** All Master Planned Development Applicants shall submit a
3292 map and inventory of Historic Structures and Sites on the Property and a Historic
3293 Structures Report prepared by a Qualified Historic Preservation Professional.

3294 **O. LAND MANAGEMENT CODE REVIEW.** All Master Planned Development
3295 Applications shall be reviewed in accordance with the Land Management Code,
3296 including:

- 3297 1. the underlying Zoning District requirements in Chapter 15-2;
- 3298 2. relevant Overlay Zoning requirements in Chapter 15-2;
- 3299 3. Chapter 15-3, Off-Street Parking;
- 3300 4. Chapter 15-4, Supplementary Regulations;
- 3301 5. Chapter 15-5, Architectural Review;
- 3302 6. Chapters 15-7.1, 15-7.2, 15-7.3, and 15-7.4, Subdivision Provisions;
- 3303 7. Chapters 15-11 and 15-13 for Master Planned Developments located in a
3304 Historic Zoning District;

3305 8. any other relevant provisions of the Land Management Code.

3306 **P. DESIGN GUIDELINES.** The Planning Commission may require Design
3307 Guidelines for Master Planned Developments, including regulation of building
3308 design elements for Single-Family Dwellings and/or Duplex Dwellings, that
3309 specify:

3310 1. Exterior cladding material;

3311 2. Style, dimensions, and materials of a roof structure, roof pitch, and porch;

3312 3. Exterior nonstructural architectural ornamentation;

3313 4. Location, design, placement, and architectural styling of windows and
3314 doors; and

3315 5. Location, design, placement, and architectural styling of a garage door.

3316 **Q. RADON MITIGATION: New residential spaces constructed in Master Planned**
3317 **Developments shall include the installation of a basic radon remediation system**
3318 **that allows for the installation of a radon remediation air handler if or when radon**
3319 **mitigation is required for the space in accordance with residential building codes.**

3320

3321 HISTORY

3322 *Adopted by Ord. 02-07 on 5/23/2002*

3323 *Amended by Ord. 04-08 on 3/4/2004*

3324 *Amended by Ord. 06-22 on 4/27/2006*

3325 *Amended by Ord. 09-10 on 3/5/2009*

3326 *Amended by Ord. 10-14 on 4/15/2010*

3327 *Amended by Ord. 11-05 on 1/27/2011*

3328 *Amended by Ord. 11-12 on 3/31/2011*

3329 *Amended by Ord. 13-23 on 7/11/2013*

3330 *Amended by Ord. 15-36 on 6/25/2015*

3331 *Amended by Ord. 2016-44 on 9/15/2016*

3332 *Amended by Ord. 2017-46 on 8/17/2017*

3333 *Amended by Ord. 2020-09 on 1/30/2020*

3334 *Amended by Ord. 2020-45 on 10/1/2020*

3335 *Amended by Ord. 2022-16 on 5/26/2022*

3336

3337 **15-6.1-11 Site Planning**

3338 An Affordable Master Planned Development shall be designed to take into consideration
3339 the characteristics of the Site upon which it is proposed to be placed. The Development
3340 should be designed to fit the Site, not the Site modified to fit the project. The Applicant
3341 shall address the following in the Site planning:

3342

3343 ~~K. **CHILD CARE.** A Site designated and planned for a Child Care Center may be~~
3344 ~~required for an Affordable Master Planned Development if the Planning Commission~~
3345 ~~determines that the project will create additional demands for Child Care.]~~

3346 **K. MINE HAZARDS.** Applications shall include a map and list of all known Physical
3347 Mine Hazards on the Property and a Physical Mine Hazard mitigation plan.

3348 **L. HISTORIC MINE WASTE MITIGATION.** An Applicant for an Affordable Master
3349 Planned Development with Property that is located within the Park City Soils
3350 Ordinance Boundary shall submit a soil remediation mitigation plan and shall
3351 indicate areas of hazardous soils and proposed methods of remediation and/or
3352 removal subject to the requirements and regulations of the Municipal Code of
3353 Park City Chapter 11-15.

3354 **M. GENERAL PLAN REVIEW.** The Planning Commission shall review Affordable
3355 Master Planned Developments for consistency with the goals and objectives of
3356 the General Plan; however such review for consistency shall not alone be
3357 binding.

3358 **N. HISTORIC SITES.** Applicants shall submit a map and inventory of Historic
3359 Structures and Sites on the Property and a Historic Structures Report prepared
3360 by a Qualified Historic Preservation Professional.

3361 **O. DESIGN GUIDELINES.** The Planning Commission may require Design
3362 Guidelines for Affordable Master Planned Developments, including regulation of
3363 building design elements for Single-Family Dwellings and/or Duplex Dwellings,
3364 that specify:

- 3365 1. Exterior cladding material;
- 3366 2. Style, dimensions, and materials of a roof structure, roof pitch, and porch;
- 3367 3. Exterior nonstructural architectural ornamentation;
- 3368 4. Location, design, placement, and architectural styling of windows and
- 3369 doors; and
- 3370 5. Location, design, placement, and architectural styling of a garage door.

3371 P. **RADON MITIGATION:** New residential spaces constructed in Affordable Master
3372 Planned Developments shall include the installation of a basic radon remediation
3373 system that allows for the installation of a radon remediation air handler if or
3374 when radon mitigation is required for the space in accordance with residential
3375 building codes.

3376 HISTORY

3377 *Adopted by Ord. 2021-10 on 2/25/2021*

3378 *Amended by Ord. 2022-16 on 5/26/2022*

3379

3380 **15-7-2 Purpose**

3381 The purpose of the Subdivision regulations is:

- 3382 A. To protect and provide for the public health, safety, and general welfare of Park
- 3383 City.

3384 B. To guide the future growth and Development of Park City, in accordance with the
3385 General Plan.

3386 C. To provide for adequate light, air, and privacy, to secure safety from fire, flood,
3387 landslides and other geologic hazards, mine subsidence, mine tunnels, shafts,
3388 adits and dump Areas, and other danger, and to prevent overcrowding of the
3389 land and undue congestion of population.

3390 D. To protect the character and the social and economic stability of all parts of Park
3391 City and to encourage the orderly and beneficial Development of all parts of the
3392 municipality.

3393 E. To protect and conserve the value of land throughout the municipality and the
3394 value of Buildings and improvements upon the land, and to minimize the conflicts
3395 among the Uses of land and Buildings.

3396 F. To guide public and private policy and action in order to provide adequate and
3397 efficient transportation, water, sewerage, schools, parks, playgrounds, recreation,
3398 and other public requirements and facilities.

3399 G. To provide the most beneficial relationship between the Uses of land and
3400 Buildings and the circulation of traffic, throughout the municipality, having
3401 particular regard to the avoidance of congestion in the Streets and highways, and
3402 the pedestrian traffic movements appropriate to the various Uses of land and
3403 Buildings, and to provide for the proper location and width of Streets and Building
3404 lines.

3405 H. To establish reasonable standards of design and procedures for Subdivisions,
3406 Re-subdivisions, and Boundary Adjustments [~~Lot Line Adjustments~~], in order to
3407 further the orderly layout and Use of land; and to [~~insure~~] ensure proper legal
3408 descriptions and monumenting of subdivided land.

3409 I. To [~~insure~~] ensure that public facilities are available and will have a sufficient
3410 capacity to serve the proposed Subdivision, Re-subdivision, or Boundary
3411 Adjustments [~~Lot Line Adjustments~~],

3412 J. To prevent the pollution or degradation of air, streams, and ponds; to assure the
3413 adequacy of drainage facilities; to safeguard the water table; to minimize Site
3414 disturbance, removal of native vegetation, and soil erosion; and to encourage the
3415 wise Use and management of natural resources throughout the municipality in
3416 order to preserve the integrity, stability, and beauty of the community and the
3417 value of the land,

3418 K. To preserve the natural beauty and topography of Park City and to insure
3419 appropriate Development with regard to these natural features, and

3420 L. To provide for open spaces through the most efficient design and layout of the
3421 land, including the Use of flexible Density or cluster-type zoning in providing for
3422 minimum width and Area of Lots, while preserving the Density of land as
3423 established in the Land Management Code of Park City.

3424 HISTORY

3425 *Adopted by Ord. 01-17 on 5/17/2001*

3426

3427 **15-7-4 Authority**

3428 A. By authority of ordinance of the City Council of Park City, hereinafter referred to
3429 as "City Council", adopted pursuant to the powers and jurisdictions vested
3430 through Title 10, Chapters 3 and 9a, and Title 17, Chapter 27a of the Utah Code,
3431 as amended, and other applicable laws, statutes, ordinances, and regulations of
3432 the State of Utah, the City Council hereby delegates the power and authority to
3433 review, approve, and disapprove plats for subdividing land within the corporate
3434 limits of Park City which show Lots, blocks, or Sites with or without new Streets
3435 or highways to the Planning Commission.

3436 B. By the same authority, the Planning Commission does hereby exercise the
3437 power and authority to pass and approve Development in Subdivisions, Re-
3438 subdivisions, Boundary Adjustments [Lot-Line Adjustments] of land already
3439 recorded in the office of the County Recorder if such are entirely or partially
3440 undeveloped.

3441 C. The plat, Subdivision, Re-subdivision or Boundary Adjustments [Lot-Line
3442 Adjustments] shall be considered to be void if:

- 3443 1. the plat, Subdivision, Re-subdivision, or Boundary Adjustments [Lot-Line
3444 Adjustments] has been recorded with the County Recorder's office without
3445 a prior approval by the Planning Commission, or in the case of a [Lot-Line
3446 Adjustment] Simple Boundary Adjustment, its designated responsible
3447 official, or

3448 2. the plat, Subdivision, Re-subdivision, or Boundary Adjustments [Lot-Line
3449 Adjustments] has been approved by the Planning Commission where the
3450 approval has been granted more than three (3) years prior to granting a
3451 Building permit, on the partially or entirely undeveloped land and the
3452 zoning regulations, either bulk or Use, for the district in which the
3453 Subdivision is located, have been changed subsequent to the original final
3454 plat, Subdivision, Re-subdivision, or Boundary Adjustments [Lot-Line
3455 Adjustments] approval.

3456 D. A Transfer of land pursuant to a void plat is voidable.

3457 HISTORY

3458 *Adopted by Ord. 01-17 on 5/17/2001*

3459 *Amended by Ord. 06-22 on 4/27/2006*

3460 *Amended by Ord. 2022-16 on 5/26/2022*

3461 *Amended by Ord. 2023-49 on 10/26/2023*

3462

3463 **15-7-10 Enforcement**

3464 It shall be the duty of the Planning Director to enforce these regulations and to bring to
3465 the attention of the City Attorney any violations or lack of compliance herewith.

3466 A. No Owner, or Agent of the Owner, of any Parcel of land located in a proposed
3467 Subdivision, shall Transfer or sell any such Parcel before a plat of such
3468 Subdivision has been approved by the Planning Commission in accordance with
3469 the provisions of these regulations, and filed with the County Recorder.

3470 B. The Subdivision of any Lot or any Parcel of land, by the Use of metes and
3471 bounds description for the purpose of sale, Transfer, or lease with the intent of
3472 evading these regulations, shall not be permitted. However, the City may
3473 approve metes and bounds descriptions for purposes of Boundary Adjustments
3474 ~~[Lot Line Adjustments]~~, resolving conflicting boundary descriptions, and the
3475 recombination of historically platted Properties located within either the Park
3476 City/Millside or Snyder's Addition surveys. All such described Subdivisions shall
3477 be subject to all of the requirements contained in these regulations.

3478 C. No Building Permit shall be issued for the construction of any Building or
3479 Structure located on a Lot or plat subdivided or sold in violation of the provisions
3480 of these regulations.

3481 HISTORY

3482 *Adopted by Ord. 01-17 on 5/17/2001*

3483 *Amended by Ord. 06-22 on 4/27/2006*

3484 *Amended by Ord. 2023-49 on 10/26/2023*

3485

3486 **15-7.1-1 Jurisdiction**

3487 These Subdivision regulations shall apply to all Subdivisions or Re-subdivisions of land,
3488 and to Simple Boundary Adjustments ~~[Lot Line Adjustments]~~, as defined herein, located
3489 within the corporate limits of Park City.

3490

3491 Whenever any Subdivision of land is proposed, before any contract is made for the sale
3492 of any part thereof, and before any permit for the erection of a Structure in such

3493 proposed Subdivision shall be granted, the subdividing Owner, or his authorized Agent,
3494 shall apply for and secure approval of such proposed Subdivision in accordance with
3495 the following procedure.

3496 HISTORY

3497 *Adopted by Ord. 01-17 on 5/17/2001*

3498

3499 **15-7.1-3 Classification Of Subdivision**

3500 A. **SUBDIVISION**. At its discretion, the Planning Commission may waive one or
3501 more of the steps in the approval process by allowing the Applicant and/or
3502 Developer to combine the requirements of the Preliminary Plat and final
3503 Subdivision Plat into a single submittal.

3504 1. **MINOR SUBDIVISION**. A Subdivision containing not more than three (3)
3505 Lots fronting on an existing Street, not involving any new Street or road, or
3506 the extension of municipal facilities, or the creation of public
3507 improvements.

3508 a. Final Plat. A Final Plat shall be approved in accordance with these
3509 regulations.

3510 2. **MAJOR SUBDIVISION**. A Subdivision of land into four (4) or more Lots,
3511 or any size Subdivision requiring any new Street.

3512 a. Preliminary Plat. A Preliminary Plat may be approved in
3513 accordance with these regulations.

3514 b. Final Plat. A Final Plat shall be approved in accordance with these
3515 regulations.

3516 B. **PLAT AMENDMENT**. The combining of existing subdivided Lots into one or
3517 more Lots, any recombination of historically platted Properties located within
3518 either the Park City/Millsite or Snyder’s Addition surveys, Full Boundary
3519 Adjustments, or the amendment of plat notes or other platted elements including
3520 but not limited to easements, limits of disturbance boundaries or areas, building
3521 pads, and house size limitations. Plat Amendments shall be reviewed according
3522 to the requirements of Section 15-7.1-6 Final Subdivision Plat and approval shall
3523 require a finding of Good Cause and a finding that no Public Street, Right-of-
3524 Way, or easement has been vacated or amended.

3525 1. **FINAL PLAT**. A Final Plat shall be approved in accordance with these
3526 regulations.

3527 C. **CONDOMINIUM**.

3528 1. **FINAL PLAT**. A Final Plat shall be approved in accordance with these
3529 regulations.

3530 D. **Simple Boundary Adjustments [~~Lot Line Adjustments~~]**. The relocation of the
3531 Property boundary line between two adjoining Lots.

3532 1. **FINAL PLAT**. A Final Plat shall be approved in accordance with these
3533 regulations.

3534 HISTORY

3535 *Adopted by Ord. 01-17 on 5/17/2001*

3536 *Amended by Ord. 2016-44 on 9/15/2016*

3537 *Amended by Ord. 2018-24 on 5/31/2018*

3538

3539 **15-7.1-6 Final Subdivision Plat**

3540 A. **APPLICATION PROCEDURE AND REQUIREMENTS**. Following approval of the
3541 Preliminary Plat, if necessary, the Applicant shall file with the Planning
3542 Department an Application for approval of a final Subdivision Plat. The
3543 Application shall:

- 3544 1. Be made on forms available at the Planning Department and determined
3545 complete. A complete Application shall include all elements of the
3546 Subdivision and shall produce all information required by the Subdivision
3547 Application.
- 3548 2. Include all contiguous holdings of the Owner, unless specifically waived by
3549 the Planning Department and Planning Commission, including land in the
3550 "same ownership," as defined herein, with an indication of the portion
3551 which is proposed to be subdivided, accompanied by an affidavit of
3552 ownership, which shall include the dates the respective holdings of land
3553 were acquired, together with the book and page of each conveyance to
3554 the present Owner as recorded in the County Recorder's office. The
3555 affidavit shall advise as to the legal Owner of the Property, the contract
3556 Owner of the Property, the date a contract of sale was executed, and, if
3557 any corporations are involved, a copy of the resolution legally empowering
3558 the Applicant to make the Application.
- 3559 3. Include the entire Subdivision, or section thereof, which derives access
3560 from an existing state, county or local government highway.

3561 B. **REVIEW OF FINAL SUBDIVISION PLAT.** The Planning Department staff shall
3562 schedule the Final Plat Application for review by the Development Review
3563 Committee, including officials or agencies of the local government, adjoining
3564 counties or municipalities, school and special districts, and other official bodies
3565 as it deems necessary or as mandated by law, including any review required by
3566 metropolitan, regional, or state bodies under applicable state or federal law.

3567
3568 The Planning Department shall request that all officials and agencies, to whom a
3569 request for review has been made, submit their report to the Staff. The Staff will
3570 consider all the reports submitted by the officials and agencies concerning the
3571 Final Subdivision Plat and shall submit a report for proposed action to the
3572 Planning Commission.

3573
3574 Once an Application is received, the Staff will work diligently to review the
3575 Application, as quickly as time and workload allows. The scale or complexity of a
3576 project or Staff workload may necessitate a longer processing period. In such
3577 cases the Staff will notify the Applicant when an Application is filed as to the
3578 projected time frame.

3579 C. **PLANNING COMMISSION REVIEW OF FINAL SUBDIVISION PLAT.** The
3580 Planning Commission shall review the Final Subdivision Plat and the report of the
3581 Staff, taking into consideration requirements of the Land Management Code, the
3582 General Plan, and any Master Plan, site plan, or Sensitive Lands Analysis
3583 approved or pending on the Property. Particular attention will be given to the

3584 arrangement, location and width of Streets and their relation to sewerage
3585 disposal, drainage, erosion, topography and natural features of the Property,
3586 location of Physical Mine Hazards and Geologic Hazards, Lot sizes and
3587 arrangement, the further Development of adjoining lands as yet un-subdivided,
3588 requirements of the Preliminary Plat (if a Preliminary Plat was required), and
3589 requirements of the Official Zoning Map and Streets Master Plan, as adopted by
3590 the Planning Commission and City Council.

3591
3592 The Planning Commission shall make a finding as to Good Cause prior to taking
3593 Final Action.

3594 1. The Planning Commission shall give notice pursuant to Section 15-1-12
3595 and hold a public hearing on the proposed final Subdivision Plat before
3596 taking Final Action.

3597 2. After considering the final Subdivision Plat, the Planning Commission shall
3598 take Final Action and set forth in detail any conditions to which the
3599 approval is subject, or the reasons for disapproval.

3600 3. In the Final Action the Planning Commission shall stipulate the period of
3601 time when the Final Plat shall be recorded and when the performance
3602 Guarantee shall be filed or the required improvements installed, whichever
3603 is applicable. Provided, however, that no plats will be approved or
3604 released for recording until necessary Guarantees have been established
3605 in accordance with the Land Management Code. In no event shall the

3606 period of time stipulated by the Planning Commission for completion of
3607 required improvements exceed two (2) years from the date of the Final
3608 Action.

3609 4. Extension of Approval. Applicants may request time extensions of the
3610 Planning Commission approval by submitting a request in writing to the
3611 Planning Department prior to expiration of the approval. The Planning
3612 Director may grant an extension to the expiration date when the Applicant
3613 is able to demonstrate no change in circumstance that would result in an
3614 unmitigated impact or that would result in a finding of non-compliance with
3615 the Park City General Plan or the Land Management Code in effect at the
3616 time of the extension request. Change in circumstance includes physical
3617 changes to the Property or surroundings. Notice shall be provided
3618 consistent with the requirements for a Final Plat in Section 15-1-12.

3619 D. **SUBMISSION AND REVIEW**. Subsequent to the approval of the Planning
3620 Commission, one

3621 1. paper copy of the construction plans, and one copy of the original
3622 Subdivision Plat on paper shall be submitted to the Planning Department
3623 for final review. No final approval shall be endorsed on the plat until the
3624 staff's review has indicated that all requirements of the approval have
3625 been met.

3626 E. **VESTED RIGHTS**. Vesting for purposes of zoning occurs upon the filing of a
3627 complete Application provided, however, that no vested rights shall accrue to any

3628 plat by reason of preliminary or final approval until the actual signing of the plat
3629 by the Planning Commission Chair and the Mayor of Park City. All requirements,
3630 conditions, or regulations adopted by the Planning Commission applicable to the
3631 Subdivision or to all Subdivisions generally shall be deemed a condition for any
3632 Subdivision prior to the time of the signing of the Final Plat by the Planning
3633 Commission Chair and Mayor. Where the Planning Commission has required the
3634 installation of improvements prior to signing of the Final Plat, the Planning
3635 Commission shall not unreasonably modify the conditions set forth in the final
3636 approval.

3637 F. **Simple Boundary Adjustments [~~Lot Line Adjustments~~]**. The Planning Director
3638 may approve a **Simple Boundary Adjustments [~~Lot Line Adjustments~~]** between
3639 two (2) Lots without a plat amendment, within the corporate limits of Park City, if:

3640 1. the Owners of both Lots demonstrate, to the satisfaction of the Planning
3641 Director that:

3642 a. no new developable Lot or unit results from the **Simple Boundary**
3643 **Adjustments [~~Lot Line Adjustments~~]**;

3644 b. all Owners of Property contiguous to the adjusted Lot(s) or to Lots
3645 owned by the Applicant(s) which are contiguous to the adjusted
3646 Lot(s), including those separated by a public Right-of-Way, consent
3647 to the **Simple Boundary Adjustments [~~Lot Line Adjustments~~]**;

3648 c. the **Simple Boundary Adjustments [~~Lot Line Adjustments~~]** does not
3649 result in remnant land;

3650 d. the Simple Boundary Adjustments [~~Lot Line Adjustments~~], and
3651 resulting Lots comply with LMC Section 15-7.3 and are compatible
3652 with existing lot sizes in the immediate neighborhood;

3653 e. the Simple Boundary Adjustments [~~Lot Line Adjustments~~] does not
3654 result in violation of applicable zoning requirements;

3655 f. neither of the original Lots were previously adjusted under this
3656 section;

3657 g. written notice was mailed to all Owners of Property within three
3658 hundred feet (300') and neither any Person nor the public will be
3659 materially harmed by the adjustment; and

3660 h. the City Engineer and Planning Director authorizes the execution
3661 and recording of an appropriate deed and Plat, to reflect that the
3662 City has approved the Simple Boundary Adjustments [~~Lot Line~~
3663 Adjustments].

3664 i. Extension of Approval. Applicants may request time extensions of
3665 the Lot Line Adjustment approval by submitting a request in writing
3666 to the Planning Department prior to expiration of the approval. The
3667 Planning Director shall review all requests for time extensions of
3668 Simple Boundary Adjustments [~~Lot Line Adjustments~~] and may grant
3669 a one year extension.

3670

3671 Extension requests may be granted when the Applicant is able to

3672 demonstrate no change in circumstance that would result in an
3673 unmitigated impact or that would result in a finding of non-
3674 compliance with the Park City General Plan or the Land
3675 Management Code in effect at the time of the extension request.
3676 Change in circumstance includes physical changes to the Property
3677 or surroundings. Notice shall be provided consistent with the
3678 requirements for Simple Boundary Adjustments [Lot-Line
3679 Adjustments] in Section 15-1-12.

3680 2. If, based upon non-compliance with Subsection (1), the Planning Director
3681 denies the Simple Boundary Adjustments [Lot-Line Adjustments], the
3682 Director shall inform the Applicant(s) in writing of the reasons for denial, of
3683 the right to appeal the decision to the Planning Commission, and of the
3684 right to file a formal plat amendment Application.

3685

3686 **15-7.5-3 Definitions**

3687 As used in this Chapter:

3688 A. "Review Cycle" means the occurrence of:

- 3689 1. the Owner, Applicant and/or Developer or their Agent submittal of a
3690 complete Application for Subdivision to the Planning Department;
- 3691 2. the Planning Department's review of that Application for Subdivision;
- 3692 3. the Planning Department's response to that Application for Subdivision, in
3693 accordance with this Chapter; and

3694 4. the Applicant's reply to the Planning Department's response that
3695 addresses each of the Planning Department's required modifications or
3696 requests for additional information.

3697 B. "Subdivision Improvement Plans" means the civil engineering plans associated
3698 with required infrastructure improvements and municipally controlled utilities
3699 required for a Subdivision.

3700 C. "Subdivision Review" means preliminary Subdivision review by the Planning
3701 Commission and final Subdivision review by the Planning [Department] Director
3702 to verify that a Subdivision Application meets the criteria of the Municipal Code of
3703 Park City and all other applicable standards and inspection specifications for
3704 infrastructure improvements.

3705 D. "Subdivision Plan Review" means a review of the applicant's Subdivision
3706 Improvement Plans and other aspects of the Subdivision Application to verify that
3707 the Application complies with the Municipal Code of Park City and applicable
3708 standards and specifications.

3709 **15-7.5-4 Preliminary Subdivision Review**

3710 A. Preliminary Subdivision Applications. All Subdivisions subject to this Section shall
3711 file a Preliminary Subdivision Application and a Subdivision Improvement Plan. The
3712 Application requirements for Preliminary Subdivision and the Subdivision Improvement
3713 Plan shall be published on the City's website and available at the City Planning Office,
3714 and at a minimum shall include:

3715 1. the application;

3716 2. the owner's affidavit;

- 3717 3. an electronic copy of all plans in PDF format;
- 3718 4. the preliminary subdivision plat drawings; and
- 3719 5. a breakdown of fees due upon approval of the application.

3720 **B. A. Pre-Application Meeting.** A pre-application meeting is not required for Subdivision
3721 Applications subject to this Chapter. If a pre-application meeting is requested for a
3722 Subdivision Application subject to this Chapter, the City shall, within 15 business days
3723 after the request, schedule the meeting to review the concept plan and provide initial
3724 feedback.

- 3725 1. The Planning Department staff shall provide at the pre-application meeting
3726 or have available on the municipal website the following:
 - 3727 a. copies of applicable land use regulations;
 - 3728 b. a complete list of standards required for the project;
 - 3729 c. preliminary and final application checklists; and
 - 3730 d. feedback on the concept plan.

3731 **C. B. Preliminary Subdivision Review.** No later than 15 business days after the day on
3732 which an applicant submits a complete preliminary Application for a Subdivision subject
3733 to this Chapter, the Planning Department shall complete the initial review of the
3734 application, including Subdivision Improvement Plans.

3735 **D. C. Planning Commission Review.** The Planning Commission shall hold no more
3736 than one public hearing for a preliminary Subdivision review. Notice shall be provided in
3737 accordance with Section 15-1-12.

3738 ~~E.-D.~~ **Approval.** If a preliminary Subdivision complies with the applicable Municipal
3739 Code of Park City regulations and all other applicable standards and specifications, the
3740 Planning Commission shall approve the preliminary Subdivision.

3741 **15-7.5-5 Final Subdivision Review**

3742 **A. Final Subdivision Application.** The Final Subdivision Application and materials
3743 shall be published on the City's website and available at the City Planning Office. The
3744 previously approved Subdivision Improvement Plan shall be forwarded with the
3745 Application but is not subject to another review.

3746 **B. A.Public Hearing.** Planning Director or designee staff shall conduct a public hearing
3747 for final Subdivision review. Notice shall be provided in accordance with Section 15-1-
3748 12.

3749 **C. B.Final Subdivision Review.** No later than 20 business days after the day on which
3750 an Applicant submits a proposed final Subdivision, the Planning Director shall complete
3751 a review of the applicant's final Subdivision subject to this Chapter, including all
3752 Subdivision Plan Reviews.

3753 **D. C.Approval.** The Planning Director or designee shall approve a final Subdivision if
3754 the final Subdivision complies with the Planning Commission's preliminary Subdivision
3755 approval, applicable Municipal Code of Park City regulations, and all other applicable
3756 standards and specifications.

3757 **15-7.5-6 Review Cycles**

3758 A. After reviewing the Application for Subdivision, the Planning Department may require:

- 3759 1. additional information relating to an Applicant's plans to ensure
3760 compliance with the Municipal Code of Park City and approved standards
3761 and specifications for construction of public improvements; and
3762 2. modification to plans that do not meet current ordinances, applicable
3763 standards or specifications, or do not contain complete information.

3764 B. The Planning Department's request for additional information or modifications to
3765 subdivision improvement plans under (A)(1) and (2) shall be specific and include
3766 citations to regulations, standards, or specifications that require the modifications to
3767 plans, and shall be logged in an index of requested modifications or additions.

3768 C. Unless the change or correction is necessitated by the Applicant's adjustment to a
3769 subdivision improvement plan set or an update to a phasing plan that adjusts the
3770 infrastructure needed for the specific development, a change or correction not
3771 addressed or referenced in a municipality's plan review is waived, except if the
3772 modifications or corrections are necessary to protect public health and safety or to
3773 enforce state or federal law.

3774 D. If an Applicant makes a material change to a plan set, the Planning Director has the
3775 discretion to restart the review process at the first review of the final application, but only
3776 with respect to the portion of the plan set that the material change substantively effects.

3777 If an Applicant does not submit a revised subdivision improvement plan within 20
3778 business days after the Planning Department requires a modification or correction, the
3779 City shall have an additional 20 business days to respond to the plans.

3780 E. After the Applicant has responded to the final review cycle, and the Applicant has
3781 complied with each modification requested in the City's previous review cycle, the City

3782 may not require additional revisions if the Applicant has not materially changed the
3783 subdivision improvement plan, other than changes that were in response to requested
3784 modifications or corrections.

3785 F. Utah Code Section 10-9a-604.2(8)(c) limits Review Cycles to no more than four for a
3786 subdivision improvement plan review.

3787 G. The Review Cycle restrictions and requirements of this Chapter do not apply to
3788 review of Subdivision Applications affecting property within identified geological hazard
3789 areas.

3790

3791 **15-7.5-8 Appeal**

3792 A. If, on the fourth or final Review Cycle, the Planning Director fails to respond within 20
3793 business days, the City shall, upon the request of the property owner, and within 10
3794 business days after the day on which the request is received, for a dispute arising from
3795 the Subdivision review, advise the applicant, in writing, of the deficiency in the
3796 Application and of the right to appeal the determination to the Planning Commission.

3797 B. If, on the fourth or final review, the Planning Commission fails to respond within 20
3798 business days, the Planning Commission shall, upon request of the property owner, and
3799 within 10 business days after the day on which the request is received:

- 3800 1. For a dispute arising from the subdivision improvement plans, assemble
3801 an appeal panel in accordance with Subsection 10-9a-508(5)(d) et seq. of
3802 the Utah Code to review and approve or deny the final revised set of
3803 plans. Unless otherwise agreed by the applicant and the municipality, the
3804 panel shall consist of the following three experts:

- 3805 a. One licensed engineer, designated by the City;
- 3806 b. One licensed engineer, designated by the land use applicant; and
- 3807 c. One licensed engineer, agreed upon and designated by the two
- 3808 designated engineers as appointed above.
- 3809 2. A member of the panel assembled by the Planning Commission under
- 3810 Subsection (B)(1) may not have an interest in the application that is the
- 3811 subject of the appeal.
- 3812 3. The land use applicant shall pay:
- 3813 a. 50% of the cost of the panel; and
- 3814 b. The City's published appeal fee.
- 3815 4. For a dispute arising from the subdivision ordinance review, advise the
- 3816 applicant, in writing, of the deficiency in the application and of the right to
- 3817 appeal the determination to a designated appeal authority.

3818 **15-11-16 Additional Duties**

3819 In addition to the powers set forth in Section 15-11-5, the HPB may, at the direction of

3820 the City Council:

- 3821 A. Participate in the design review of any City-owned projects located within the
- 3822 designated Historic District or ~~are~~ structures on the Historic Sites Inventory.
- 3823 B. Recommend to the City Council the purchase of interests in Property for
- 3824 purposes of preserving the City's cultural resources.
- 3825 C. Recommend to the Planning Commission and the City Council zoning boundary
- 3826 changes for the district to preserve the historical integrity of the Area.
- 3827 Subdivision, Conditional Uses, and Master Planned Development Applications

3828 must continue to be acted upon by the Planning Commission.

3829 D. Provide advice and guidance on request of the Property Owner or occupant on
3830 the construction, restoration, alteration, decoration, landscaping, or maintenance
3831 of any cultural resource, Historic Site, and Property within the Historic District, or
3832 neighboring Property which are structures on the Historic Sites Inventory or are
3833 within a two (2) block radius of the Historic District.

3834 E. Appoint members to serve on an Advisory Committee to create a Master List of
3835 Non-Historic Materials and Finishes that may be used on non-historic Structures
3836 and additions to Historic Structures in the Historic Districts. Regularly review and
3837 periodically update the Master List of Non-Historic Materials and Finishes.

3838 HISTORY

3839 *Adopted by Ord. [02-07](#) on 5/23/2002*

3840 *Amended by Ord. [03-34](#) on 7/10/2003*

3841 *Amended by Ord. [09-23](#) on 7/9/2009*

3842 *Amended by Ord. [16-15](#) on 3/24/2016*

3843 *Amended by Ord. [2022-16](#) on 5/26/2022*

3844

3845 **15-13-2 Regulations For Historic Residential Sites**

3846 **A. Universal Regulations**

3847 1. A site should be used as it was historically or be given a new use that
3848 requires minimal change to the distinctive materials and features.

3849 2. Changes to a site or building that have acquired historic significance in their

3850 own right should be retained and preserved.

3851 3. The historic exterior features of a building should be retained and
3852 preserved.

3853 4. Distinctive materials, components, finishes, and examples of craftsmanship
3854 should be retained and preserved. Owners are encouraged to reproduce
3855 missing historic elements that were original to the building, but have been
3856 removed. Physical or photographic evidence should be used to substantiate
3857 the reproduction of missing features. In some cases, where there is
3858 insufficient evidence to allow for an accurate reconstruction of the lost
3859 historic elements, it may be appropriate to reproduce missing historic
3860 elements that are consistent with properties of similar design, age, and
3861 detailing.

3862 5. Standards for the Treatment of Historic Building Materials pursuant to
3863 Section 15-13-6 shall be adhered to.

3864 6. Deteriorated or damaged historic features and elements should be repaired
3865 rather than replaced. Where the severity of deterioration or existence of
3866 structural or material defects requires replacement, the feature or element
3867 should match the original in appearance, dimension, texture, material, and
3868 finish. The applicant must demonstrate the severity of deterioration or
3869 existence of defects by showing that the historic materials are no longer
3870 safe and/or serviceable and cannot be repaired to a safe and/or serviceable
3871 condition. If deteriorated or damaged beyond repair and significant
3872 operational energy savings can be demonstrated through a professionally

3873 calculated energy model, historic features may be replaced with energy
3874 efficient features that are similar in appearance, dimension, texture,
3875 material and finish.

3876 7. Features that do not contribute to the significance of the site or building and
3877 exist prior to the adoption of these regulations, such as incompatible
3878 windows, aluminum soffits, or iron porch supports or railings, may be
3879 maintained; however, if it is proposed they be changed, those features must
3880 be brought into compliance with these regulations.

3881 8. Each site should be recognized as a physical record of its time, place and
3882 use. Owners are discouraged from introducing architectural elements or
3883 details that visually modify or alter the original building appearance when
3884 no evidence of such elements or details exists.

3885 9. Chemical or physical treatments, if appropriate, should be undertaken using
3886 recognized preservation methods. Treatments that cause damage to
3887 historic materials should not be used. Treatments that sustain and protect,
3888 but do not alter appearance, are encouraged.

3889 10. New construction such as new additions, exterior alterations, repairs,
3890 upgrades, etc., should not destroy historic materials, features, and spatial
3891 relationships that characterize the historic site or historic building. New
3892 construction should be differentiated from the historic structure while also
3893 maintaining compatibility with the historic structure in materials, features,
3894 size, scale and proportion, and massing to protect the integrity of the historic
3895 structure, the historic site, and its environment.

3896 11. New additions and related new construction should be undertaken in such
3897 a manner that, if removed in the future, the essential form and integrity of
3898 the historic property and its environment could be restored.

3899 12. New materials shall reflect the character of the Historic District. Sustainable
3900 technology is constantly changing, resulting in new alternative materials.
3901 New alternative materials and non-historic materials may be used on
3902 additions pursuant to the Master List of Non-Historic Materials and Finishes
3903 on file with the Planning Department. New, alternative or non-historic
3904 materials are evaluated by the following characteristics: Longevity (50 year
3905 lifespan), energy performance, durability in this climate, fire resistance,
3906 environmental benefit and impact (high recycled content, locally sourced,
3907 life cycle impact, or cradle to grave impact), and compatibility with the
3908 character of the Historic District.

3909 **B. Specific Regulations**

3910

3911 4. Additions to Primary Structures

3912

3913 c. General Compatibility

3914

3915 (6) Building Components and materials used on additions shall be
3916 similar in scale and size to those found on the historic building. Non-
3917 historic Materials approved in the Master List of Non-Historic
3918 Materials and Finishes on file with the Planning Department may be

3919 used on additions.

3920

3921 **15-13-7 Additional Regulations**

3922 **A. ADA in New Residential and Commercial Infill Buildings**

3923 The Americans with Disabilities Act requires places of public accommodation to
3924 provide access to their services and programs. In the case of historic buildings, the
3925 goal is to achieve the highest level of accessibility with the lowest impact on the
3926 historic structure.

3927 1. Barrier-free access shall be provided that promotes independence for the
3928 disabled to the highest degree practicable, while preserving the character-
3929 defining features of historic buildings.

3930 2. Whenever possible, the appearance of accessibility ramps or elevators shall
3931 not significantly detract from the historic character of the building. New or
3932 additional means of access shall be compatible with the historic building and
3933 its setting.

3934 3. Ramps or other accessibility-related installations shall be single in design and
3935 as unobtrusive as possible. They shall be constructed of concrete or wood and
3936 painted in colors similar to that of the Historic Building.

3937 4. Historic doors that do not conform to building and/or accessibility codes should
3938 be rehabilitated to conform.

3939 **B. Seismic Upgrades**

3940 1. The visual impact of exterior treatments associated with seismic upgrades shall
3941 be minimized so that it has the least impact on the historic building's historic

3942 integrity. Significant architectural features on the exterior of the building shall
3943 remain unchanged on facades and secondary elevations visible from the
3944 primary public right-of-way.

3945 2. Building materials used in seismic retrofitting shall be located on the interior
3946 and/or placed where they do not obscure significant architectural features.

3947 **C. Radon Mitigation**

3948 1. As a Condition of Approval for additions or remodels to buildings in Historic
3949 Districts and at Historic Sites, the Planning Director shall require the installation
3950 of a basic radon remediation system that allows for the installation of a radon
3951 remediation air handler if or when radon mitigation is required for the space in
3952 accordance with residential building codes.

3953 HISTORY

3954 *Adopted by Ord. 2019-06 on 5/16/2019*

3955

3956 **15-13-8 Regulations For New Residential Infill Construction (and Non-Historic**
3957 **Residential Sites) In Historic Districts**

3958 **A. Universal Regulations**

3959

3960 11. New materials should reflect the character of the Historic District.
3961 Sustainable technology is constantly changing resulting in new alternative
3962 materials. New alternative materials ~~[may be reviewed by]~~ and non-historic
3963 materials may be used for new infill residential, pursuant to the Master List
3964 of Non-Historic Materials and Finishes on file with the Planning Department.

3965 ~~[the Design Review Team for compliance being]~~ New, alternative or non-
3966 historic materials are evaluated by [judged on] the following characteristics:
3967 Longevity (50 year lifespan), energy performance, durability in this climate,
3968 Fire Resistance, environmental benefit and impact (high recycled content,
3969 locally sourced, life cycle impact, or cradle to grave impact), and
3970 compatibility with the character of the Historic District.

3971 **B. Specific Regulations**

3972 . . .

3973 **4. Materials**

3974 . . .

3975 d. New, non-historic building Materials such as various types of metal and
3976 synthetic building materials, such as fiber cement or [plastic-wood]
3977 composite siding, shingles, and trim may be considered if approved in the
3978 Master List of Non-Historic Materials and Finishes on file with the Planning
3979 Department. [shall not be used unless the materials are made of a
3980 minimum of 50% recycled and/or reclaimed material and the applicant can
3981 demonstrate that use of the materials will not diminish the historic
3982 character of the Streetscape or character area by providing a sample of
3983 the material to the Planning Department for approval]. Vinyl and aluminum
3984 siding are prohibited [not appropriate] in the Historic District, unless
3985 otherwise specified in the Master List of Non-Historic Materials and
3986 Finishes.

3987 e. ~~##~~ Non-historic materials (approved on the Master List of Materials and
3988 Finishes) ~~[are proposed, the synthetic material]~~ shall have a similar
3989 appearance and profile to historic siding and trim materials. Synthetic
3990 materials shall be applied as traditional materials were historically; it is not
3991 appropriate to introduce artificial patterns.

3992 **4. Paint and Color**

- 3993 i. Paint color is not regulated by the Regulations.
- 3994 ~~ii.~~ Original materials such as brick and stone that ~~[was]~~ were
3995 historically left unpainted shall not be painted. ~~[Materials, such as~~
3996 ~~wood, that are traditionally painted shall have an opaque rather~~
3997 ~~than transparent finish].~~
- 3998 iii. Wood siding that is not painted, shall be finished with a durable
3999 stain or treatment that complements and does not distract from
4000 adjacent Historic Structures or the character area. Refer to the
4001 Master List of Non-Historic Materials and Finishes on file with the
4002 Planning Department for wood finishes and treatments that are
4003 compatible with the Historic Districts.
- 4004 iv. Rustic, unfinished wood siding is generally not appropriate on
4005 primary Structures ~~[houses]~~ but may be appropriate on accessory
4006 structures or additions to historic buildings. A transparent or
4007 translucent weather-protective finish shall be applied to wood
4008 surfaces that were not historically painted.
- 4009 v. Low-VOC (volatile organic compound) paints and finishes should

4010 be used when possible.

4011

4012 HISTORY

4013 *Adopted by Ord. 2019-06 on 5/16/2019*

4014 *Amended by Ord. 2024-05 on 2/15/2024*

4015

4016 **15-15-1 Definitions**

4017 **BOUNDARY ADJUSTMENT.** As defined in Utah Code Section 10-9a-103.

4018

4019 **CHILD CARE.** The provision, day or night, of supplemental parental care, instruction
4020 and supervision for a non-related child or children, on a regular basis, and for less than
4021 24 hours a day.

4022

4023 The term does not include babysitting services on a casual, non-recurring nature or in
4024 the child's own home nor cooperative, reciprocate Child Care by a group of parents in
4025 their respective domiciles.

4026 1. **Child Care, In-Home Babysitting.** The provision of Child Care for ~~four (4)~~ eight
4027 (8) or fewer children within a dwelling and within commercial Buildings outside of
4028 residential Zoning Districts.

4029 ~~2. **[Child Care, Family.** The provision of Child Care for up to eight (8) children,~~
4030 ~~including the provider's children who are under the age of eighteen (18), within~~
4031 ~~the provider's primary residence.]~~

4032 2. **Child Care, Family Group.** The provision of Child Care for nine (9) to sixteen
4033 (16) children, including the provider’s children who are under the age of eighteen
4034 (18), within the provider’s primary residence or an additional location subject to
4035 state licensing requirements.

4036 **CHILD CARE CENTER.** A Structure or Building, including outside play Areas, used for
4037 the provision of Child Care for more than four (4) children for less than twenty four (24)
4038 hours per day, meeting all State requirements for Child Care that is not also the primary
4039 residence of the care provider.

4040

4041 **ENCLOSED MOBILE BUSINESS.** As defined in Utah Code Section 11-56-102.

4042 **ENCLOSED MOBILE BUSINESS LOCATION.** Upon request from the Property Owner,
4043 found in compliance with LMC § 15-4-24, and approved by the Planning Director or
4044 designee, the location where one or more Enclosed Mobile Businesses may park and
4045 sell product.

4046

4047 **FULL BOUNDARY ADJUSTMENT.** As defined in Utah Code Section 10-9a-103.

4048

4049 **FOOD CART.** As defined in Utah Code Section 11-56-102.

4050

4051 **FOOD TRUCK.** As defined in Utah Code Section 11-56-102[~~, as amended~~].

4052 **FOOD TRUCK LOCATION.** ~~[The location on either 1) private property; or 2) public~~
4053 ~~property pursuant to a City concession or franchise agreement where one or more Food~~
4054 ~~Trucks may park and sell product for ten (10) hours or more a week. Food Truck~~
4055 ~~Locations may not occupy code required parking area for previously approved~~
4056 ~~Development Activity.] Upon request from the Property Owner, found in compliance with~~
4057 ~~Section 15-4-24, and approved by the Planning Director or designee, the location where~~
4058 ~~one or more Food Truck, Food Carts, and Ice Cream Trucks may park and sell food and~~
4059 ~~beverages for immediate consumption.~~

4060

4061 **ICE CREAM TRUCK.** As defined in Utah Code Section 11-56-102

4062

4063 **LOT LINE ADJUSTMENT.** ~~The relocation of the Property Line between two (2)~~
4064 ~~adjoining Lots.]~~

4065

4066 **LOWEST FLOOR PLANE.** The bottom level of a structure, regardless of material (dirt,
4067 concrete, etc.) or the lowest point of excavation (excluding footings).

4068

4069 **MOBILE BUSINESS.** As defined in Utah Code Section 11-56-102.

4070

4071 **RESTAURANT.** A Business in which food is prepared and sold for consumption. This
4072 does not include Mobile Businesses.

4073

4074 **SIMPLE BOUNDARY ADJUSTMENT.** As defined in Utah Code Section 10-9a-103.

4075 HISTORY

4076 *Adopted by Ord. 00-25 on 3/30/2000*

4077 *Amended by Ord. 02-07 on 5/23/2002*

4078 *Amended by Ord. 02-38 on 9/12/2002*

4079 *Amended by Ord. 04-39 on 9/23/2004*

4080 *Amended by Ord. 05-01 on 1/13/2005*

4081 *Amended by Ord. 06-86 on 12/21/2006*

4082 *Amended by Ord. 07-25 on 4/19/2007*

4083 *Amended by Ord. 07-55 on 8/30/2007*

4084 *Amended by Ord. 08-07 on 3/13/2008*

4085 *Amended by Ord. 09-05 on 1/22/2009*

4086 *Amended by Ord. 09-09 on 2/12/2009*

4087 *Amended by Ord. 09-10 on 3/5/2009*

4088 *Amended by Ord. 09-14 on 4/9/2009*

4089 *Amended by Ord. 09-23 on 7/9/2009*

4090 *Amended by Ord. 09-40 on 11/5/2009*

4091 *Amended by Ord. 11-05 on 1/27/2011*

4092 *Amended by Ord. 11-12 on 3/31/2011*

4093 *Amended by Ord. 12-37 on 12/20/2012*

4094 *Amended by Ord. 14-57 on 11/20/2014*

4095 *Amended by Ord. 15-53 on 12/17/2015*

4096 *Amended by Ord. 16-02 on 1/7/2016*

4097 *Amended by Ord. 16-15 on 3/24/2016*

4098 *Amended by Ord. 2016-44 on 9/15/2016*

4099 *Amended by Ord. 2016-48 on 10/20/2016*

4100 *Amended by Ord. 2017-09 on 4/27/2017*

4101 *Amended by Ord. 2017-29 on 6/15/2017*

4102 *Amended by Ord. 2017-45 on 8/17/2017*

4103 *Amended by Ord. 2017-59 on 11/9/2017*

4104 *Amended by Ord. 2018-24 on 5/31/2018*

4105 *Amended by Ord. 2018-27 on 5/31/2018*

4106 *Amended by Ord. 2018-43 on 7/19/2018*

4107 *Amended by Ord. 2018-55 on 10/23/2018*

4108 *Amended by Ord. 2019-06 on 5/16/2019*

4109 *Amended by Ord. 2019-30 on 5/30/2019*

4110 *Amended by Ord. 2019-64 on 12/19/2019*

4111 *Amended by Ord. 2020-35 on 7/9/2020*

4112 *Amended by Ord. 2020-36 on 7/30/2020*

4113 *Amended by Ord. 2020-42 on 9/17/2020*

4114 *Amended by Ord. 2020-48 on 11/19/2020*

4115 *Amended by Ord. 2021-05 on 1/21/2021*

4116 *Amended by Ord. 2021-10 on 2/25/2021*

4117 *Amended by Ord. 2021-38 on 9/23/2021*

4118 *Amended by Ord. 2021-51 on 12/16/2021*

4119 *Amended by Ord. 2022-08 on 4/28/2022*

4120 *Amended by Ord. 2022-15 on 5/26/2022*

4121 *Amended by Ord. 2022-16 on 5/26/2022*

4122 *Amended by Ord. 2022-21 on 10/27/2022*

4123 *Amended by Ord. 2023-10 on 3/9/2023*

4124 *Amended by Ord. 2023-16 on 4/27/2023*

4125 *Amended by Ord. 2023-19 on 4/27/2023*

4126 *Amended by Ord. 2023-30 on 6/15/2023*

4127 *Amended by Ord. 2023-53 on 11/16/2023*

4128 *Amended by Ord. 2024-03 on 2/1/2024*

4129 *Amended by Ord. 2024-09 on 5/16/2024*

4130 *Amended by Ord. 2024-11 on 5/23/2024*

4131 *Amended by Ord. 2024-21 on 12/12/2024*

4132

4133 **15-15-2 List of Defined Terms**

4134

4135 Boundary Adjustment

4136

4137 ~~[Child Care, Family]~~

4138

4139 Enclosed Mobile Business

4140 Enclosed Mobile Business Location

4141

4142 Food Cart

4143

4144 Full Boundary Adjustment

4145 Ice Cream Truck

4146

4147 [Lot Line Adjustment]

4148 Lowest Floor Plane

4149

4150 Mobile Business

4151

4152 Simple Boundary Adjustment

4153 HISTORY

4154 *Amended by Ord. 2016-44 on 9/15/2016*

4155 *Amended by Ord. 2018-24 on 5/31/2018*

4156 *Amended by Ord. 2018-27 on 5/31/2018*

4157 *Amended by Ord. 2018-55 on 10/23/2018*

4158 *Amended by Ord. 2019-06 on 5/16/2019*

- 4159 *Amended by Ord. 2019-30 on 5/30/2019*
- 4160 *Amended by Ord. 2019-64 on 12/19/2019*
- 4161 *Amended by Ord. 2020-35 on 7/9/2020*
- 4162 *Amended by Ord. 2020-36 on 7/30/2020*
- 4163 *Amended by Ord. 2020-42 on 9/17/2020*
- 4164 *Amended by Ord. 2020-48 on 11/19/2020*
- 4165 *Amended by Ord. 2021-05 on 1/21/2021*
- 4166 *Amended by Ord. 2021-10 on 2/25/2021*
- 4167 *Amended by Ord. 2021-38 on 9/23/2021*
- 4168 *Amended by Ord. 2022-08 on 4/28/2022*
- 4169 *Amended by Ord. 2022-21 on 10/27/2022*
- 4170 *Amended by Ord. 2023-10 on 3/9/2023*
- 4171 *Amended by Ord. 2023-16 on 4/27/2023*
- 4172 *Amended by Ord. 2023-53 on 11/16/2023*
- 4173 *Amended by Ord. 2024-03 on 2/1/2024*
- 4174 *Amended by Ord. 2024-09 on 5/16/2024*
- 4175 *Amended by Ord. 2024-11 on 5/23/2024*

4176 *Amended by Ord. 2024-21 on 12/12/2024*