

Ordinance 2020-42

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING CHAPTERS 15-2.1 HISTORIC RESIDENTIAL-LOW DENSITY (HRL) DISTRICT, 15-2.2 HISTORIC RESIDENTIAL (HR-1) DISTRICT, 15-2.3 HISTORIC RESIDENTIAL (HR-2) DISTRICT, 15-2.4 HISTORIC RESIDENTIAL-MEDIUM DENSITY (HRM) DISTRICT, 15-2.5 HISTORIC RECREATION COMMERCIAL (HRC) DISTRICT, 15-2.6 HISTORIC COMMERCIAL BUSINESS (HCB) DISTRICT, AND 15-4 SUPPLEMENTAL REGULATIONS, SECTION 15-5-5 ARCHITECTURAL DESIGN GUIDELINES, AND CHAPTER 15-15 DEFINED TERMS

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors and to preserve the community's unique character and values; and

WHEREAS, the proposed Land Management Code (LMC) amendments enhance the design standards to maintain aesthetic experience of Park City; and

WHEREAS, these proposed Land Management Code (LMC) amendments were reviewed for consistency with the Park City General Plan; and

WHEREAS, the Historic Preservation Board duly noticed and conducted public hearings at the regularly scheduled meetings on July 1, 2020 and forwarded a positive recommendation to Planning Commission and City Council; and

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meetings on July 22, 2020 and forwarded a positive recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on September 17, 2020; and

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

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

SECTION 1. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.1 Historic Residential-Low Density (HRL) District. The recitals above are incorporated herein as findings of fact. Section 15-2.1 of the Land Management Code of Park City is hereby amended as redlined in Attachment 1.

SECTION 2. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.2 Historic Residential (HR-1) District. The recitals above are incorporated herein as findings of fact. Section 15-2.2 of the Land Management Code of Park City is hereby amended as redlined in Attachment 1.

SECTION 3. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.3 Historic Residential (HR-2) District. The recitals above are incorporated herein as findings of fact. Section 15-2.3 of the Land Management Code of Park City is hereby amended as redlined in Attachment 1.

SECTION 4. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.4 Historic Residential-Medium Density (HRM) District. The recitals above are incorporated herein as findings of fact. Section 15-2.4 of the Land Management Code of Park City is hereby amended as redlined in Attachment 1.

SECTION 5. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.5 Historic Recreation Commercial (HRC) District. The recitals above are incorporated herein as findings of fact. Section 15-2.5 of the Land Management Code of Park City is hereby amended as redlined in Attachment 1.

SECTION 6. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.6 Historic Commercial Business (HCB) District. The recitals above are incorporated herein as findings of fact. Section 15-2.6 of the Land Management Code of Park City is hereby amended as redlined in Attachment 1.

SECTION 7. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-4 Supplemental Regulations. The recitals above are incorporated herein as findings of fact. Section 15-4 of the Land Management Code of Park City is hereby amended as redlined in Attachment 1.

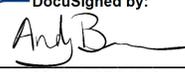
SECTION 8. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Section 15-5-5 Architectural Design Guidelines. The recitals above are incorporated herein as findings of fact. Section 15-5-5 of the Land Management Code of Park City is hereby amended as redlined in Attachment 1.

SECTION 9. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-15 Defined Terms. The recitals above are incorporated herein as findings of fact. Section 15-15 of the Land Management Code of Park City is hereby amended as redlined in Attachment 1.

SECTION 10. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 17th day of September, 2020

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:


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Andy Beerman, Mayor



Attest:

DocuSigned by:

Michelle Kellogg

E5F9065BB533F431
City Recorder

Approved as to form:

DocuSigned by:

Mark Harrington

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City Attorney's Office

Exhibits

Attachment 1 – Proposed Redlines

1 **Attachment 1 – Proposed Redlines**

2 **15-2.1 Historic Residential-Low Density (HRL) District**

3 15-2.1-1 Purpose

4 15-2.1-2 Uses

5 15-2.1-3 Lot And Site Requirements

6 15-2.1-4 Existing Historic **Buildings And/Or** Structures

7 15-2.1-5 Building Height

8 15-2.1-6 Development On Steep Slopes

9 15-2.1-7 Parking Regulations

10 15-2.1-8 Architectural Review

11 15-2.1-9 Vegetation Protection

12 15-2.1-10 Signs

13 15-2.1-11 Related Provisions

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15 **15-2.1-1 Purpose**

16 The purpose of the Historic Residential Low-Density (HRL) District is to:

- 17 A. reduce density that is accessible only by substandard Streets so these Streets
- 18 are not impacted beyond their reasonable carrying capacity^{7.1}
- 19 B. provide an Area of lower density Residential Use within the old portion of Park
- 20 City^{7.1}
- 21 C. preserve the character of Historic residential Development in Park City^{7.1}
- 22 D. encourage the preservation of Historic **Buildings and/or** Structures^{7.1}
- 23 E. encourage construction of Historically Compatible Structures that contribute to
- 24 the character and scale of the Historic District, and maintain existing residential
- 25 neighborhoods^{7.1}
- 26 F. establish Development review criteria for new Development on Steep Slopes
- 27 which mitigate impacts to mass and scale and the environment^{7.1} and
- 28 G. define Development parameters that are consistent with the General Plan
- 29 policies for the Historic core.

30 HISTORY

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

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

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34 **15-2.1-2 Uses**

35 A. **ALLOWED USES.**

- 36 1. Single Family Dwelling
- 37 2. Home Occupation
- 38 3. Child Care, In-Home Babysitting
- 39 4. Child Care, Family¹

- 40 5. Child Care, Family Group¹
- 41 6. Accessory Building and Use
- 42 7. Conservation Activity
- 43 8. Agriculture
- 44 9. Residential Parking Area or Structure with four (4) or fewer spaces

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46 **B. CONDITIONAL USES.**

- 47 1. Nightly Rentals²
- 48 2. Lockout Unit
- 49 3. Accessory Apartment³
- 50 4. Child Care Center¹
- 51 5. Essential Municipal and Public Utility Use, Facility, Service and Structure
- 52 6. Telecommunication Antenna⁴
- 53 7. Satellite dish greater than thirty-nine inches (39") in diameter⁵
- 54 8. Residential Parking Area or Structure five (5) or more spaces
- 55 9. Temporary Improvement⁶
- 56 10. Passenger Tramway Station and Ski Base Facility⁷
- 57 11. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge⁶
- 58 12. Recreation Facility, Private
- 59 13. Fences greater than six feet (6') in height from Final Grade^{5,8}

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

63 ¹See [LMG Chapter Section 15-4-9](#), ~~for~~ Child Care [Regulations And Child Care Facilities](#).

64 ²Conditional Use Permit allowed only in the West sub-neighborhood located south of
65 platted 2nd Avenue, west of Upper Norfolk and Daly Avenues, and east of King Road.
66 No Nightly Rentals are allowed elsewhere in this Zoning District.

67 ³See [LMG Chapter Section 15-4-7](#), ~~Supplemental Regulations for~~ Accessory
68 Apartments.

69 ⁴See [LMG Chapter Section 15-4-14](#), Telecommunications Facilities.

70 ⁵See [LMG Chapter Section 15-4-13](#), [Placement of](#) Satellite Receiving Antennas.

71 ⁶Subject to Administrative or Administrative Conditional Use permit, see [LMG Chapter](#)
72 [15-4](#).

73 ⁷See [LMG Chapter Section 15-4-18](#), Passenger Tramways And Ski Base Facilities.

74 ⁸See [LMG Chapter Section 15-4-2](#), Fences And [Retaining](#) Walls.

75 HISTORY

76 *Adopted by Ord. [00-15](#) on 3/2/2000*

77 *Amended by Ord. [06-56](#) on 7/27/2006*

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

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

80 *Amended by Ord. [15-44](#) on 11/5/2015*

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82 **15-2.1-3 Lot And Site Requirements**

83 Except as may otherwise be provided in this Code, no Building Permit shall be issued
 84 for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a
 85 Street shown as a Cityprivate or Public Street on the Streets Master Plan, or on a
 86 private easement connecting the Lot to a Street shown on the Streets Master Plan.

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88 Minimum Lot and Site requirements are as follows: All Development activity must
 89 comply with the following minimum Lot and Site requirements:

90 A. **LOT SIZE (HRL DISTRICT)**. The minimum Lot Area is 3,750 square feet. ~~The~~
 91 ~~minimum width of a Lot is thirty-five feet (35'), measured fifteen feet (15') back~~
 92 ~~from the Front Lot Line. In the case of unusual Lot configurations, Lot width~~
 93 ~~measurements shall be determined by the Planning Director~~

94 B. **LOT WIDTH (HRL DISTRICT)**. The minimum width of a Lot is thirty-five feet
 95 (35'), measured fifteen feet (15') back from the Front Lot Line. In the case of
 96 unusual Lot configurations, Lot width measurements shall be determined by the
 97 Planning Director.

98 C. **BUILDING ENVELOPE (HRL DISTRICT)**. The Building Pad, Building Footprint,
 99 and height restrictions define the maximum Building Envelope in which all
 100 Development must occur, with exceptions as allowed by Section 15-2.1-3(~~CD~~).

101 D. **BUILDING PAD (HRL DISTRICT)**. The Building Pad is the Lot Area minus
 102 required Front, Rear and Side Setback Areas.

103 1. The Building Footprint must be within the Building Pad. The remainder of
 104 the Building Pad must be open and free of any other Structure except:

- 105 a. Porches or decks, with or without roofs;
- 106 b. At Grade patios;
- 107 c. Upper level decks, with or without roofs;
- 108 d. Bay Windows;
- 109 e. Chimneys;
- 110 f. Sidewalks, pathways, and steps;
- 111 g. Screened hot tubs; and
- 112 h. Landscaping.

113 2. Exceptions to the Building Pad Area, excluding Bay Windows, are not
 114 included in the Building Footprint calculations, and are subject to Planning
 115 Department approval based on a determination that the proposed
 116 exceptions result in a design that:

- 117 a. provides increased architectural interest consistent with the Historic
 118 District Design Guidelines;

119 b. maintains the intent of this section to provide horizontal and vertical
 120 Building articulation.

121 E. **BUILDING FOOTPRINT (HRL DISTRICT)**. The maximum Building Footprint of
 122 any Structure shall be located on a Lot, or combination of Lots, not exceeding
 123 18,750 square feet in Lot Area, shall be calculated according to the following
 124 formula for Building Footprint, ~~illustrated in Table 15-2.1~~. The maximum Building
 125 Footprint for any Structure located on a Lot or combination of Lots, exceeding
 126 18,750 square feet in Lot Area, shall be 4,500 square feet; with an exemption
 127 allowance of 400 square feet per dwelling unit for garage floor area. A
 128 Conditional Use Permit is required for all Structures with a proposed footprint of
 129 greater than 3,500 square feet.

130 Accessory Buildings listed on the Park City Historic ~~Structures~~Sites Inventory that
 131 are not expanded, enlarged or incorporated into the Main Building, shall not
 132 count in the total Building Footprint of the Lot.

133 MAXIMUM FP = (A/2) x 0.9^{A/1875}

134 Where FP = maximum Building Footprint and A = Lot Area.

135 Example: 3,750 sq. ft. Lot: (3,750/2) x 0.9^(3750/1875) = 1,875 x 0.81 = 1,519 sq. ft.

136 See the following Table 15-2.1.a for a schedule equivalent of this formula for
 137 common Lot Sizes.

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TABLE 15-2.1

Lot Depth \leq ft. **	Lot Width, ft. up to:-	Side Setbacks Min. Total		Lot Area Sq. ft.-	Bldg. Pad Sq. ft.	Max. Bldg. Footprint Sq. ft.
75 ft.	37.5*	3 ft.	6 ft.	2,813	1,733	1,201
75 ft.	50.0	5 ft.	10 ft.	3,750	2,200	1,519
75 ft.	62.5	5 ft.	14 ft.	4,688	2,668	1,801
75 ft.	75.0	5 ft.	18 ft.	5,625	3,135	2,050
75 ft.	87.5	10 ft.	24 ft.	6,563	3,493	2,269
75 ft.	100.0	10 ft.	24 ft.	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.	30 ft.	Greater than 7,500	Per Setbacks and Lot Area	Per Formula

140 * for existing 25' wide lots, Use HR-1 standards.

141 ** for lots > 75' in depth use Footprint formula and Table 15-2.1a for Front and
 142 Rear Setbacks.

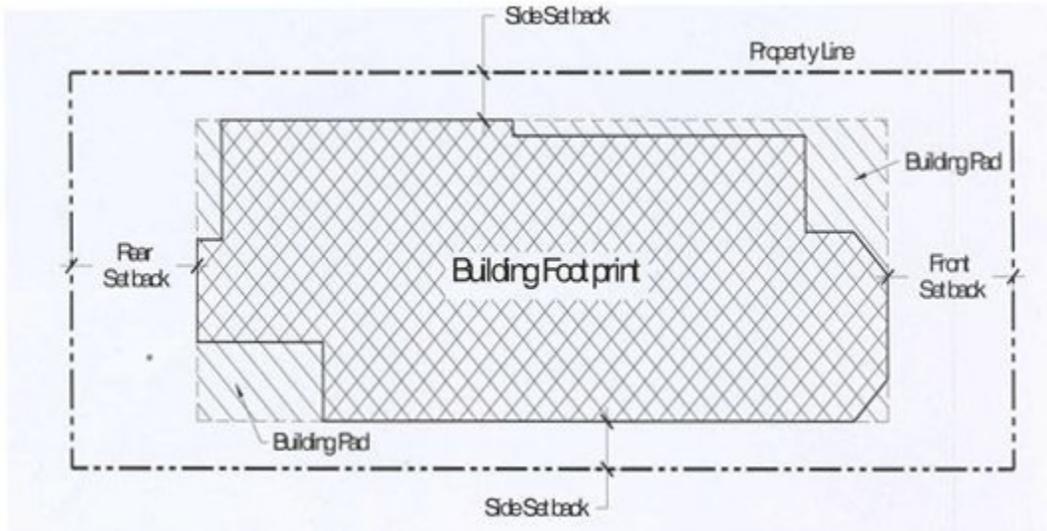
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<u>Lot Depth (ft.) **</u>	<u>Lot Width, (ft.)</u>	<u>Lot Area Sq. ft.</u>	<u>Max. Bldg. Footprint Sq. ft.</u>
<u>75 ft.</u>	<u>37.5*</u>	<u>2,813</u>	<u>1,201</u>
<u>75 ft.</u>	<u>50.0</u>	<u>3,750</u>	<u>1,519</u>
<u>75 ft.</u>	<u>62.5</u>	<u>4,688</u>	<u>1,801</u>
<u>75 ft.</u>	<u>75.0</u>	<u>5,625</u>	<u>2,050</u>
<u>75 ft.</u>	<u>87.5</u>	<u>6,563</u>	<u>2,269</u>
<u>75 ft.</u>	<u>100.0</u>	<u>7,500</u>	<u>2,460</u>
<u>75 ft.</u>	<u>Greater than 100.0</u>	<u>Greater than 7,500</u>	<u>Per Formula</u>

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** for lots > 75' in depth use Footprint formula

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F. **FRONT AND REAR SETBACKS.** Front and Rear Setbacks are as follows:

TABLE 15-2.1a

Lot Depth	Minimum Front/Rear Setback	Total of Setback
Up to 75 ft., inclusive	10 ft. <u>each</u>	20 ft.
From 75 ft. to 100 ft.	12 ft. <u>/13ft. (or vice versa)</u>	25 ft.

Over 100 ft.	15 ft. <u>each</u>	30 ft.
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G. **FRONT SETBACK EXCEPTIONS.** The Front Yard must be open and free of any Structure except:

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1. Fences, and walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2 Fences And Retaining Walls. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection, at back of curb.

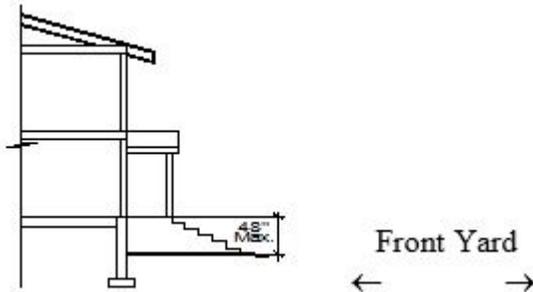
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2. Uncovered steps leading to the Main Building, provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersect



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3. Decks, porches, or Bay Windows not more than ten feet (10') wide, and projecting not more than three feet (3') into the Front Setback.

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4. Roof overhangs, eaves, or cornices projecting not more than three feet (3') into the Front Setback.

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5. Sidewalks and pathways.

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6. Driveways leading to either a garage or an approved Parking Area. No portion of a Front Yard, except for patios, driveways, allowed Parking Areas and sidewalks, may be Hard-Surfaced or graveled.

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H. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of any Structure except:

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1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Rear Setback.

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2. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the Rear Setback.

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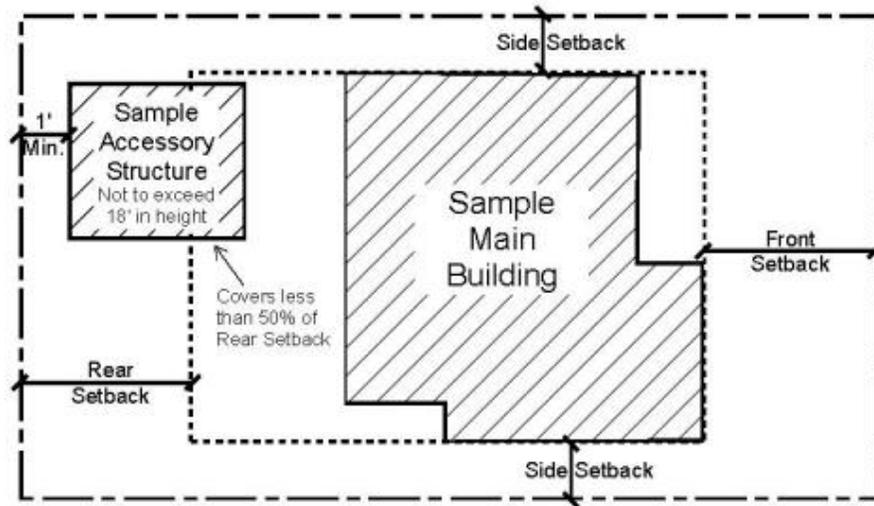
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3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extending not more than four feet (4') into the Rear Setback. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.

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4. Roof overhangs or eaves projecting not more than two feet (2') into the Rear Setback.
 5. Window sills, belt courses, cornices, trim, exterior siding, or other ornamental features projecting not more than six inches (6") **into the Rear Setback beyond the main Structure to which they are attached.**
 6. Detached Accessory Buildings not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the front facade of the Main Building, and maintaining a minimum Rear Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See the following illustration:



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7. **A Hard-Surfaced Parking Area** subject to the same location requirements as a Detached Accessory Building.
 8. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line.
 9. Fences, ~~or~~ walls, and retaining walls as permitted in Section 15-4-2 Fences And **Retaining** Walls.
 10. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, **not including any required handrail, and** located at least one foot (1') from the Rear Lot Line.
 11. Pathways or Steps connecting to a City staircase or pathway.
 12. **One (1) Shared Driveway leading to either a garage or an approved Parking Area. See Section 15-2.1-7 Parking Regulations for additional**

205 requirements.

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207 I. **SIDE SETBACKS.** Side Setbacks are as follows:

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TABLE 15-2.1b

<u>Lot Width (ft.) up to:</u>	<u>Minimum Side Setback</u>	<u>Total of Setback</u>
<u>37.5*</u>	<u>3 ft. each side</u>	<u>6 ft.</u>
<u>50.0</u>	<u>5 ft. each side</u>	<u>10 ft.</u>
<u>62.5</u>	<u>5 ft. minimum</u>	<u>14 ft.</u>
<u>75.0</u>	<u>5 ft. minimum</u>	<u>18 ft.</u>
<u>87.5</u>	<u>10 ft. minimum</u>	<u>24 ft.</u>
<u>100.0</u>	<u>10 ft. minimum</u>	<u>24 ft.</u>
<u>Greater than 100.0</u>	<u>10 ft. minimum</u>	<u>30 ft.</u>

* for existing 25' wide lots, Use HR-1 standards.

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211 ~~1. The minimum Side Setback is three feet (3'), but increases for Lots greater~~
 212 ~~than thirty seven and one-half feet (37.5') in Width, as per Table 15-~~
 213 ~~2.1.above.~~

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215 ~~On Corner Lots, the Side Yard that faces a Street or platted Right-of-Way is~~
 216 ~~considered a Front Yard and the minimum Side Setback that faces a side Street~~
 217 ~~or platted Right-of-Way is five feet (5'). A three foot (3') Side Setback along the~~
 218 ~~platted Right-of-Way may be approved by the City Engineer when the Lot Width~~
 219 ~~is less than 37.5 feet; no Side Setback exceptions shall be utilized and the sight~~
 220 ~~triangle shall be maintained when the Setback is three feet (3') along the Right-~~
 221 ~~of-Way.~~

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222 J. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any

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224 1. Bay Windows not more than ten feet (10') wide and projecting not more

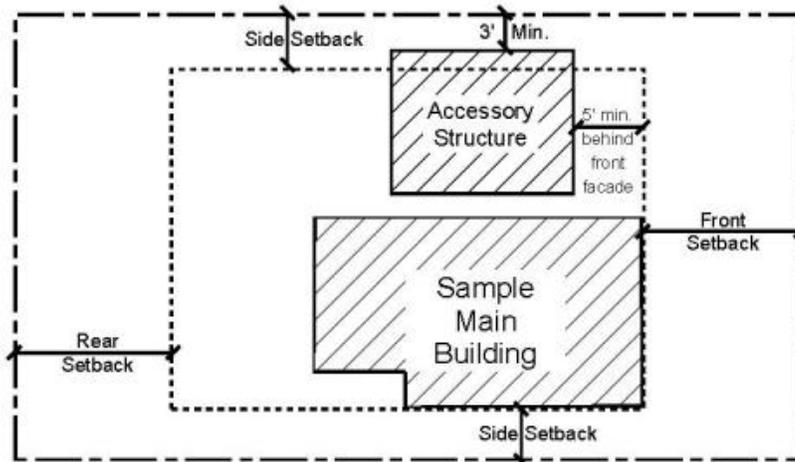
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226 2. Chimneys not more than five feet (5') wide and projecting not more than

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228 3. Window wells not exceeding the minimum International Residential Code
 229 (IRC) or International Building Code (IBC) requirements for egress or light
 230 wells projecting may extend not more than four feet (4') into the Side
 Setback. ⁴ Only permitted on Lots with a minimum required Side Setback

- 231 of five feet (5') or greater. Should egress requirements be met within the
 232 building pad, this Side Setback exception is not permitted.
- 233 4. Roof overhangs or eaves projecting not more than two feet (2') into the
 234 Side Setback on Lots with a minimum required Side Setback of five feet
 235 (5') or greater. A one foot (1') eave overhang is permitted on Lots with a
 236 Side Setback less than five feet (5').⁴
- 237 5. Window sills, belt courses, trim, exterior siding, cornices, or other
 238 ornamental features projecting not more than six inches (6") into the Side
 239 Setback beyond the main Structure to which they are attached.
- 240 6. Patios, decks, pathways, steps, or similar Structures not more than thirty
 241 inches (30") in height from Final Grade, not including any required
 242 handrail.
- 243 7. Fences, ~~or~~ walls, and retaining walls as permitted in Section 15-4-2
 244 Fences And Retaining Walls.
- 245 8. A driveway One (1) private or Shared Driveway leading to a garage or an
 246 approved Parking Area. See Section 15-2.1-7 Parking Regulations for
 247 additional requirements.
- 248 9. Pathways or steps connecting to a City staircase or pathway.
- 249 10. Detached Accessory Buildings, not more than eighteen feet (18') in height,
 250 and including any free-standing Solar Energy Systems, located a
 251 minimum of five feet (5') behind the front Facade of the Main Building,
 252 maintaining a minimum Side Setback of three feet (3'). See the following
 253 illustration:



- 254 11. Mechanical equipment (which must be screened), hot tubs, or similar
 255 Structures, located at least three feet (3') from the Side Lot Line.
 256

257 **K. SNOW RELEASE. Site plans and Building designs must resolve snow release**
258 **issues to the satisfaction of the Chief Building Official.**

259 **L. CLEAR VIEW OF INTERSECTION. No visual obstruction in excess of two feet**
260 **(2') in height above road Grade shall be placed on any Corner Lot within the Site**
261 **Distance Triangle. A reasonable number of trees may be allowed, if pruned high**
262 **enough to permit automobile drivers an unobstructed view. This provision must**
263 **not require changes in the Natural Grade on the Site.**

264 ¹~~Applies only to Lots with a Side Setback of five feet (5') or greater.~~

265 HISTORY

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

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

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

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

270 *Amended by Ord. 2018-43 on 7/19/2018*

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272 **15-2.1-4 Existing Historic Buildings And/Or Structures**

273 Historic Buildings and/or Structures that do not comply with Building Footprint, Building
274 Height, Building Setbacks, Off-Street parking, and driveway location standards are valid
275 Non-Complying Structures. Additions must comply with Building Setbacks, Building
276 Footprint, driveway location standards and Building Height. Additions to Historic
277 Buildings and/or Structures are exempt from Off-Street parking requirements provided
278 the addition does not create a Lockout Unit or Accessory Apartment. ~~Additions must~~
279 ~~comply with Building Setbacks, Building Footprint, driveway location standards and~~
280 ~~Building Height.~~ All Conditional Uses proposed on the Site, excluding Development on a
281 Steep Slope, shall comply with parking requirements of Chapter 15-3.

282 **A. EXCEPTION.** In order to achieve new construction consistent with the Historic
283 District Design Guidelines, the Planning Commission may grant an exception to
284 the Building Setback and driveway location standards for additions to Historic
285 Buildings and/or Structures, including detached Garages:

- 286 1. Upon approval of a Conditional Use permit, and
- 287 2. When the scale of the addition and/or driveway is Compatible with the
288 Historic Building and/or Structure, and
- 289 3. When the addition complies with all other provisions of this Chapter, and
- 290 4. When the addition complies with the adopted Building and Fire Codes,
291 and
- 292 5. When the addition complies with the Design Guidelines for Historic
293 Districts and Sites.

294 HISTORY

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

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

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298 **15-2.1-5 Building Height**

299 No Structure shall be erected to a height greater than twenty-seven feet (27') from
300 Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4')
301 of Existing Grade ~~around the periphery of the Structure~~, except for the placement of
302 approved window wells, emergency egress, and a garage entrance. The following
303 height requirement must be met:

304 A. A Structure shall have a maximum height of thirty five feet (35') measured from
305 the lowest floor plane to the point of the highest wall top plate that supports the
306 ceiling joists or roof rafters.

307 B. A ten foot (10') minimum horizontal step in the downhill façade is required unless
308 the First Story is located completely under the finish grade on all sides of the
309 Structure. The horizontal step shall take place at a maximum height of twenty
310 three feet (23') from where the Building Footprint meets the lowest point of
311 existing Grade. Architectural features, that provide articulation to the upper story
312 façade setback, may encroach into the minimum ten foot (10') setback but shall
313 be limited to no more than twenty five percent (25%) of the width of the building
314 encroaching no more than four feet (4') into the setback, subject to compliance
315 with the Design Guidelines for Historic Sites and Historic Districts.

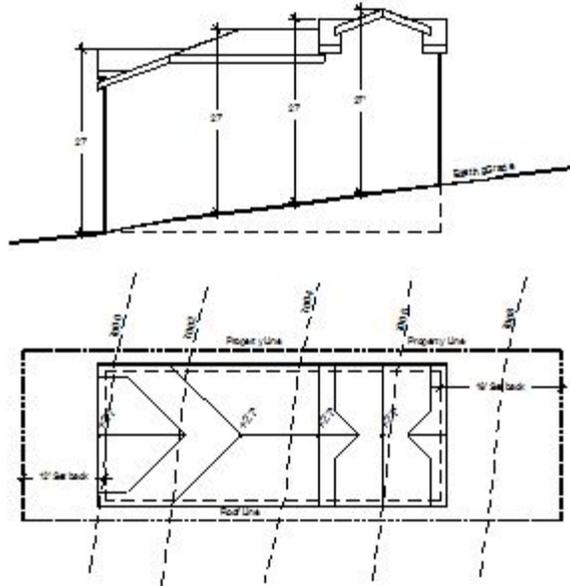
316 C. **ROOF PITCH**. The roof pitch of a Structure's Contributing Roof Form shall be
317 between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a
318 minimum horizontal distance of 20 feet measured from the primary façade to the
319 rear of the building, as viewed from the primary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

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

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

329 3. A Structure containing a flat roof shall have a maximum height of thirty-five
330 feet (35') measured from the lowest floor plan to the highest wall top plate
331 that supports the ceiling joists or roof rafters. The height of the Green
332 Roof, including the parapets or similar features shall not exceed twenty
333 four inches (24") above the highest top plate mentioned above. Any

334 required railings for a Green Roof shall comply with Building Height.



335
336 4. Accessory Structures may be below the required seven: twelve (7:12) roof
337 pitch.

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

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

342 2. Water towers, mechanical equipment, and Solar Energy Systems, when
343 Screened or enclosed, may extend up to five feet (5') above the height of
344 the Building. See [LMC Section 15-5-5\(G\)\(7\)\(a\)](#).

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

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

350 2. The proposed option is the only feasible option for the elevator on
351 the Site.

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

354 4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow
355 additional Building Height (see entire Section 15-2.1-5) on a downhill Lot
356 to accommodate a single car wide garage in a Tandem Parking
357 configuration; to accommodate circulation, such as stairs and/or an ADA
358 elevator; and to accommodate a reasonably sized front entry area and
359 front porch that provide a Compatible streetscape design. The depth of the

360 garage may not exceed the minimum depth for internal Parking Space(s)
361 as dimensioned within this Code, [SectionChapter](#) 15-3. The additional
362 Building Height may not exceed thirty-five feet (35') from Existing Grade.

363 HISTORY

- 364 *Adopted by Ord. [00-15](#) on 3/2/2000*
- 365 *Amended by Ord. [06-56](#) on 7/27/2006*
- 366 *Amended by Ord. [09-10](#) on 3/5/2009*
- 367 *Amended by Ord. [09-14](#) on 4/9/2009*
- 368 *Amended by Ord. [09-40](#) on 11/5/2009*
- 369 *Amended by Ord. [13-48](#) on 11/21/2013*
- 370 *Amended by Ord. [2016-44](#) on 9/15/2016*
- 371 *Amended by Ord. [2017-59](#) on 11/9/2017*
- 372 *Amended by Ord. [2018-27](#) on 5/31/2018*

373

374 **15-2.1-6 Development On Steep Slopes**

375 Development on Steep Slopes must be environmentally sensitive to hillside Areas,
376 carefully planned to mitigate adverse effects on neighboring land and Improvements,
377 and consistent with the Design Guidelines for [Park City's](#) Historic Districts and Historic
378 Sites [Chapter 15-13](#) and [Chapter 5 Architectural Review Chapter 15-5](#).

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

383 **A. Steep Slope Determination.**

- 384 1. A Steep Slope Conditional Use permit or Administrative Conditional Use
385 Permit is required for construction of any Structure with a Building
386 Footprint in excess of two hundred square feet (200 sq. ft.) if said Building
387 Footprint is located on or projecting over an existing Slope of thirty percent
388 (30%) or greater.
- 389 2. A Steep Slope Conditional Use permit or Administrative Conditional Use
390 Permit is required for construction of any addition to an existing Structure,
391 when the Building Footprint of the addition is in excess of two hundred
392 square feet (200 sq. ft.), if the Building Footprint of the addition is located
393 on or projecting over an existing Slope of thirty percent (30%) or greater.
- 394 3. A Steep Slope Conditional Use permit or Administrative Conditional Use
395 Permit is required for any Access driveway located on or projecting over
396 an existing Slope of (30%) or greater.

397 **B. Permits Required.**

- 398 1. On Lots with 3,750 square feet or less, an Administrative Conditional Use
399 Permit shall be processed by the Planning Department.

400 2. On Lots greater than 3,750 square feet, a Conditional Use Permit is
401 required. The Planning Department shall review all Steep Slope
402 Conditional Use permit Applications and forward a recommendation to the
403 Planning Commission.

404 **C. Conditional Use Permit Criteria.**

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

- 408 1. **LOCATION OF DEVELOPMENT.** Development is located and designed
409 to reduce visual and environmental impacts of the Structure.
- 410 2. **VISUAL ANALYSIS.** The Applicant must provide the Planning
411 Department with a visual analysis of the project from key Vantage Points:
- 412 a. To determine potential impacts of the proposed Access, and
413 Building mass and design; and
- 414 b. To identify the potential for Screening, Slope stabilization, erosion
415 mitigation, vegetation protection, and other design opportunities.
- 416 3. **ACCESS.** Access points and driveways must be designed to minimize
417 Grading of the natural topography and to reduce overall Building scale.
418 Shared Driveways and Parking Areas, and side Access to garages are
419 strongly encouraged, where feasible.
- 420 4. **TERRACING.** The project may include terraced retaining Structures if
421 necessary to regain Natural Grade.
- 422 5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be
423 located to minimize cut and fill that would alter the perceived natural
424 topography of the Site. The Site design and Building Footprint must
425 coordinate with adjacent Properties to maximize opportunities for open
426 Areas and preservation of natural vegetation, to minimize driveway and
427 Parking Areas, and to provide variation of the Front Yard.
- 428 6. **BUILDING FORM AND SCALE.** Where Building masses orient against
429 the Lot's existing contours, the Structures must be stepped with the Grade
430 and broken into a series of individual smaller components that are
431 Compatible with the District. Low profile Buildings that orient with existing
432 contours are strongly encouraged. The garage must be subordinate in
433 design to the main Building. In order to decrease the perceived bulk of the
434 Main Building, the Planning Director and/or Planning Commission may
435 require a garage separate from the main Structure or no garage.
- 436 7. **SETBACKS.** The Planning Director and/or Planning Commission may
437 require an increase in one or more Setbacks to minimize the creation of a
438 "wall effect" along the Street front and/or the Rear Lot Line. The Setback
439 variation will be a function of the Site constraints, proposed Building scale,
440 and Setbacks on adjacent Structures.

- 441 8. **DWELLING VOLUME.** The maximum volume of any Structure is a
442 function of the Lot size, Building Height, Setbacks, and provisions set forth
443 in this Chapter. The Planning Director and/or Planning Commission may
444 further limit the volume of a proposed Structure to minimize its visual mass
445 and/or to mitigate differences in scale between a proposed Structure and
446 existing Structures.
- 447 9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HRL
448 District is twenty-seven feet (27') and is restricted as stated above in
449 Section 15-2.1-5. The Planning Director and/or Planning Commission may
450 require a reduction in Building Height for all, or portions, of a proposed
451 Structure to minimize its visual mass and/or to mitigate differences in
452 scale between a proposed Structure and the Historic character of the
453 neighborhood's existing residential Structures.

454 HISTORY

- 455 *Adopted by Ord. 00-15 on 3/2/2000*
456 *Amended by Ord. 06-56 on 7/27/2006*
457 *Amended by Ord. 09-10 on 3/5/2009*
458 *Amended by Ord. 09-14 on 4/9/2009*
459 *Amended by Ord. 15-35 on 10/12/2015*
460 *Amended by Ord. 2016-44 on 9/15/2016*
461 *Amended by Ord. 2019-07 on 1/29/2019*

462

463 **15-2.1-7 Parking Regulations**

- 464 A. Tandem Parking is allowed in the Historic District.
- 465 B. ~~Common driveways are~~ One (1) Shared Driveway is allowed along shared Side
466 or Rear Lot Lines to provide Access to Parking in the rear of the Main Building or
467 below Grade if both Properties are deed restricted to allow for the perpetual Use
468 of the shared drive.
- 469 C. Common Parking Structures are allowed as a Conditional Use where it
470 facilitates:
- 471 1. the Development of individual Buildings that more closely conform to the
472 scale of Historic Buildings and/or Structures in the District; and/or
- 473 2. the reduction, mitigation or elimination of garage doors at the Street edge.
- 474 D. A common Parking Structure may occupy below Grade Side Yards between
475 participating Developments if the Structure maintains all Setbacks above Grade.
476 Common Parking Structures requiring a Conditional Use Permit are subject to a
477 Conditional Use review, ~~Chapter~~ Section 15-1-10.
- 478 E. Driveways between Structures are allowed in order to eliminate garage doors
479 facing the Street, to remove cars from on-Street parking, and to reduce paved
480 Areas, provided the driveway leads to an approved garage or approved Parking
481 Area.

482 F. Turning radii are subject to review by the City Engineer as to function and design.

483 G. See [SectionChapter](#) 15-3 Off-Street Parking for additional parking requirements.

484 HISTORY

485 *Adopted by Ord. [00-15](#) on 3/2/2000*

486 *Amended by Ord. [06-56](#) on 7/27/2006*

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

488

489 **15-2.1-8 Architectural Review**

490 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
491 Department shall review the proposed plans for compliance with the Design Guidelines
492 for Historic Districts and Historic Sites [Chapter 15-13](#), Historic Preservation [LMG](#)
493 Chapter 15-11, and Architectural Review [LMG](#) Chapter 15-5.

494 Appeals of departmental actions on compliance with the Design Guidelines for Historic
495 Districts and Historic Sites [Chapter 15-13](#), [LMG-Historic Preservation](#) Chapter 15-11,
496 and [LMG-Architectural Review](#) Chapter 15-5 are heard by the Board of Adjustment as
497 outlined in Section 15-1-18 of the Code.

498 HISTORY

499 *Adopted by Ord. [00-15](#) on 3/2/2000*

500 *Amended by Ord. [06-56](#) on 7/27/2006*

501 *Amended by Ord. [09-23](#) on 7/9/2009*

502 *Amended by Ord. [15-53](#) on 12/17/2015*

503

504 **15-2.1-9 Vegetation Protection**

505 The Property Owner must protect Significant Vegetation during any Development
506 activity. Significant Vegetation includes large trees six inches (6") in diameter or greater
507 measured four and one-half feet (4½') above the ground, groves of smaller trees, or
508 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
509 measured at the drip line.

510 Development plans must show all Significant Vegetation within twenty feet (20') of a
511 proposed Development. The Property Owner must demonstrate the health and viability
512 of all large trees through a certified arborist. The Planning Director shall determine the
513 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
514 consistent with Landscape Criteria in [LMG Chapter Section](#) 15-3-3 and Title 14.

515 HISTORY

516 *Adopted by Ord. [00-15](#) on 3/2/2000*

517 *Amended by Ord. [06-56](#) on 7/27/2006*

518

519 **15-2.1-10 Signs**

520 Signs are allowed in the HRL District as provided in the Park City Sign Code, Title 12.

521 HISTORY

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

523

524 **15-2.1-11 Related Provisions**

- 525 • Fences And Retaining Walls. ~~LMC Chapter Section~~ 15-4-2.
- 526 • Accessory Apartments. ~~LMC Chapter Section~~ 15-4-7.
- 527 • Placement of Satellite Receiving Antennas. ~~LMC Chapter Section~~ 15-4-13.
- 528 • Telecommunication ~~Facility~~Facilities. ~~LMC Chapter Section~~ 15-4-14.
- 529 • Off-Street Parking. ~~LMC~~ Chapter 15-3.
- 530 • Landscaping. Title 14; ~~LMC Chapter Section~~ 15-3-3(~~D~~); and Chapter 15-5.
- 531 • Lighting. ~~LMC Chapters Sections~~ 15-3-3(~~C~~), 15-5-5(~~H~~).
- 532 • Historic Preservation. ~~LMC~~ Chapter 15-11.
- 533 • Park City Sign Code. Title 12.
- 534 • Architectural Review. ~~LMC~~ Chapter 15-5.
- 535 • Snow Storage. ~~LMC Chapter Section~~ 15-3-3(~~E~~).
- 536 • Parking Ratio Requirements. ~~LMC Chapter Section~~ 15-3-6.

537 HISTORY

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

539 **15-2.2 Historic Residential (HR-1) District**

540 15-2.2-1 Purpose

541 15-2.2-2 Uses

542 15-2.2-3 Lot And Site Requirements

543 15-2.2-4 Existing Historic **Buildings And/Or** Structures

544 15-2.2-5 Building Height

545 15-2.2-6 Development On Steep Slopes

546 15-2.2-97 **Criteria For Bed And Breakfast Inns**

547 15-2.2-78 **Parking Regulations**

548 15-2.2-89 **Architectural Review**

549 15-2.2-9 **Criteria For Bed And Breakfast Inns**

550 15-2.2-10 **Vegetation Protection**

551 15-2.2-11 **Signs**

552 15-2.2-12 **Related Provisions**

553

554 **15-2.2-1 Purpose**

555 The purpose of the Historic Residential HR-1 District is to:

556 A. preserve present land Uses and character of the Historic residential Areas of
557 Park City¹

558 B. encourage the preservation of Historic **Buildings and/or** Structures¹

559 C. encourage construction of Historically Compatible Structures that contribute to
560 the character and scale of the Historic District and maintain existing residential
561 neighborhoods¹

562 D. encourage single family Development on combinations of 25' x 75' Historic Lots¹

563 E. define Development parameters that are consistent with the General Plan
564 policies for the Historic core¹ and

565 F. establish Development review criteria for new Development on Steep Slopes
566 which mitigate impacts to mass and scale and the environment.

567 HISTORY

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

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

570

571 **15-2.2-2 Uses**

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

573 A. **ALLOWED USES.**

574 1. Single Family Dwelling

575 2. Lockout Unit¹

576 3. Nightly Rental¹

577 4. Home Occupation

- 578 5. Child Care, In-Home Babysitting²
- 579 6. Child Care, Family²
- 580 7. Child Care, Family Group²
- 581 8. Accessory Building and Use
- 582 9. Conservation Activity
- 583 10. Agriculture
- 584 11. Residential Parking Area or Structure, with four (4) or fewer spaces

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B. CONDITIONAL USES.

- 587 1. Duplex Dwelling
- 588 2. Guest House on Lots one (1) acre or greater
- 589 3. Secondary Living Quarters
- 590 4. Accessory Apartment³
- 591 5. Group Care Facility
- 592 6. Child Care Center
- 593 7. Public and Quasi-Public Institution, church and school
- 594 8. Essential Municipal and Public Utility Use, Facility, Service, and Structure
- 595 9. Telecommunication Antenna⁴
- 596 10. Satellite Dish, greater than thirty-nine inches (39") diameter⁵
- 597 11. Bed and Breakfast Inn⁶
- 598 12. Boarding House, hostel⁶
- 599 13. Hotel, Minor, (fewer than sixteen (16) rooms)⁶
- 600 14. Residential Parking Area or Structure with five (5) or more spaces.
- 601 15. Temporary Improvement⁷
- 602 16. Passenger Tramway Station and Ski Base Facility⁸
- 603 17. Ski Tow, Ski Lift, Ski Run, and Ski Bridge⁸
- 604 18. Recreation Facility, Private
- 605 19. Fences greater than six feet (6') in height from Final Grade^{7,9}

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

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

610 ²See ~~LMC Chapter Section 15-4-9~~, for Child Care Regulations And Childcare Facilities.

611 ³See ~~LMC Chapter Section 15-4-7~~, Supplemental Regulations for Accessory

612 Apartments.

613 ⁴See ~~LMC Chapter Section 15-4-14~~, Supplemental Regulations for Telecommunication

614 Facilities.

615 ⁵See ~~LMC Chapter Section 15-4-13~~, Supplemental Regulations for Placement of

616 Satellite Receiving Antennas.

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

618 apply.

619 ⁷Subject to Administrative or Administrative Conditional Use permit.

620 ⁸See ~~LMC Chapter Section~~ 15-4-18, Passenger Tramways And Ski Base Facilities.

621 ⁹See ~~LMC Chapter Section~~ 15-4-2, Fences And Retaining Walls.

622 HISTORY

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

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

625 *Amended by Ord. 07-25 on 4/19/2007*

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

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

628

629 **15-2.2-3 Lot And Site Requirements**

630 Except as may otherwise be provided in this Code, no Building Permit shall be issued
631 for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a
632 Street shown as a private or Public Street on the Streets Master Plan, or on a private
633 easement connecting the Lot to a Street shown on the Streets Master Plan.

634 ~~Minimum Lot and Site requirements are as follows: All Development activity must~~
635 ~~comply with the following minimum Lot and Site requirements:~~

636 A. **LOT SIZE.** The minimum Lot Area is 1,875 square feet for a Single Family
637 Dwelling and 3,750 square feet for a Duplex. For properties platted as lots within
638 the historic Park City Survey and originally platted as 25 foot wide 75 foot deep
639 with a lot size of 1,875 square feet, the Planning Director may make a
640 determination that the minimum Lot Size may be reduced up to 20 square feet if
641 subsequent surveys find that the final lot dimensions are less than 25 feet by 75
642 feet. The Footprint shall be reduced in accordance with the Lot Size and no
643 variation to setbacks will be allowed.

644 B. **LOT WIDTH.**
645 The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15')
646 back from the Front Lot Line. In the case of unusual Lot configurations, Lot width
647 measurements shall be determined by the Planning Director.

648 C. **BUILDING ENVELOPE (HR-1 DISTRICT).** The Building Pad, Building Footprint
649 and height restrictions define the maximum Building envelope within which all
650 Development must occur, with exceptions as allowed by Section 15-2.2-3(G).

651 D. **BUILDING PAD (HR-1 DISTRICT).** The Building Pad is the Lot Area minus
652 required Front, Rear, and Side Setback Areas.

653 1. The Building Footprint must be within the Building Pad. The Building Pad
654 must be open and free of any other Structure except:

- 655 a. Porches or decks with or without roofs;
- 656 b. At Grade patios;
- 657 c. Upper level decks, with or without roofs;
- 658 d. Bay Windows;

- 659 e. Chimneys;
 - 660 f. Sidewalks, pathways, and steps;
 - 661 g. Screened hot tubs; and
 - 662 h. Landscaping.
- 663 2. Exceptions to the Building Pad Area, excluding Bay Windows, are not
 664 included in the Building Footprint calculations, and are subject to Planning
 665 Director approval based on a determination that the proposed exceptions
 666 result in a design that:
- 667 a. provides increased architectural interest consistent with the Historic
 668 District Design Guidelines;
 - 669 b. maintains the intent of this section to provide horizontal and vertical
 670 Building articulation.

671 E. **BUILDING FOOTPRINT (HR-1 DISTRICT)**. The maximum Building Footprint of
 672 any Structure located on a Lot or combination of Lots, not exceeding 18,750
 673 square feet in Lot Area, shall be calculated according to the following formula for
 674 Building Footprint, ~~illustrated in Table 15-2.2~~. The maximum Building Footprint for
 675 any Structure located on a Lot or combination of Lots, exceeding 18,750 square
 676 feet in Lot Area, shall be 4,500 square feet; with an exemption allowance of 400
 677 square feet, per Dwelling Unit, for garage floor area. A Conditional Use permit is
 678 required for all Structures with a proposed footprint of greater than 3,500 square
 679 feet.

680 Accessory Buildings listed on the Park City Historic [Structures Sites](#) Inventory that
 681 are not expanded, enlarged or incorporated into the Main Building, shall not
 682 count in the total Building Footprint of the Lot.

683 $MAXIMUM FP = (A/2) \times 0.9^{A/1875}$

684 Where FP = maximum Building Footprint and A= Lot Area.

685 Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$ sq. ft.

686 See the following Table 15-2.2. for a schedule equivalent of this formula [for](#)
 687 [common Lot Sizes](#).

688 TABLE 15-2.2.

Lot Depth \leq ft. *	Lot Width, ft. up to:-	Side Setback Min. Total		Lot Area Sq. ft.-	Bldg. Pad Sq. ft.	Max. Bldg. Footprint Sq. ft.
75 ft.	25.0	3 ft.	6 ft.	1,875	1,045	844
75 ft.	37.5	3 ft.	6 ft.	2,813	1,733	1,204

75 ft.	50.0	5 ft.	10 ft.	3,750	2,200	1,519
75 ft.	62.5	5 ft.	14 ft.	4,688	2,668	1,801
75 ft.	75.0	5 ft.	18 ft.	5,625	3,135	2,050
75 ft.	87.5	10 ft.	24 ft.	6,563	3,493	2,269
75 ft.	100.0	10 ft.	24 ft.	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.	30 ft.	Greater than 75 ft.	Per Setbacks and Lot Area	Per Formula

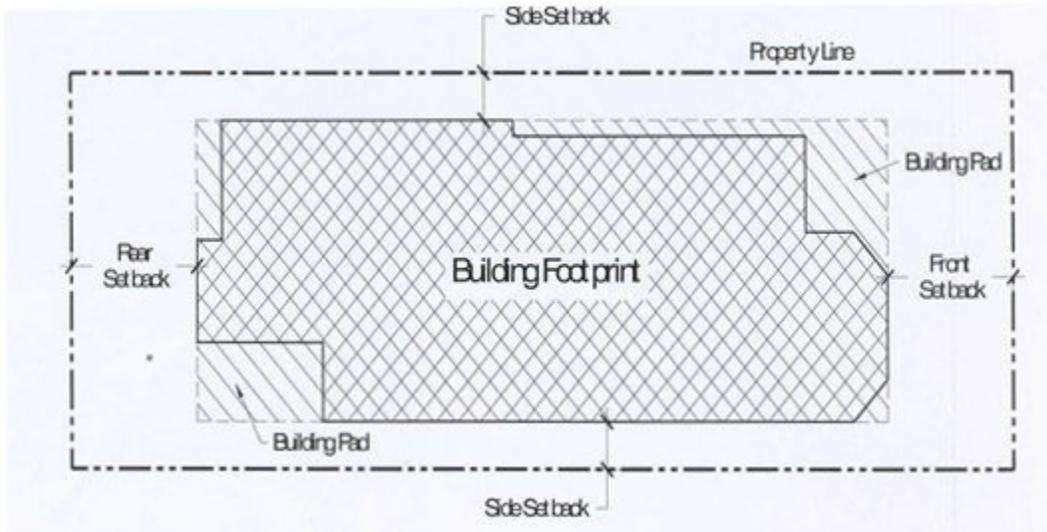
* For Lots > 75' in depth use footprint formula and Table 15-2.2a for Front and Rear Setbacks.

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<u>Lot Depth (ft.) *</u>	<u>Lot Width, (ft.)</u>	<u>Lot Area Sq. ft.</u>	<u>Max. Bldg. Footprint Sq. ft.</u>
<u>75 ft.</u>	<u>25.0</u>	<u>1,875</u>	<u>844</u>
<u>75 ft.</u>	<u>37.5</u>	<u>2,813</u>	<u>1,201</u>
<u>75 ft.</u>	<u>50.0</u>	<u>3,750</u>	<u>1,519</u>
<u>75 ft.</u>	<u>62.5</u>	<u>4,688</u>	<u>1,801</u>
<u>75 ft.</u>	<u>75.0</u>	<u>5,625</u>	<u>2,050</u>
<u>75 ft.</u>	<u>87.5</u>	<u>6,563</u>	<u>2,269</u>
<u>75 ft.</u>	<u>100.0</u>	<u>7,500</u>	<u>2,460</u>
<u>75 ft.</u>	<u>Greater than 100.0</u>	<u>Greater than 75 ft.</u>	<u>Per Formula</u>

* For Lots > 75' in depth use footprint formula.

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F. **FRONT AND REAR SETBACKS.** Front and Rear Setbacks are as follows:

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TABLE 15-2.2a

Lot Depth	Minimum Front/Rear Setback	Total of Setbacks
Up to 75 ft., inclusive	10 ft. <u>each</u>	20 ft.
From 75 ft. to 100 ft.	12 ft./13 ft. (or vice versa)	25 ft.
Over 100 ft.	15 ft. <u>each</u>	30 ft.

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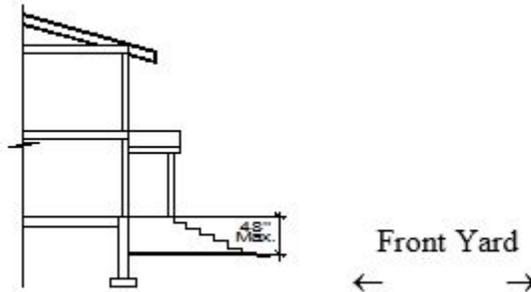
G. **FRONT SETBACK EXCEPTIONS.** The Front Setback must be open and free of any Structure except:

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1. Fences, ~~or~~ walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2, Fences And Retaining Walls. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection, at back of curb.
2. Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by

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711 obstructing the view of the Street or intersection.



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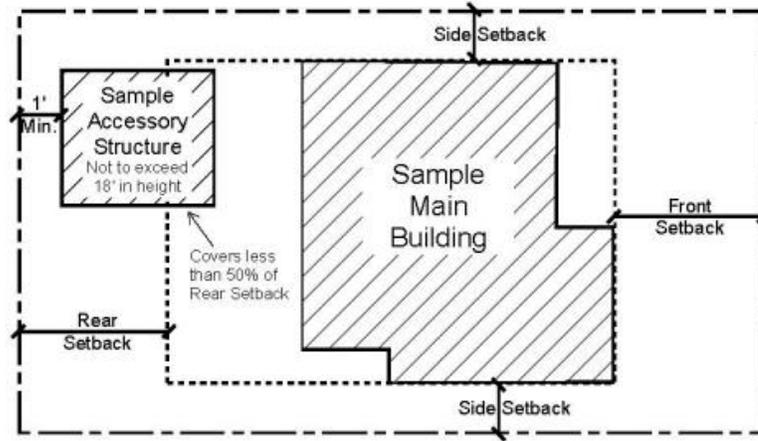
- 713 3. Decks, porches, or Bay Windows not more than ten feet (10') wide, and
 714 projecting not more than three feet (3') into the Front Setback.
 715 4. Roof overhangs, eaves or cornices projecting not more than three feet (3')
 716 into the Front Setback.
 717 5. Sidewalks and pathways.
 718 6. Driveways leading to a Garage or approved Parking Area. No portion of a
 719 Front Yard, except for patios, driveways, allowed Parking Areas and
 720 sidewalks, may be Hard-Surfaced or graveled.

721 H. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of
 722 any Structure except:

- 723 1. Bay Windows not more than ten feet (10') wide, and projecting not more
 724 than two feet (2') into the Rear Setback.
 725 2. Chimneys not more than five feet (5') wide and projecting not more than
 726 two feet (2') into the Rear Setback.
 727 3. Window wells not exceeding the minimum International Residential Code
 728 (IRC) or International Building Code (IBC) requirements for egress or light
 729 wells may extending not more than four feet (4') into the Rear Setback.
 730 Should egress requirements be met within the building pad, no Rear
 731 Setback exception is permitted.
 732 4. Roof overhangs or eaves projecting not more than two feet (2') into the
 733 Rear Setback.
 734 5. Window sills, belt courses, cornices, trim, exterior siding, or other
 735 ornamental features projecting not more than six inches (6") into the Rear
 736 Setback beyond the main Structure to which they are attached.
 737 6. Detached Accessory Buildings, not more than eighteen feet (18') in height,
 738 and including any free-standing Solar Energy Systems, located a
 739 minimum of five feet (5') behind the front facade of the Main Building, and
 740 maintaining a minimum Rear Setback of one foot (1'). Such Structure must
 741 not cover over fifty percent (50%) of the Rear Setback. See the following

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illustration:



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7. A Hard-Surfaced Parking Area subject to the same location requirements as a Detached Accessory Building.

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8. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line.

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9. Fences, ~~or~~ walls, and retaining walls as permitted in Section 15-4-2 Fences And Retaining Walls.

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10. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least one foot (1') from the Rear Lot Line.

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11. Pathways or steps connecting to a City staircase or pathway.

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12. One (1) Shared Driveway leading to a garage or approved Parking Area. See Section 15-2.2-8 Parking Regulations for additional requirements.

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I. **SIDE SETBACKS.** Side Setbacks are as follows:

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TABLE 15-2.2b

<u>Lot Width (ft.) up to:</u>	<u>Minimum Side Setback</u>	<u>Total of Setbacks</u>
<u>25.0</u>	<u>3 ft. each</u>	<u>6 ft.</u>
<u>37.5</u>	<u>3 ft. each</u>	<u>6 ft.</u>
<u>50.0</u>	<u>5 ft. each</u>	<u>10 ft.</u>
<u>62.5</u>	<u>5 ft. minimum</u>	<u>14 ft.</u>

<u>75.0</u>	<u>5 ft. minimum</u>	<u>18 ft.</u>
<u>87.5</u>	<u>10 ft. minimum</u>	<u>24 ft.</u>
<u>100.0</u>	<u>10 ft. minimum</u>	<u>24 ft.</u>
<u>Greater than 100.0</u>	<u>10 ft. minimum</u>	<u>30 ft.</u>

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~~1. The minimum Side Setback is three feet (3'), but increases for Lots greater than thirty seven and one-half feet (37.5') in Width, as per Table 15-2.2.above.~~

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1. On Corner Lots, the minimum Side Setback that faces a side Street or platted Right-of-Way is five feet (5'). A three foot (3') Side Setback along the platted Right-of-Way may be approved by the City Engineer when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized and the sight triangle shall be maintained when the Setback is three feet (3') along the Right-of-Way.

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2. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning District.

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a. Exterior Side Setbacks shall be based on the required minimum Side Setback for each Lot; however the Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setback exceptions continue to apply.

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b. Building Footprint shall be based on the total lot Area of the underlying Lots. The Planning Commission may consider decreasing Building Footprint during Conditional Use Permit review to mitigate potential impacts on adjacent Property.

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J. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:

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1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Side Setback. ⁺ Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater.

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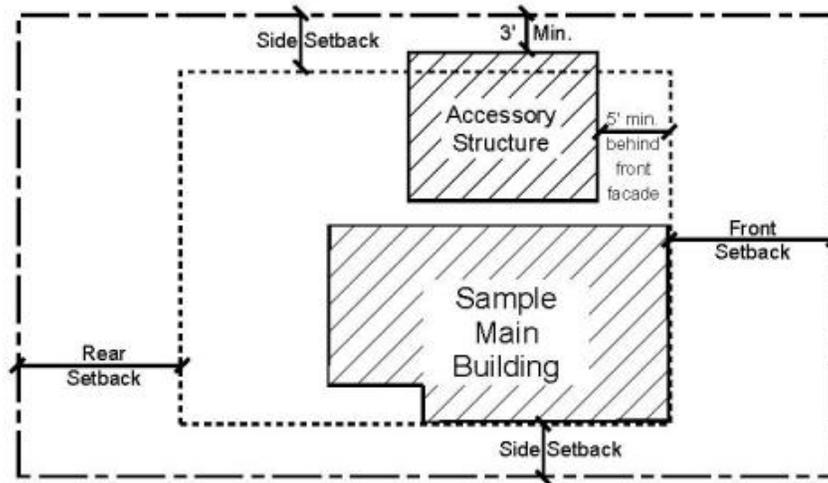
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2. Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side Setback. ⁺ Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater.

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3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extending not more than four feet (4') into the Side Setback⁴ Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, no Side Setback exception is permitted.
 4. Roof overhangs or eaves projecting not more than two feet (2') into the Side Setback on Lots with a minimum required Side Setback of five feet (5') or greater. A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5').⁴
 5. Window sills, belt courses, trim, cornices, exterior siding, or other ornamental features projecting not more than six inches (6") into the Side Setback beyond the main Structure to which they are attached.
 6. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrails.
 7. Fences, ~~or~~ walls, and retaining walls as permitted in Section 15-4-2 Fences And Retaining Walls.
 8. One (1) private or Shared Driveways leading to a garage or approved Parking Area. See Section 15-2.2-8 Parking Regulations for additional requirements.
 9. Pathways or steps connecting to a City staircase or pathway.
 10. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the Front facade of the Main Building, maintaining a minimum Side Setback of three feet (3'). See the following

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illustration:



818

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11. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Side Lot Line.

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K. **SNOW RELEASE**. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

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L. **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

828

~~[†]Applies only to Lots with a minimum Side Setback of five feet (5').~~

829

HISTORY

830

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

831

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

832

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

833

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

834

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

835

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

836

Amended by Ord. 2018-43 on 7/19/2018

837

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

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15-2.2-4 Existing Historic Buildings And/Or Structures

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Historic Buildings and/or Structures that do not comply with Building Footprint, Building

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Height, Building Setbacks, Off-Street parking, and driveway location standards are valid

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Non-Complying Structures. Additions must comply with Building Setbacks, Building

843 Footprint, driveway location standards and Building Height. Additions to Historic
844 Buildings and/or Structures are exempt from Off-Street parking requirements provided
845 the addition does not create a Lockout Unit or Accessory Apartment. ~~Additions must~~
846 ~~comply with Building Setbacks, Building Footprint, driveway location standards and~~
847 Building Height. All Conditional Uses proposed on the Site, excluding Development on a
848 Steep Slope, shall comply with parking requirements of Chapter 15-3.

849 A. **EXCEPTION.** In order to achieve new construction consistent with the Historic
850 District Design Guidelines, the Planning Commission may grant an exception to
851 the Building Setback and driveway location standards for additions to Historic
852 Buildings and/or Structures, including detached Garages:

- 853 1. Upon approval of a Conditional Use permit, and
- 854 2. When the scale of the addition and/or driveway is Compatible with the
855 Historic Building and/or Structure, and
- 856 3. When the addition complies with all other provisions of this Chapter, and
- 857 4. When the addition complies with the adopted Building and Fire Codes,
858 and
- 859 5. When the addition complies with the Design Guidelines for Historic
860 Districts and Sites.

861 HISTORY

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

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

864 *Amended by Ord. 07-25 on 4/19/2007*

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

866

867 **15-2.2-5 Building Height**

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

873 A. A Structure shall have a maximum height of thirty five feet (35') measured from
874 the lowest finish floor plane to the point of the highest wall top plate that supports
875 the ceiling joists or roof rafters.

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

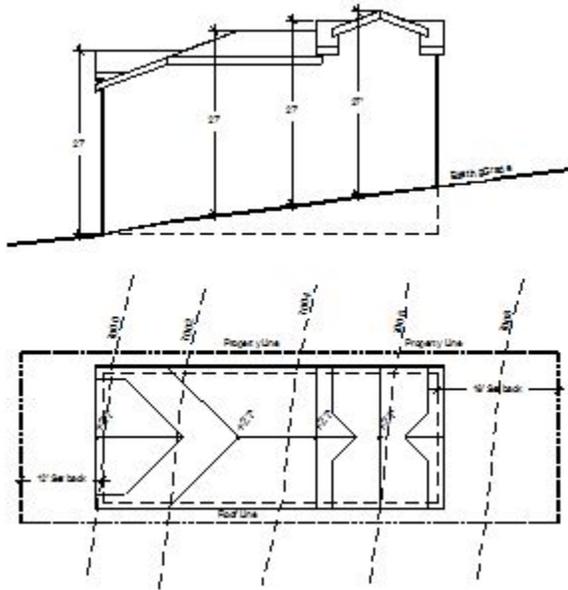
883 encroaching no more than four feet (4') into the setback, subject to compliance
 884 with the Design Guidelines for Historic Sites and Historic Districts.

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

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

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

898 3. A Structure containing a flat roof shall have a maximum height of thirty-five
 899 feet (35') measured from the lowest floor plan to the highest wall top plate
 900 that supports the ceiling joists or roof rafters. The height of the Green
 901 Roof, including the parapets or similar features shall not exceed twenty
 902 four inches (24") above the highest top plate mentioned above. Any
 903 required railings for a Green Roof shall comply with Building Height.



904 4. Accessory Structures may be below the required seven: twelve (7:12) roof
 905 pitch.
 906

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

- 908 1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to
- 909 five feet (5') above the highest point of the Building to comply with
- 910 International Building Code (IBC) requirements.
- 911 2. Water towers, mechanical equipment, and Solar Energy Systems, when
- 912 enclosed or Screened, may extend up to five feet (5') above the height of
- 913 the Building. See [LMG Section 15-5-5\(G\)\(7\)\(a\)](#).
- 914 3. **ELEVATOR ACCESS.** The Planning Director may allow additional height
- 915 to allow for an elevator compliant with American Disability Act (ADA)
- 916 standards. The Applicant must verify the following:
 - 917 a. The proposed .height exception is only for the Area of the elevator.
 - 918 No increase in square footage is being achieved.
 - 919 b. The proposed option is the only feasible option for the elevator on
 - 920 the Site.
 - 921 c. The proposed elevator and floor plans comply with the American
 - 922 Disability Act (ADA) standards.
- 923 4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow
- 924 additional Building Height (see entire Section 15-2.2-5) on a downhill Lot
- 925 to accommodate a single car wide garage in a Tandem Parking
- 926 configuration; to accommodate circulation, such as stairs and/or an ADA
- 927 elevator; and to accommodate a reasonably sized front entry area and
- 928 front porch that provide a Compatible streetscape design. The depth of the
- 929 garage may not exceed the minimum depth for internal Parking Space(s)
- 930 as dimensioned within this Code, [SectionChapter 15-3](#). The additional
- 931 Building Height may not exceed thirty-five feet (35') from Existing Grade.

932 HISTORY

- 933 *Adopted by Ord. [00-15](#) on 3/2/2000*
- 934 *Amended by Ord. [06-56](#) on 7/27/2006*
- 935 *Amended by Ord. [09-10](#) on 3/5/2009*
- 936 *Amended by Ord. [09-14](#) on 4/9/2009*
- 937 *Amended by Ord. [09-40](#) on 11/5/2009*
- 938 *Amended by Ord. [13-48](#) on 11/21/2013*
- 939 *Amended by Ord. [2016-44](#) on 9/15/2016*
- 940 *Amended by Ord. [2017-59](#) on 11/9/2017*
- 941 *Amended by Ord. [2018-27](#) on 5/31/2018*

942

943 **15-2.2-6 Development On Steep Slopes**

944 Development on Steep Slopes must be environmentally sensitive to hillside Areas,
 945 carefully planned to mitigate adverse effects on neighboring land and Improvements,
 946 and consistent with the Design Guidelines for [Park City's](#) Historic Districts and Historic
 947 Sites [Chapter 15-13](#) and [Architectural Review](#) Chapter [15-5](#).

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

952 A. **Steep Slope Determination.**

- 953 1. A Steep Slope Conditional Use permit or Administrative Conditional Use
954 Permit is required for construction of any Structure with a Building
955 Footprint in excess of two hundred square feet (200 sq. ft.) if said Building
956 Footprint is located on or projecting over an existing Slope of thirty percent
957 (30%) or greater.
- 958 2. A Steep Slope Conditional Use permit or Administrative Conditional Use
959 Permit is required for construction of any addition to an existing Structure,
960 when the Building Footprint of the addition is in excess of two hundred
961 square feet (200 sq. ft.), if the Building Footprint of the addition is located
962 on or projecting over an existing Slope of thirty percent (30%) or greater.
- 963 3. A Steep Slope Conditional Use permit or Administrative Conditional Use
964 Permit is required for any Access driveway located on or projecting over
965 an existing Slope of thirty percent (30%) or greater.

966 B. **Permits Required.**

- 967 1. On Lots with 3,750 square feet or less, an Administrative Conditional Use
968 Permit shall be processed by the Planning Department.
- 969 2. On Lots greater than 3,750 square feet, a Conditional Use Permit is
970 required. The Planning Department shall review all Steep Slope
971 Conditional Use permit Applications and forward a recommendation to the
972 Planning Commission.

973 C. **Conditional Use Permit Criteria.**

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

- 977 1. **LOCATION OF DEVELOPMENT.** Development is located and designed
978 to reduce visual and environmental impacts of the Structure.
- 979 2. **VISUAL ANALYSIS.** The Applicant must provide the Planning
980 Department with a visual analysis of the project from key Vantage Points:
- 981 a. To determine potential impacts of the proposed Access, and
982 Building mass and design; and
- 983 b. To identify the potential for Screening, Slope stabilization, erosion
984 mitigation, vegetation protection, and other design opportunities.
- 985 3. **ACCESS.** Access points and driveways must be designed to minimize
986 Grading of the natural topography and to reduce overall Building scale.

- 987 Shared Driveways and Parking Areas, and side Access to garages are
988 strongly encouraged, where feasible.
- 989 4. **TERRACING.** The project may include terraced retaining Structures if
990 necessary to regain Natural Grade.
- 991 5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be
992 located to minimize cut and fill that would alter the perceived natural
993 topography of the Site. The Site design and Building Footprint must
994 coordinate with adjacent properties to maximize opportunities for open
995 Areas and preservation of natural vegetation, to minimize driveway and
996 Parking Areas, and to provide variation of the Front Yard.
- 997 6. **BUILDING FORM AND SCALE.** Where Building masses orient against
998 the Lot's existing contours, the Structures must be stepped with the Grade
999 and broken into a series of individual smaller components that are
1000 Compatible with the District. Low profile Buildings that orient with existing
1001 contours are strongly encouraged. The garage must be subordinate in
1002 design to the main Building. In order to decrease the perceived bulk of the
1003 Main Building, the Planning Director and/or Planning Commission may
1004 require a garage separate from the main Structure or no garage.
- 1005 7. **SETBACKS.** The Planning Department and/or Planning Commission may
1006 require an increase in one or more Setbacks to minimize the creation of a
1007 "wall effect" along the Street front and/or the Rear Lot Line. The Setback
1008 variation will be a function of the Site constraints, proposed Building scale,
1009 and Setbacks on adjacent Structures.
- 1010 8. **DWELLING VOLUME.** The maximum volume of any Structure is a
1011 function of the Lot size, Building Height, Setbacks, and provisions set forth
1012 in this Chapter. The Planning Department and/or Planning Commission
1013 may further limit the volume of a proposed Structure to minimize its visual
1014 mass and/or to mitigate differences in scale between a proposed Structure
1015 and existing Structures.
- 1016 9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HR-1
1017 District is twenty-seven feet (27') and is restricted as stated above in
1018 Section 15-2.2-5. The Planning Department and/or Planning Commission
1019 may require a reduction in Building Height for all, or portions, of a
1020 proposed Structure to minimize its visual mass and/or to mitigate
1021 differences in scale between a proposed Structure and the Historic
1022 character of the neighborhood's existing residential Structures.

1023 HISTORY

- 1024 *Adopted by Ord. 00-15 on 3/2/2000*
1025 *Amended by Ord. 06-56 on 7/27/2006*
1026 *Amended by Ord. 09-10 on 3/5/2009*
1027 *Amended by Ord. 09-14 on 4/9/2009*
1028 *Amended by Ord. 15-35 on 10/12/2015*

1029 *Amended by Ord. 2016-44 on 9/15/2016*
1030 *Amended by Ord. 2019-07 on 1/29/2019*

1031
1032

15-2.2-97 Criteria For Bed And Breakfast Inns

1033 A Bed and Breakfast Inn is a Conditional Use. No Conditional Use permit may be issued
1034 unless the following criteria are met:

- 1035 A. The Use is in a Historic Building and/or Structure, or an addition thereto.
- 1036 B. The Applicant will make every attempt to rehabilitate the Historic portion of the
1037 Structure.
- 1038 C. The Structure has at least two (2) rentable rooms. The maximum number of
1039 rooms will be determined by the Applicant's ability to mitigate neighborhood
1040 impacts.
- 1041 D. The size and configuration of the rooms are Compatible with the Historic
1042 character of the Building and neighborhood.
- 1043 E. The rooms are available for Nightly Rental only.
- 1044 F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures
1045 there must be twenty-four (24) hour on-Site management and check-in.
- 1046 G. Food service is for the benefit of overnight guests only.
- 1047 H. No Kitchen is permitted within rental room(s).
- 1048 I. Parking on-Site is required at a rate of one (1) space per rentable room.
 - 1049 1. no on-Site parking is possible without compromising the Historic Buildings
1050 and/or Structures or Site, including removal of existing Significant
1051 Vegetation, and all alternatives for proximate parking have been explored
1052 and exhausted; and
 - 1053 2. the Structure is not economically feasible to restore or maintain without
1054 the adaptive Use.
- 1055 J. The Use complies with Chapter 15-1-10, Conditional Use review process.

1056 HISTORY
1057 Adopted by Ord. 00-15 on 3/2/2000
1058 Amended by Ord. 07-25 on 4/19/2007
1059 Amended by Ord. 2016-44 on 9/15/2016

1060

15-2.2-78 Parking Regulations

- 1062 A. Tandem Parking is allowed in the Historic District.
- 1063 B. ~~Common driveways are~~ One (1) Shared Driveway is allowed along shared Side
1064 Yard Property or Rear Lot Lines to provide Access to Parking in the rear of the
1065 Main Building or below Grade if both Properties are deed restricted to allow for
1066 the perpetual Use of the shared drive.

- 1067 C. Common Parking Structures are allowed as a Conditional Use permit where it
- 1068 facilities:
- 1069 1. the Development of individual Buildings that more closely conform to the
- 1070 scale of Historic Buildings and/or Structures in the District; and
- 1071 2. the reduction, mitigation or elimination of garage doors at the Street edge.
- 1072 D. A Parking Structure may occupy below Grade Side Yards between participating
- 1073 Developments if the Structure maintains all Setbacks above Grade. Common
- 1074 Parking Structures requiring a Conditional Use permit are subject to a
- 1075 Conditional Use review, Chapter Section 15-1-10.
- 1076 E. Driveways between Structures are allowed in order to eliminate garage doors
- 1077 facing the Street, to remove cars from on-Street parking, and to reduce paved
- 1078 Areas, provided the driveway leads to an approved garage or approved Parking
- 1079 Area.
- 1080 F. Turning radii are subject to review by the City Engineer as to function and
- 1081 design.
- 1082 G. See SectionChapter 15-3 Off Street Parking for additional parking requirements.

1083 HISTORY

1084 *Adopted by Ord. 00-15 on 3/2/2000*
 1085 *Amended by Ord. 06-56 on 7/27/2006*
 1086 *Amended by Ord. 09-10 on 3/5/2009*

1087

1088 **15-2.2-89 Architectural Review**

1089 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
 1090 Department shall review the proposed plans for compliance with the Design Guidelines
 1091 for Historic Districts and Historic Sites Chapter 15-13, Historic Preservation LMG
 1092 Chapter 15-11, and Architectural Review LMG Chapter_15-5.

1093 Appeals of departmental actions on compliance with the Design Guidelines for Historic
 1094 Districts and Historic Sites Chapter 15-13, LMG Historic Preservation Chapter 15-11,
 1095 and LMG-Architectural Review Chapter 15-5 are heard by the Board of Adjustment as
 1096 outlined in Section 15-1-18 of the Code.

1097 HISTORY

1098 *Adopted by Ord. 00-15 on 3/2/2000*
 1099 *Amended by Ord. 06-56 on 7/27/2006*
 1100 *Amended by Ord. 09-23 on 7/9/2009*
 1101 *Amended by Ord. 15-53 on 12/17/2015*

1102

1103 **15-2.2-9 Criteria For Bed And Breakfast Inns**

1104 ~~A Bed and Breakfast Inn is a Conditional Use. No Conditional Use permit may be issued~~
 1105 ~~unless the following criteria are met:-~~

- 1106 ~~A. The Use is in a Historic Building and/or Structure, or an addition thereto.~~
- 1107 ~~B. The Applicant will make every attempt to rehabilitate the Historic portion of the~~
- 1108 ~~Structure.~~
- 1109 ~~C. The Structure has at least two (2) rentable rooms. The maximum number of~~
- 1110 ~~rooms will be determined by the Applicant's ability to mitigate neighborhood~~
- 1111 ~~impacts.~~
- 1112 ~~D. The size and configuration of the rooms are Compatible with the Historic~~
- 1113 ~~character of the Building and neighborhood.~~
- 1114 ~~E. The rooms are available for Nightly Rental only.~~
- 1115 ~~F. An Owner/manager is living on Site, or in Historic Buildings and/or Structures~~
- 1116 ~~there must be twenty four (24) hour on Site management and check-in.~~
- 1117 ~~G. Food service is for the benefit of overnight guests only.~~
- 1118 ~~H. No Kitchen is permitted within rental room(s).~~
- 1119 ~~I. Parking on Site is required at a rate of one (1) space per rentable room.~~
- 1120 ~~J. The Use complies with Chapter Section 15-1-10, Conditional Use review~~
- 1121 ~~process.~~

1122 **HISTORY**

1123 *Adopted by Ord. 00-15 on 3/2/2000*

1124 *Amended by Ord. 07-25 on 4/19/2007*

1125

1126 **15-2.2-10 Vegetation Protection**

1127 The Property Owner must protect Significant Vegetation during any Development
1128 activity. Significant Vegetation includes large trees six inches (6") in diameter or greater
1129 measured four and one-half feet (4.5') above the ground, groves of smaller trees, or
1130 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
1131 measured at the drip line.

1132 Development plans must show all Significant Vegetation within twenty feet (20') of a
1133 proposed Development. The Property Owner must demonstrate the health and viability
1134 of all large trees through a certified arborist. The Planning Director shall determine the
1135 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
1136 consistent with Landscape Criteria in LMC Chapter Section 15-3-3 and Title 14.

1137 **HISTORY**

1138 *Adopted by Ord. 00-15 on 3/2/2000*

1139 *Amended by Ord. 06-56 on 7/27/2006*

1140

1141 **15-2.2-11 Signs**

1142 Signs are allowed in the HR-1 District as provided in the Park City Sign Code (Title 12).

1143 HISTORY

1144 *Adopted by Ord. 00-15 on 3/2/2000*

1145

1146 **15-2.2-12 Related Provisions**

- 1147 • Fences And Retaining Walls. ~~LMC Chapter Section~~ 15-4-2.
- 1148 • Accessory Apartments. ~~LMC Chapter Section~~ 15-4-7.
- 1149 • Placement of Satellite Receiving Antennas. ~~LMC Chapter Section~~ 15-4-13.
- 1150 • Telecommunication ~~Facility~~Facilities. ~~LMC Chapter Section~~ 15-4-14.
- 1151 • Off-Street Parking. ~~LMC Chapter~~ 15-3.
- 1152 • Landscaping. Title 14; ~~LMC Chapter Section~~ 15-3.3(~~D~~) and Chapter 15-5.
- 1153 • Lighting. ~~LMC Chapters Sections~~ 15-3-3(~~C~~), 15-5-5(~~H~~).
- 1154 • Historic Preservation. ~~LMC~~ Chapter 15-11.
- 1155 • Park City Sign Code. Title 12.
- 1156 • Architectural Review. ~~LMC~~ Chapter 15-5.
- 1157 • Snow Storage. ~~LMC ChapterSection~~ 15-3-3(~~E~~).
- 1158 • Parking Ratio Requirements. ~~LMC ChapterSection~~ 15-3-6.

1159 HISTORY

1160 *Adopted by Ord. 00-15 on 3/2/2000*

1161 *Amended by Ord. 06-56 on 7/27/2006*

1162 **15-2.3 Historic Residential (HR-2) District**

1163 15-2.3-1 Purpose

1164 15-2.3-2 Uses

1165 ~~15-2.3-3 Conditional Use Permit Review~~

1166 15-2.3-43 Lot And Site Requirements

1167 15-2.3-54 Existing Historic ~~Buildings And/Or~~ Structures

1168 15-2.3-65 Building Height

1169 15-2.3-76 Development On Steep Slopes

1170 ~~15-2.3-37 Conditional Use Permit Review~~

1171 15-2.3-8 Special Requirements For Master Planned Developments And Conditional Use

1172 Permits In Sub-Zone A

1173 15-2.3-9 Special Requirements For Sub-Zone B

1174 ~~15-2.3-10 Mechanical Service~~

1175 ~~15-2.3-10 Parking Regulations~~

1176 ~~15-2.3-11 Architectural Review~~

1177 15-2.3-1211 Criteria For Bed And Breakfast Inns

1178 ~~15-2.3-12 Parking Regulations~~

1179 ~~15-2.3-13 Architectural Review~~

1180 ~~15-2.3-13 Mechanical Service~~

1181 ~~15-2.3-14 Goods And Uses To Be Within Enclosed Building~~

1182 15-2.3-1514 Vegetation Protection

1183 15-2.3-1615 Signs

1184 15-2.3-1716 Related Provisions

1185

1186 **15-2.3-1 Purpose**

1187 The purpose of the HR-2 District is to:

1188 A. allow for adaptive reuse of Historic Buildings and/or Structures by allowing
1189 commercial and office Uses in Historic Buildings and/or Structures in the
1190 following Areas:

1191 1. Upper Main Street;

1192 2. Upper Swede Alley; and

1193 3. Grant Avenue_{7.1}

1194 B. encourage and provide incentives for the preservation and renovation of Historic
1195 Buildings and/or Structures_{7.1}

1196 C. establish a transition in Use and scale between the HCB, HR-1, and HR-2
1197 Districts, by allowing Master Planned Developments in the HR-2, Subzone A_{7.1}

1198 D. encourage the preservation of Historic Buildings and/or Structures and
1199 construction of historically Compatible additions and new construction that
1200 contributes to the unique character of the Historic District_{7.1}

1201 E. define Development parameters that are consistent with the General Plan
1202 policies for the Historic core that result in Development that is Compatible with

1203 Historic Buildings and/or Structures and the Historic character of surrounding
1204 residential neighborhoods and consistent with the Design Guidelines for **Park**
1205 **City's** Historic Districts and Historic Sites and the HR-1 regulations for Lot size,
1206 coverage, and Building Height; **and**

1207 F. provide opportunities for small scale, pedestrian oriented, incubator retail space
1208 in Historic Buildings and/or Structures on Upper Main Street, Swede Alley, and
1209 Grant Avenue;

1210 G. ensure improved livability of residential areas around the historic commercial
1211 core;

1212 H. encourage and promote Development that supports and completes upper Park
1213 Avenue as a pedestrian friendly residential street in Use, scale, character and
1214 design that is Compatible with the ~~historie~~Historic character of the surrounding
1215 residential neighborhood;

1216 I. encourage residential development that provides a range of housing
1217 opportunities consistent with the community's housing, transportation, and
1218 historic preservation objectives;

1219 J. minimize visual impacts of the automobile and parking by encouraging alternative
1220 parking solutions; **and**

1221 K. minimize impacts of Commercial Uses on surrounding residential neighborhood.

1222 HISTORY

1223 *Adopted by Ord. 00-51 on 9/21/2000*

1224

1225 **15-2.3-2 Uses**

1226 Uses in the HR-2 District are limited to the following:

1227 A. **ALLOWED USES.**

- 1228 1. Single Family Dwelling
- 1229 2. Lockout Unit¹
- 1230 3. Nightly Rental²
- 1231 4. Home Occupation
- 1232 5. Child Care, In-Home Babysitting³
- 1233 6. Child Care, Family³
- 1234 7. Child Care, Family Group³
- 1235 8. Accessory Building and Use
- 1236 9. Conservation Activity
- 1237 10. Agriculture
- 1238 11. Residential Parking Area or Structure with four (4) or fewer spaces
- 1239 12. Recreation Facility, Private

1240

1241 B. **CONDITIONAL USES.**

- 1242 1. Duplex Dwelling

- 1243 2. Secondary Living Quarters
- 1244 3. Accessory Apartment⁴
- 1245 4. Group Care Facility
- 1246 5. Child Care Center
- 1247 6. Public or Quasi-Public Institution, church or School
- 1248 7. Essential Municipal and Public Utility Use, Facility, Service, and Structure
- 1249 8. Telecommunication Antenna⁵
- 1250 9. Satellite Dish Antenna greater than thirty-nine inches (39") in diameter⁶
- 1251 10. Bed & Breakfast Inn⁷
- 1252 11. Boarding House, Hostel⁷
- 1253 12. Hotel, Minor, fewer than sixteen (16) rooms⁷
- 1254 13. Office, General⁸
- 1255 14. Office, Moderate Intensive⁸
- 1256 15. Office and Clinic, Medical⁸
- 1257 16. Retail and Service Commercial, Minor⁸
- 1258 17. Retail and Service Commercial, personal improvement⁸
- 1259 18. Cafe or Deli⁸
- 1260 19. Restaurant, General⁸
- 1261 20. Restaurant, Outdoor Dining⁸
- 1262 21. Outdoor Events
- 1263 22. Residential Parking Area or Structure with five (5) or more spaces,
associated with a residential Building on the same Lot
- 1264 23. Temporary Improvement
- 1265 24. Passenger Tramway Station and Ski Base Facility¹⁰
- 1266 25. Ski tow rope, ski lift, ski run, and ski bridge¹⁰
- 1267 26. Recreation Facility, Private
- 1268 27. Fences greater than six feet (6') in height from Final Grade¹¹
- 1269 28. Limited Commercial expansion necessary for compliance with Building/
Fire Code egress and Accessibility requirements and support Uses
associated with HCB Commercial Use¹²
- 1270 29. Bar⁸
- 1271 30. Special Events⁸
- 1272
- 1273
- 1274
- 1275

1276 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use
1277 is a prohibited Use.

- 1278 ¹Nightly Rental of Lockout Units requires a Conditional Use Permit.
- 1279 ²Nightly Rental does not include the use of dwellings for Commercial Uses.
- 1280 ³See ~~LMC Chapter Section~~ 15-4-9, ~~for~~ Child Care ~~Regulations~~ And Child Care Facilities.
- 1281 ⁴See ~~LMC Chapter Section~~ 15-4-7, ~~Supplemental Regulations for~~ Accessory
1282 Apartments.
- 1283 ⁵See ~~LMC Chapter Section~~ 15-4-14, ~~Supplemental Regulations for~~ Telecommunication
1284 Facilities.

1285 ⁶See LMC Chapter Section 15-4-13, Supplemental Regulations for Placement of
1286 Satellite Receiving Antennas.

1287 ⁷In Historic Buildings and/or Structures only.

1288 ⁸In Historic Buildings and/or Structures and within Sub-Zones A and B subject to
1289 compliance with all criteria and requirements of Section 15-2.3-8 for Sub-Zone A and
1290 Section 15-2.3-9 for Sub-Zone B.

1291 ⁹Subject to an Administrative Conditional Use Permit, and permitted in Sub-Zone B
1292 only, subject to requirements in Section 15-2.3-9.

1293 ¹⁰See LMC Chapter Section 15-4-18, Passenger Tramways And Ski Base Facilities.

1294 ¹¹See LMC Chapter Section 15-4-2, Fences And Retaining Walls.

1295 ~~¹²Subject to compliance with the criteria set forth in Section 15-2.3-8(B).~~

1296 HISTORY

1297 *Adopted by Ord. 00-51 on 9/21/2000*

1298 *Amended by Ord. 04-08 on 3/4/2004*

1299 *Amended by Ord. 06-56 on 7/27/2006*

1300 *Amended by Ord. 09-10 on 3/5/2009*

1301 *Amended by Ord. 10-14 on 4/15/2010*

1302 *Amended by Ord. 12-37 on 12/20/2012*

1303 *Amended by Ord. 15-35 on 10/12/2015*

1304

1305 ~~**15-2.3-3 Conditional Use Permit Review**~~

1306 ~~The Planning Commission shall review any Conditional Use permit (CUP) Application in~~
1307 ~~the HR-2 District according to Conditional Use permit criteria set forth in Section 15-1-~~
1308 ~~10 as well as the following:~~

1309 ~~A. Consistent with the Design Guidelines for Park City's Historic Districts and~~
1310 ~~Historic Sites, Section 15-4.~~

1311 ~~B. The Applicant may not alter an Historic Structure to minimize the residential~~
1312 ~~character of the Building.~~

1313 ~~C. Dedication of a Facade Preservation Easement for Historic Structures is required~~
1314 ~~to assure preservation of Historic Structures and the Historic fabric of the~~
1315 ~~surrounding neighborhood.~~

1316 ~~D. New Buildings and additions must be in scale and Compatible with the mass,~~
1317 ~~height, width, and historic character of the surrounding residential neighborhood~~
1318 ~~and existing Historic Structures in the neighborhood. Larger Building masses~~
1319 ~~should be located to rear of the Structure to minimize the perceived mass from~~
1320 ~~the Street.~~

1321 ~~E. Parking requirements of Section 15-3 shall be met. The Planning Commission~~
1322 ~~may waive parking requirements for Historic Structures and may consider in-lieu~~
1323 ~~fees for all or a portion of parking requirements for Master Planned~~

1324 ~~Developments. Calculation of in-lieu fees shall be based on the Park City~~
1325 ~~Municipal Code Section 11-12-16 and any adopted City Council fees in effect at~~
1326 ~~the time a complete application is received.~~

1327 ~~The Planning Commission may allow on-Street parallel parking adjacent to the~~
1328 ~~Front Yard to count as parking for Historic Structures, if the Applicant can~~
1329 ~~document that the on-Street Parking will not impact adjacent Uses or create~~
1330 ~~traffic circulation hazards. A traffic study, prepared by a registered Engineer, may~~
1331 ~~be required.~~

1332 ~~F. All Yards must be designed and maintained in a residential manner. Existing~~
1333 ~~mature landscaping shall be preserved wherever possible. The Use of native~~
1334 ~~plants and trees is strongly encouraged.~~

1335 ~~G. Fencing and Screening between residential and Commercial Uses may be~~
1336 ~~required along common Property Lines.~~

1337 ~~H. All utility equipment and service areas must be fully Screened to prevent visual~~
1338 ~~and noise impacts on adjacent residential Properties and on pedestrians.~~

1339 **HISTORY**

1340 *Adopted by Ord. 00-51 on 9/21/2000*

1341 *Amended by Ord. 06-56 on 7/27/2006*

1342 *Amended by Ord. 10-14 on 4/15/2010*

1343 *Amended by Ord. 12-37 on 12/20/2012*

1344

1345 **15-2.3-43 Lot And Site Requirements**

1346 Except as may otherwise be provided in this Code, no Building Permit shall be issued
1347 for a Lot unless such Lot has Area, width, and depth as required, and Frontage on a
1348 private or Public Street shown on the Streets Master Plan, or on a private easement
1349 connecting the Lot to a Street shown on the Streets Master Plan.

1350

1351 All Development activity must comply with the following minimum Lot and Site
1352 requirements:

1353

1354 A. **LOT SIZE**. The minimum Lot Area is 1,875 square feet for a Single Family
1355 Dwelling and 3,750 square feet for a Duplex Dwelling. For properties platted as
1356 lots within the historic Park City Survey and originally platted as 25 feet wide by
1357 75 feet deep with a lot size of 1,875 square feet, the Planning Director may make
1358 a determination that the minimum Lot Size may be reduced up to 20 square feet
1359 if subsequent surveys find that the final lot dimensions are less than 25 feet by
1360 75 feet. The Footprint shall be reduced in accordance with the Lot Size and no
1361 variation to setbacks will be allowed. The Minimum Lot Area for all other Uses
1362 shall be determined by the Planning Commission during the Conditional Use or
1363 Master Planned Development review process.

1364 B. **LOT WIDTH.** The minimum width of a Lot is twenty five feet (25'), measured
1365 fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot
1366 configurations, Lot width measurements shall be determined by the Planning
1367 Director.

1368 C. **BUILDING ENVELOPE (HR-2 DISTRICT).** The Building Pad, Building Footprint
1369 and height restrictions define the maximum Building Envelope within which all
1370 Development must occur with exceptions as allowed in Section 15-2.3-4.

1371 D. **BUILDING PAD (HR-2 DISTRICT).** The Building Pad is the Lot Area minus
1372 required Front, Rear, and Side Setback Areas.

1373 1. The Building Footprint must be within the Building Pad. The remainder of
1374 the Building Pad must be open and free of any Structure except:

1375 Porches or decks, with or without roofs;

1376 a. At Grade patios;

1377 b. Upper level decks, with or without roofs;

1378 c. Bay Windows;

1379 d. Chimneys;

1380 e. Sidewalks, pathways, and steps;

1381 f. Screened hot tubs; and

1382 g. Landscaping.

1383 2. Exceptions to the Building Pad Area, excluding Bay Windows, are not
1384 included in the Building Footprint calculations, and are subject to Planning
1385 Director approval based on a determination that the proposed exceptions
1386 result in a design that:

1387 a. provides increased architectural interest consistent with the Design
1388 Guidelines for ~~Park City's~~ Historic Districts and Historic Sites; and

1389 b. maintains the intent of this section to provide horizontal and vertical
1390 Building articulation.

1391 E. **BUILDING FOOTPRINT (HR-2 DISTRICT).**

1392 1. The maximum Building Footprint for any Structure located on a Lot, or
1393 combination of Lots, not exceeding 18,750 square feet in Lot Area, shall
1394 be calculated according to the following formula for Building Footprint;
1395 ~~illustrated in Table 15-2.3.~~ The maximum Building Footprint for any
1396 Structure located on a Lot or combination of Lots, exceeding 18,750
1397 square feet in Lot Area, shall be 4,500 square feet; with an exemption
1398 allowance of 400 square feet per Dwelling Unit for garage floor area. A
1399 Conditional Use permit is required for all Structures with a proposed
1400 footprint greater than 3,500 square feet.

1401
1402 Accessory Buildings listed on the Park City Historic ~~Structures~~Sites

1403 Inventory that are not expanded, enlarged or incorporated into the Main
 1404 Building, shall not count in the total Building Footprint of the Lot.

1405 2. See Section 15-6-5(B) for maximum allowed Building footprint for Master
 1406 Planned Developments within the HR-2 District.

1407 $MAXIMUM FP = (A/2) \times 0.9^{A/1875}$

1408 Where FP = maximum Building Footprint and A= Lot Area.

1409 Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$
 1410 sq. ft.

1411 See the following Table 15-2.3. for a schedule equivalent of this formula
 1412 for common Lot Sizes.

1413
 1414

TABLE 15-2.3.

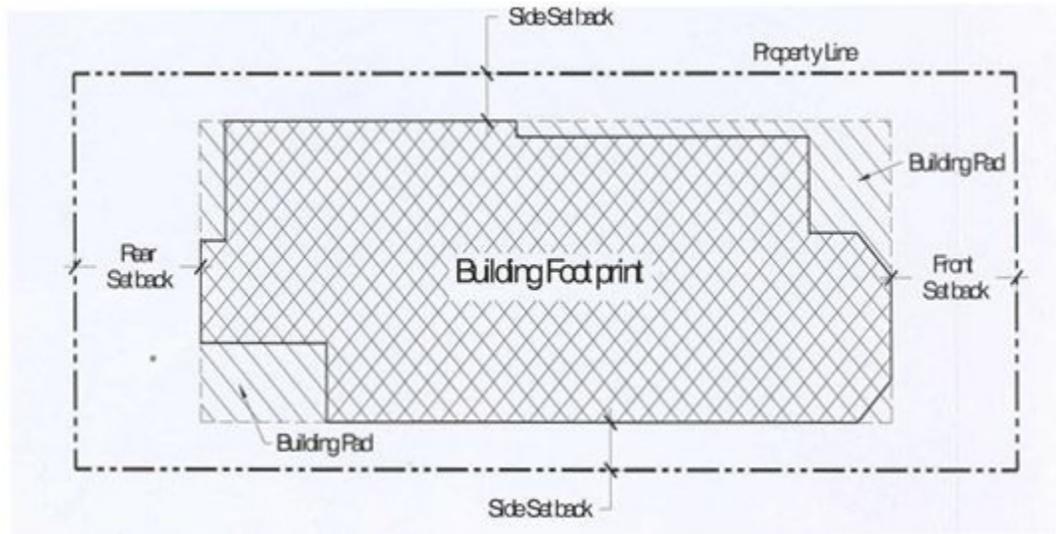
Lot Depth \leq ft. *	Lot Width, ft. Up to:-	Side Setbacks Min. Total, ft.-		Lot Area Sq. ft.-	Bldg. Pad Sq. ft.-	Max Bldg. Footprint
75 ft.	25.0	3 ft.-	6 ft.-	1,875	1,045	844
75 ft.	37.5	3 ft.-	6 ft.-	2,813	1,733	1,201
75 ft.	50.0	5 ft.-	10 ft.-	3,750	2,200	1,519
75 ft.	62.5	5 ft.-	14 ft.-	4,688	2,668	1,801
75 ft.	75.0	5 ft.-	18 ft.-	5,625	3,135	2,050
75 ft.	87.5	10 ft.-	24 ft.-	6,563	3,493	2,270
75 ft.	100.0	10 ft.-	24 ft.-	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.-	30 ft.-	Greater than 7,500 ft.-	Per Setbacks and Lot Area	Per formula

1415 *For Lots > 75' in depth use footprint formula and Table 15-2.3a for Front
 1416 and Rear Setbacks.

<u>Lot Depth (ft.)*</u>	<u>Lot Width, (ft.)</u>	<u>Lot Area Sq. ft.</u>	<u>Max Bldg. Footprint</u>
<u>75 ft.</u>	<u>25.0</u>	<u>1,875</u>	<u>844</u>
<u>75 ft.</u>	<u>37.5</u>	<u>2,813</u>	<u>1,201</u>
<u>75 ft.</u>	<u>50.0</u>	<u>3,750</u>	<u>1,519</u>
<u>75 ft.</u>	<u>62.5</u>	<u>4,688</u>	<u>1,801</u>
<u>75 ft.</u>	<u>75.0</u>	<u>5,625</u>	<u>2,050</u>
<u>75 ft.</u>	<u>87.5</u>	<u>6,563</u>	<u>2,270</u>
<u>75 ft.</u>	<u>100.0</u>	<u>7,500</u>	<u>2,460</u>
<u>75 ft.</u>	<u>Greater than 100.0</u>	<u>Greater than 7,500 ft.</u>	<u>Per formula</u>

*For Lots > 75' in depth use footprint formula.

1417
1418



1419
1420
1421

F. FRONT AND REAR SETBACKS. Front and Rear Setbacks are as follows:

TABLE 15-2.3-a

Lot Depth	Min. Front/Rear Setback	Total of Setbacks
Up to 75 ft., inclusive	10 ft. <u>each</u>	20 ft.

From 75 ft. to 100 ft.	12 ft. / <u>13 ft. (or vice versa)</u>	25 ft.
Over 100 ft.	15 ft. <u>each</u>	30 ft.

1422

1423

1424

G. **FRONT SETBACK EXCEPTIONS.** The Front Setback must be open and free of any Structure except:

1425

1426

1427

1428

1. Fences, ~~or~~ walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2, Fences And Retaining Walls. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection, at the back of curb.

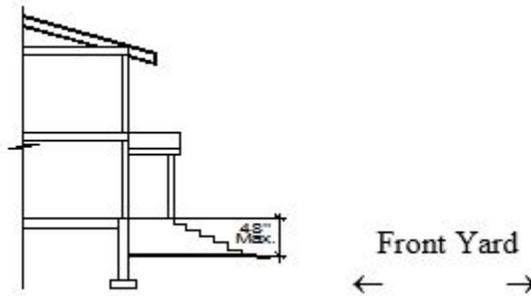
1429

1430

1431

1432

2. Uncovered steps leading to the Main Building; provided, the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection.



1433

1434

1435

3. Decks, porches, or Bay Windows not more than ten feet (10') wide and projecting not more than three feet (3') into the Front Setback.

1436

1437

4. Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback.

1438

5. Sidewalks and pathways.

1439

1440

1441

6. Driveways leading to a Garage or approved Parking Area. No portion of a Front Yard except for driveways, allowed Parking Areas and sidewalks, may be Hard-Surfaced or graveled.

1442

1443

7. Single car detached Garages approved as part of a Master Planned Development in Subzone A.

1444

1445

H. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of any Structure except:

1446

1447

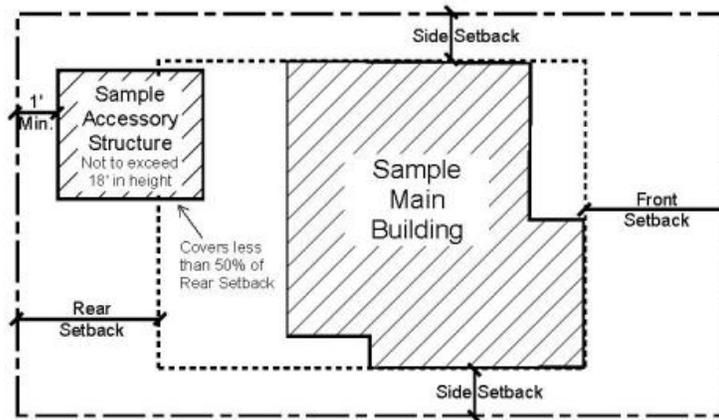
1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Rear Setback.

1448

1449

2. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the Rear Setback.

- 1450 3. Window wells not exceeding the minimum International Residential Code
 1451 (IRC) or International Building Code (IBC) requirements for egress or light
 1452 wells may extending not more than four feet (4') into the Rear Setback.
 1453 Should egress requirements be met within the building pad, no Rear
 1454 Setback exception is permitted.
- 1455 4. Roof overhangs or eaves projecting not more than two feet (2') into the
 1456 Rear Setback.
- 1457 5. Window sills, belt courses, cornices, trim, exterior siding, or other
 1458 ornamental features projecting not more than six inches (6") into the Rear
 1459 Setback beyond the main Structure to which they are attached.
- 1460 6. Detached Accessory Buildings not more than eighteen feet (18') in height,
 1461 and including any free-standing Solar Energy Systems, located a
 1462 minimum of five feet (5') behind the front facade of the Main Building, and
 1463 maintaining a minimum Rear Setback of one foot (1'). Such Structure must
 1464 not cover over fifty percent (50%) of the Rear Setback. See the following
 1465 illustration:



- 1466 7. A Hard-Surfaced Parking Areas subject to the same location requirements
 1467 as a detached Accessory Building.
- 1468 8. Mechanical equipment (which must be screened), hot tubs, or similar
 1469 Structures located at least three feet (3') from the Rear Lot Line.
- 1470 9. Fences, ~~or~~ walls, and retaining walls not more than six feet (6') in height or
 1471 as permitted in Section 15-4-2 Fences And Retaining Walls.
- 1472 10. Patios, decks, steps, pathways, or similar Structures not more than thirty
 1473 inches (30") above Final Grade, not including any required handrail, and
 1474 located at least one foot (1') from the Rear Lot Line.
- 1475 11. Pathways or steps connecting to a City staircase or pathway.
- 1476

1477 12. One (1) Shared Driveway leading to a garage or approved Parking Area.
 1478 See Section 15-2.3-12 Parking Regulations for additional requirements.

1479 I. **SIDE SETBACKS.** The Side Setbacks are as follows:

1480 ~~1. The minimum Side Setback is three feet (3'), but increases for Lots greater~~
 1481 ~~than thirty-seven and one-half feet (37.5') in width, as per Table 15-2.3~~
 1482 ~~above.~~

1483 TABLE 15-2.3b

<u>Lot Width (ft.) up to:</u>	<u>Minimum Side Setback</u>	<u>Total of Setbacks</u>
<u>25.0</u>	<u>3 ft. each</u>	<u>6 ft.</u>
<u>37.5</u>	<u>3 ft. each</u>	<u>6 ft.</u>
<u>50.0</u>	<u>5 ft. each</u>	<u>10 ft.</u>
<u>62.5</u>	<u>5 ft.</u>	<u>14 ft.</u>
<u>75.0</u>	<u>5 ft.</u>	<u>18 ft.</u>
<u>87.5</u>	<u>10 ft.</u>	<u>24 ft.</u>
<u>100.0</u>	<u>10 ft.</u>	<u>24 ft.</u>
<u>Greater than 100.0</u>	<u>10 ft.</u>	<u>30 ft.</u>

1484
 1485 1. On Corner Lots, the minimum Side Setback that faces a side Street or
 1486 platted Right-of-Way is five feet (5'). A three foot (3') Side Setback along
 1487 the platted Right-of-Way may be approved by the City Engineer when the
 1488 Lot Width is less than 37.5 feet; no Side Setback exceptions shall be
 1489 utilized and the sight triangle shall be maintained when the Setback is
 1490 three feet (3') along the Right-of-Way.

1491 2. A Side Setback between connected Structures is not required where
 1492 Structures are designed with a common wall on a Property Line, each
 1493 Structure is located on an individual Lot, the Lots are burdened with a
 1494 party wall agreement in a form approved by the City Attorney and Chief
 1495 Building Official, all applicable Building and Fire Code requirements are
 1496 met, and the Use is an Allowed or Conditional Use in the Zoning District.

1497 a. Exterior Side Setbacks shall be based on the required minimum
 1498 Side Setback for each Lot; however the Planning Commission may

1499 consider increasing exterior Side Setbacks during Conditional Use
1500 Permit review to mitigate potential impacts on adjacent Property.
1501 Side Setback exceptions continue to apply.

1502 b. Building Footprint shall be based on the total lot Area of the
1503 underlying Lots. The Planning Commission may consider
1504 decreasing Building Footprint during Conditional Use Permit review
1505 to mitigate potential impacts on adjacent Property.

1506 B. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any
1507 Structure except:

1508 1. Bay Windows not more than ten feet (10') wide, and projecting not more
1509 than two feet (2') into the Side Setback.⁴ Only permitted on Lots with a
1510 minimum required Side Setback of five feet (5') or greater.

1511 2. Chimneys not more than five feet (5') wide and projecting not more than
1512 two feet (2') into the Side Setback.⁴ Only permitted on Lots with a
1513 minimum required Side Setback of five feet (5') or greater.

1514 3. Window wells not exceeding the minimum International Residential Code
1515 (IRC) or International Building Code (IBC) requirements for egress or light
1516 wells may extending not more than four feet (4') into the Side Setback⁴
1517 Only permitted on Lots with a minimum required Side Setback of five feet
1518 (5') or greater. Should egress requirements be met within the building pad,
1519 no Rear Setback exception is permitted.

1520 4. Roof overhangs or eaves projecting not more than two feet (2') into the
1521 Side Setback on Lots with a minimum required Side Setback of five feet
1522 (5') or greater. A one foot (1') roof or eave overhang is permitted on Lots
1523 with a Side Setback of less than five feet (5').⁴

1524 5. Window sills, belt courses, trim, cornices, exterior siding, or other
1525 ornamental features projecting not more than six inches (6") into the Side
1526 Setback beyond the main Structure to which they are attached.

1527 6. Patios, decks, pathways, steps, or similar Structures not more than thirty
1528 inches (30") in height from Final Grade, not including any required
1529 handrail.

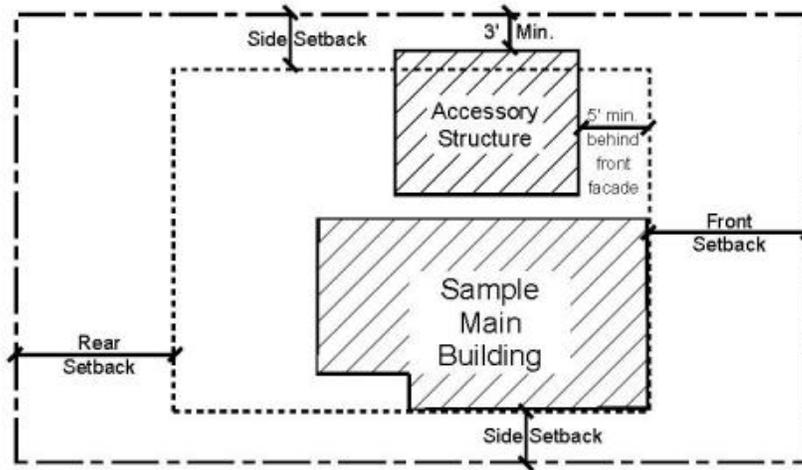
1530 7. Fences, ~~or walls,~~ and retaining walls not more than six feet (6') in height or
1531 as permitted in Section 15-4-2 Fences And Retaining Walls.

1532 8. One (1) private or Shared Driveways leading to a garage or approved
1533 Parking Area. See Section 15-2.3-12 Parking Regulations for additional
1534 requirements.

1535 9. Pathway or steps connecting to a City staircase or pathway.

1536 10. Detached Accessory Buildings, not more than eighteen feet (18') in height,
1537 including any free-standing Solar Energy Systems, located a minimum of
1538 five feet (5') behind the front facade of the Main Building, maintaining a

1539 minimum Side Setback of three feet (3'). See the following illustration:



- 1540
- 1541 11. Mechanical equipment (which must be screened), hot tubs, or similar
- 1542 Structures located at least three feet (3') from the Side Lot Line.
- 1543 C. **SNOW RELEASE.** Site plans and Building designs must resolve snow release
- 1544 issues to the satisfaction of the Chief Building Official.
- 1545 D. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet
- 1546 (2') in height above Road Grade shall be placed on any Corner Lot within the Site
- 1547 Distance Triangle. A reasonable number of trees may be allowed, if pruned high
- 1548 enough to permit automobile drivers an unobstructed view. This provision must
- 1549 not require changes in the Natural Grade on the Site.
- 1550 E. **MASTER PLANNED DEVELOPMENTS.** The Planning Commission may
- 1551 increase or decrease Setbacks in Master Planned Developments in accordance
- 1552 with Section 15-6-5(G); however the above Grade spacing between houses shall
- 1553 be consistent with the spacing that would result from required Setbacks of the
- 1554 Zone and shall be Compatible with the ~~historic~~Historic character of the
- 1555 surrounding residential neighborhood. The Planning Commission may increase
- 1556 or decrease Maximum Building Footprint in Master Planned Developments in
- 1557 accordance with Section 15-6-5(B).

1558 ~~†Applies only to Lots with a minimum Side Setback of five feet (5')~~

1559 HISTORY

- 1560 Adopted by Ord. 00-51 on 9/21/2000
- 1561 Amended by Ord. 06-56 on 7/27/2006
- 1562 Amended by Ord. 09-10 on 3/5/2009
- 1563 Amended by Ord. 10-14 on 4/15/2010
- 1564 Amended by Ord. 15-35 on 10/12/2015
- 1565 Amended by Ord. 2016-44 on 9/15/2016

1566 Amended by Ord. 2018-27 on 5/31/2018

1567 Amended by Ord. 2018-27 on 5/31/2018

1568 Amended by Ord. 2018-43 on 7/19/2018

1569 Amended by Ord. 2019-07 on 1/29/2019

1570

1571 **15-2.3-54 Existing Historic Buildings And/Or Structures**

1572 Historic Buildings and/or Structures that do not comply with Building Setbacks, Building
1573 Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location
1574 standards are valid Non-Complying Structures. Additions must comply with Building
1575 Setbacks, Building Footprint, driveway location standards and Building Height. Additions
1576 to Historic Buildings and/or Structures are exempt from Off-Street parking requirements
1577 provided the addition does not create a Lockout Unit or Accessory Apartment. Additions
1578 must comply with Building Setbacks, Building Footprint, driveway location standards
1579 and Building Height. All Conditional Uses proposed on the Site, excluding Development
1580 on a Steep Slope, shall comply with parking requirements of Chapter 15-3.
1581

1582 A. **EXCEPTION**. In order to achieve new construction consistent with the Design
1583 Guidelines for Park City's Historic Districts and Historic Sites, the Planning
1584 Commission may grant an exception to the Building Setbacks and driveway
1585 location standards for additions to Historic Buildings and/or Structures, including
1586 detached single car Garages:

- 1587 1. Upon approval of a Conditional Use permit, and
1588 2. When the scale of the addition, and/or driveway is Compatible with the
1589 Historic Building and/or Structure, and
1590 3. When the addition complies with all other provisions of this Chapter, and
1591 4. When the addition complies with the adopted Building and Fire Codes;
1592 and
1593 5. When the addition complies with the Design Guidelines for Historic
1594 Districts and Sites.

1595 HISTORY

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

1597 Amended by Ord. 2016-44 on 9/15/2016

1598

1599 **15-2.3-65 Building Height**

1600 No Structure shall be erected to a height greater than twenty-seven feet (27') from
1601 Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet
1602 (4') from Existing Grade ~~around the periphery of the Structure~~, except for the placement
1603 of approved window wells, emergency egress, and a garage entrance. The Planning
1604 Commission may grant an exception to the Final Grade requirement as part of a Master

1605 Planned Development within Subzone A where Final Grade must accommodate zero lot
1606 line Setbacks. The following height requirements must be met:

1607 A. A Structure shall have a maximum height of thirty five feet (35') measured from
1608 the lowest finish floor plane to the point of the highest wall top plate that supports
1609 the ceiling joists or roof rafters. The Planning Commission may grant an
1610 exception to this requirement as part of a Master Planned Development within
1611 Subzone A for the extension of below Grade subterranean HCB Commercial
1612 Uses.

1613 B. A ten foot (10') minimum horizontal step in the downhill façade is required unless
1614 the First Story is located completely under the finish Grade on all sides of the
1615 Structure. The Planning Commission may grant an exception to this requirement
1616 as part of a Master Planned Development within Subzone A consistent with MPD
1617 requirements of Section 15-6-5(F). The horizontal step shall take place at a
1618 maximum height of twenty three feet (23') from where Building Footprint meets
1619 the lowest point of existing Grade. Architectural features, that provide articulation
1620 to the upper story façade setback, may encroach into the minimum ten foot (10')
1621 setback but shall be limited to no more than twenty five percent (25%) of the
1622 width of the building encroaching no more than four feet (4') into the setback,
1623 subject to compliance with the Design Guidelines for Historic Sites and Historic
1624 Districts.

1625 C. **ROOF PITCH**. The roof pitch of a Structure's Contributing Roof Form shall be
1626 between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a
1627 minimum horizontal distance of 20 feet measured from the primary façade to the
1628 rear of the building, as viewed from the primary public right-of-way. Secondary
1629 Roof Forms may be below the required 7:12 roof pitch and located on the
1630 primary façade (such as porches, bay window roofs, etc).

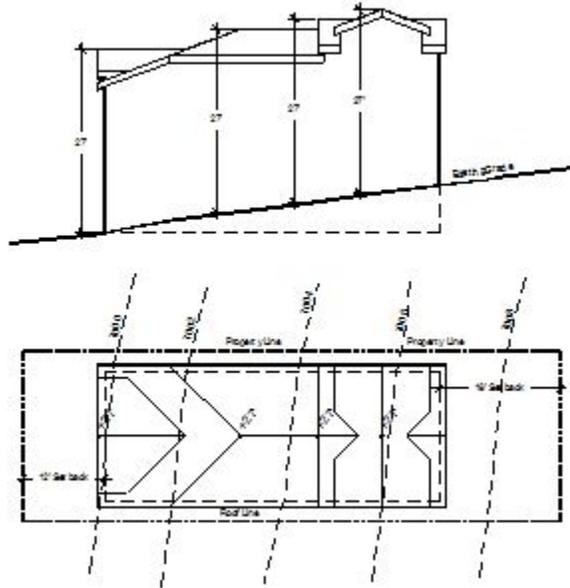
1631 1. Secondary Roof Forms may be Rooftop Decks so long as they are not
1632 more than 23 feet in height above Finished Grade. This height includes
1633 any railings, parapets, stairs, and similar constructions on the Roof Deck.

1634 2. The height of railings, parapets, stairs, and similar constructions on a
1635 Green Roof or Flat Roof are included in the calculation of Building
1636 Height. Decks, hot tubs, outdoor cooking areas, and seating areas are not
1637 permitted on Green Roofs. Green Roofs must be vegetated.

1638 3. A Structure containing a flat roof shall have a maximum height of thirty five
1639 feet (35') measured from the lowest floor plane to the highest wall top
1640 plate that supports the ceiling joists or roof rafters. The height of the Green
1641 Roof, including the parapets or similar features shall not exceed twenty
1642 four (24") above the highest top plate mentioned above. Any required

1643

railings for a Green Roof shall comply with Building Height.



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

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

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1. ~~An antenna~~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.

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1653

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. ~~See LMC Section 15-5-5(G)(7)(a).~~

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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:

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- a. The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.

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- b. The proposed option is the only feasible option for the elevator on the Site.

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- c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

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4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.3-6) on a downhill Lot to accommodate a single car wide garage in a Tandem configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may

1669 not exceed the minimum depth for internal Parking Space(s) as
1670 dimensioned within this Code, ~~Section~~Chapter 15-3. The additional height
1671 may not exceed thirty-five feet (35') from existing Grade.

1672 HISTORY

- 1673 *Adopted by Ord. 00-51 on 9/21/2000*
- 1674 *Amended by Ord. 06-56 on 7/27/2006*
- 1675 *Amended by Ord. 09-10 on 3/5/2009*
- 1676 *Amended by Ord. 09-14 on 4/9/2009*
- 1677 *Amended by Ord. 09-40 on 11/5/2009*
- 1678 *Amended by Ord. 10-14 on 4/15/2010*
- 1679 *Amended by Ord. 13-48 on 11/21/2013*
- 1680 *Amended by Ord. 2016-44 on 9/15/2016*
- 1681 *Amended by Ord. 2017-59 on 11/9/2017*
- 1682 *Amended by Ord. 2018-27 on 5/31/2018*

1683

1684 **15-2.3-76 Development On Steep Slopes**

1685 Development on Steep Slopes must be environmentally sensitive to hillside Areas,
1686 carefully planned to mitigate adverse effects on neighboring land and Improvements,
1687 and consistent with the Design Guidelines for ~~Park City's~~ Historic Districts and Historic
1688 Sites Chapter 15-13, and Chapter 15-5.

1689 For the purpose of measuring Slope, the measurement shall include a minimum
1690 horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on
1691 the certified topographic survey. The measurement shall quantify the steepest Slope
1692 within the Building Footprint and any Access driveway.

1693 A. **Steep Slope Determination.**

- 1694 1. A Steep Slope Conditional Use permit or Administrative Conditional Use
1695 Permit is required for construction of any Structure with a Building
1696 Footprint in excess of two hundred square feet (200 sq. ft.) if said Building
1697 Footprint is located on or projecting over an existing Slope of thirty percent
1698 (30%) or greater.
- 1699 2. A Steep Slope Conditional Use permit or Administrative Conditional Use
1700 Permit is required for construction of any addition to an existing Structure,
1701 when the Building Footprint of the addition is in excess of two hundred
1702 square feet (200 sq. ft.), if the Building Footprint of the addition is located
1703 on or projecting over an existing Slope of thirty (30%) or greater.
- 1704 3. A Steep Slope Conditional Use permit or Administrative Conditional Use
1705 Permit is required for any Access driveway located on or projecting over
1706 an existing Slope of thirty percent (30%) or greater.

1707 B. **Permits Required.**

- 1708 1. On Lots with 3,750 square feet or less, an Administrative Conditional use
1709 Permit shall be processed by the Planning Department.

1710 2. On Lots greater than 3,750 square feet, a Conditional Use Permit is
1711 required. The Planning Department shall review all Steep Slope
1712 Conditional Use permit Applications and forward a recommendation to the
1713 Planning Commission.

1714 **C. Conditional Use Permit Criteria.**

1715 The Planning Commission may review Steep Slope Conditional Use permit
1716 Applications as Consent Calendar items. Steep Slope Conditional Use permit
1717 Applications shall be subject to the following criteria:

- 1718 1. **LOCATION OF DEVELOPMENT.** Development is located and designed
1719 to reduce visual and environmental impacts of the Structure.
- 1720 2. **VISUAL ANALYSIS.** The Applicant must provide the Planning
1721 Department with a visual analysis of the project from key Vantage Points:
- 1722 a. To determine potential impacts of the proposed Access, and
1723 Building mass and design; and
- 1724 b. To identify the potential for Screening, Slope stabilization, erosion
1725 mitigation, vegetation protection, and other design opportunities.
- 1726 3. **ACCESS.** Access points and driveways must be designed to minimize
1727 Grading of the natural topography and to reduce overall Building scale.
1728 Shared Driveways and Parking Areas, and side Access to garages are
1729 strongly encouraged, where feasible.
- 1730 4. **TERRACING.** The project may include terraced retaining Structures if
1731 necessary to regain Natural Grade.
- 1732 5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be
1733 located to minimize cut and fill that would alter the perceived natural
1734 topography of the Site. The Site design and Building Footprint must
1735 coordinate with adjacent Properties to maximize opportunities for open
1736 Areas and preservation of natural vegetation, to minimize driveway and
1737 Parking Areas, and to provide variation of the Front Yard.
- 1738 6. **BUILDING FORM AND SCALE.** Where Building masses orient against
1739 the Lot's existing contours, the Structures must be stepped with the Grade
1740 and broken into a series of individual smaller components that are
1741 Compatible with the District. Low profile Buildings that orient with existing
1742 contours are strongly encouraged. The garage must be subordinate in
1743 design to the main Building. In order to decrease the perceived bulk of the
1744 Main Building, the Planning Director and/or Planning Commission may
1745 require a garage separate from the main Structure or no garage.
- 1746 7. **SETBACKS.** The Planning Department and/or Planning Commission may
1747 require an increase in one or more Setbacks to minimize the creation of a
1748 "wall effect" along the Street front and/or the Rear Lot Line. The Setback
1749 variation will be a function of the Site constraints, proposed Building scale,
1750 and Setbacks on adjacent Structures.

1751 8. **DWELLING VOLUME.** The maximum volume of any Structure is a
1752 function of the Lot size, Building Height, Setbacks, and provisions set forth
1753 in this Chapter. The Planning Department and/or Planning Commission
1754 may further limit the volume of a proposed Structure to minimize its visual
1755 mass and/or to mitigate differences in scale between a proposed Structure
1756 and existing Structures.

1757 9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HR-2
1758 District is twenty-seven feet (27') and is restricted as stated above in
1759 Section 15-2.3-6. The Planning Department and/or Planning Commission
1760 may require a reduction in Building Height for all, or portions, of a
1761 proposed Structure to minimize its visual mass and/or to mitigate
1762 differences in scale between the proposed Structure and the Historic
1763 character of the neighborhood's existing residential Structures.

1764 HISTORY

- 1765 *Adopted by Ord. 00-51 on 9/21/2000*
- 1766 *Amended by Ord. 06-56 on 7/27/2006*
- 1767 *Amended by Ord. 09-10 on 3/5/2009*
- 1768 *Amended by Ord. 10-14 on 4/15/2010*
- 1769 *Amended by Ord. 15-35 on 10/12/2015*
- 1770 *Amended by Ord. 2016-44 on 9/15/2016*
- 1771 *Amended by Ord. 2019-07 on 1/29/2019*

1772

1773 **15-2.3-37 Conditional Use Permit Review**

1774 **The Planning Commission shall review any Conditional Use permit (CUP) Application in**
1775 **the HR-2 District according to Conditional Use permit criteria set forth in Section 15-1-**
1776 **10 as well as the following:**

- 1777 A. **Consistent with the Design Guidelines for Park City's Historic Districts and**
1778 **Historic Sites, Section Chapter 15-413.**
- 1779 B. **The Applicant may not alter an Historic Building and/or Structure to minimize the**
1780 **residential character of the Building.**
- 1781 C. **Dedication of a Facade Preservation Easement for Historic Buildings and/or**
1782 **Structures is required to assure preservation of Historic Buildings and/or**
1783 **Structures and the Historic fabric of the surrounding neighborhood.**
- 1784 D. **New Buildings and additions must be in scale and Compatible with the mass,**
1785 **height, width, and historic**~~Historic~~**character of the surrounding residential**
1786 **neighborhood and existing Historic Buildings and/or Structures in the**
1787 **neighborhood. Larger Building masses should be located to rear of the Structure**
1788 **to minimize the perceived mass from the Street.**
- 1789 E. **Parking requirements of Section Chapter 15-3 shall be met. The Planning**
1790 **Commission may waive parking requirements for Historic Buildings and/or**
1791 **Structures and may consider in-lieu fees for all or a portion of parking**

1792 requirements for Master Planned Developments. Calculation of in-lieu fees shall
1793 be based on the Park City Municipal Code Section 11-12-16 and any adopted
1794 City Council fees in effect at the time a complete application is received.

1795 The Planning Commission may allow on-Street parallel parking adjacent to the
1796 Front Yard to count as parking for Historic Buildings and/or Structures, if the
1797 Applicant can document that the on-Street Parking will not impact adjacent Uses
1798 or create traffic circulation hazards. A traffic study, prepared by a registered
1799 Engineer, may be required.

1800 F. All Yards must be designed and maintained in a residential manner. Existing
1801 mature landscaping shall be preserved wherever possible. The Use of native
1802 plants and trees is strongly encouraged.

1803 G. Fencing and Screening between residential and Commercial Uses may be
1804 required along common Property Lines.

1805 H. All utility equipment and service areas must be fully Screened to prevent visual
1806 and noise impacts on adjacent residential Properties and on pedestrians.

1807 HISTORY

1808 Adopted by Ord. 00-51 on 9/21/2000

1809 Amended by Ord. 06-56 on 7/27/2006

1810 Amended by Ord. 10-14 on 4/15/2010

1811 Amended by Ord. 12-37 on 12/20/2012

1812

1813 **15-2.3-8 Special Requirements For Master Planned Developments And**
1814 **Conditional Use Permits In Sub-Zone A**

1815 A. **SUB-ZONE A.** Sub-Zone A consists of Lots in the HR-2 District that are west of
1816 Main Street, excluding those Lots within Block 13. (B) The following special
1817 requirements apply only to Lots in Sub-Zone A that are part of a Master Planned
1818 Development, a Conditional Use Permit, or a Plat Amendment that combines a
1819 Main Street, HCB zoned, Lot with an adjacent Park Avenue, HR-2 zoned, Lot or
1820 portion of a Lot, for the purpose of restoring an Historic Building and/or Structure,
1821 constructing an approved addition to an Historic Building and/or Structure,
1822 constructing a residential dwelling or Garage on Park Avenue, or expanding a
1823 Main Street Business into the HR-2 zoned Lot:

1824 1. All Commercial Uses extending from Main Street into the HR-2 Zone are
1825 subject to the Conditional Use Permit review requirements of Section 15-
1826 1-10 and the Master Planned Development requirements of
1827 SectionChapter 15-6 if the development is part of a Master Planned
1828 Development. These Commercial Uses must be located below the Grade
1829 of Park Avenue projected across the HR-2 Lot and beneath the Main Floor
1830 of a residential Structure or Structures facing Park Avenue. Occupancy of
1831 the below Grade Floor Area is conditioned upon completion of the
1832 residential structure on the HR-2 Lot.

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2. All Buildings within the HR-2 portion of the development must meet the minimum Side and Front Setbacks of the HR-2 District as stated in Section 15-2.3-4, unless the Planning Commission grants an exception to this requirement during the MPD review and the development is consistent with the MPD Section 15-6-5(C). Below Grade Structures, such as parking structures and Commercial Floor Area extending from Main Street beneath a residential Structure or Structures on Park Avenue may occupy Side Setbacks subject to Building and Fire Codes and trespass agreements.
- 1842
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3. All Buildings within the HR-2 portion of the development must meet the Building Height requirements of the HR-2 District as stated in Section 15-2.3-6.
- 1845
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4. Existing and new Structures fronting on Park Avenue may not contain Commercial Uses, except as permitted in Section 15-2.3-8-(B)(1).
- 1847
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5. A Floor Area Ratio of 4.0 shall be used to calculate the total Commercial Floor Area. Only the Lot Area within the HCB Lot may be used to calculate the Commercial Floor Area.
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6. The number of residential units allowed on the HR-2 portion of the Development is limited by the Lot and Site Requirements of the HR-2 District as stated in Section 15-2.3-4.
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7. All entrances and Access, including service and delivery, for the Commercial Use must be off of a Street or easement within the HCB District. The Commercial Structure must be designed to preclude any traffic generation on residential Streets, such as Park Avenue. Any emergency Access, as required by the Uniform Building Code (UBC), onto the HR-2 portion of the Property must be designed in such a manner as to absolutely prohibit non-emergency Use. Alarms shall be installed on all emergency doors that provide access to Park Avenue.
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8. Commercial portions of a Structure extending from the HCB to the HR-2 District must be designed to minimize the Commercial character of the Building and Use and must mitigate all impacts on the adjacent Residential Uses. Impacts include such things as noise, odor and glare, intensity of activity, parking, signs, lighting, Access and aesthetics.
- 1866
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9. No loading docks, service yards, exterior mechanical equipment, exterior trash compounds, outdoor storage, ADA Access, or other similar Uses associated with the HCB Uses are allowed within the HR-2 portion of the Property, and all such Uses shall be screened for visual and noise impacts.
- 1871
1872
10. The Property Owner must donate a Preservation Easement to the City for any Historic Buildings and/or Structures included in the Development.

- 1873 11. Any Historic Buildings and/or Structures included in the development shall
- 1874 be restored or rehabilitated according to the requirements of Historic
- 1875 Preservation ~~the LMG~~ Chapter 15-11 Historic Preservation.
- 1876 12. Any adjoining Historic Buildings and/or Structures under common
- 1877 ownership or control must be considered a part of the Property for review
- 1878 purposes of the Conditional Use permit and/or Master Planned
- 1879 Development.
- 1880 13. The allowed Building Width of any Structure above Final Grade is up to
- 1881 forty (40) feet. Building Widths shall reflect the typical variation, pattern
- 1882 and Historic character of the surrounding residential neighborhood.
- 1883 14. Residential Density Transfers between the HCB and HR-2 Zoning Districts
- 1884 are not permitted. A portion of the Gross Floor Area generated by the
- 1885 Floor Area Ratio of the HCB Zoning District and applied only to Lot Area in
- 1886 the HCB Zone, may be located in the HR-2 Zone as allowed by this
- 1887 Section.
- 1888 15. Maximum allowed Building Footprint for the HR-2 Lot is subject to Section
- 1889 15-6-5(~~B~~).

1890 HISTORY

- 1891 *Adopted by Ord. 00-51 on 9/21/2000*
- 1892 *Amended by Ord. 10-14 on 4/15/2010*
- 1893 *Amended by Ord. 2018-43 on 7/19/2018*

1894

1895 **15-2.3-9 Special Requirements For Sub-Zone B**

- 1896 A. Sub Zone B consists of Lots in the HR-2 District that are located in the following
- 1897 Areas:
 - 1898 1. East of Main Street, including Properties fronting on Main Street, Swede
 - 1899 Alley, and Grant Avenue; and
 - 1900 2. West of Main Street within Block 13 and fronting on Main Street.
- 1901 B. The following special requirements apply only to those Commercial Uses as
- 1902 listed in Section 15-2.3-2 for Sub Zone B:
 - 1903 1. These Commercial Uses are allowed as a Conditional Use permit review
 - 1904 requirements in Section 15-1-10.
 - 1905 2. New additions and alterations to Historic Buildings and/or Structures must
 - 1906 not destroy the Architectural Detail of the Structure. The new work must
 - 1907 be Compatible with the massing, size, scale, and architectural features to
 - 1908 protect the Historic integrity of the Property and its environment. New
 - 1909 additions shall be subordinate to the existing Structure.
 - 1910 3. Adaptive reuse of residential Historic Buildings and/or Structures for
 - 1911 commercial Uses may impose only minimal changes to the defining
 - 1912 Architectural Detail.

- 1913 4. New Construction must be residential in character and comply with the
- 1914 Design Guidelines for ~~Park City's~~ Historic Districts and Historic Sites for
- 1915 residential construction and all Lot and Site requirements of Section 15-
- 1916 2.3-4.
- 1917 5. Parking must be provided on-Site in accordance with this Code or Off-Site
- 1918 by paying the HCB "in lieu fee" multiplied by the parking obligation.
- 1919 6. The Historic Building and/or Structure shall be restored or rehabilitated
- 1920 according to the requirements of LMC Chapter 4 15-11 as a condition
- 1921 precedent to approval of the Conditional Use permit.
- 1922 7. Any adjoining Historic Buildings and/or Structures, under common
- 1923 ownership or control must be considered a part of the Property for review
- 1924 purposes of the Conditional Use permit.
- 1925 8. The Property Owner must donate a Preservation Easement to the City for
- 1926 the Historic Building and/or Structure as a condition precedent to approval
- 1927 of the Conditional Use permit.

1928 HISTORY

1929 *Adopted by Ord. 00-51 on 9/21/2000*

1930

1931 **15-2.3-1310 Mechanical Service**

1932 No free standing mechanical equipment is allowed in the HR-2 zone with the exception
1933 of individual residential mechanical units serving Single family and Duplex Dwelling
1934 units within the HR-2 District, subject to the Lot and Site Requirements of Section 15-
1935 2.3-4. The Planning Department will review all Development Applications to assure that
1936 all Mechanical equipment attached to or on the roofs of Buildings is Screened so that it
1937 is not open to view and does not exceed the allowable decibel levels of the City's Noise
1938 Ordinance from nearby residential Properties.

1939

1940 Mechanical equipment in the HR-2 zone must be Screened to minimize noise infiltration
1941 to adjoining Properties and to mitigate visual impacts on nearby Properties and general
1942 public view. All mechanical equipment must be shown on the plans prepared for
1943 Conditional Use Permit and/or architectural review by the Planning, Engineering, and
1944 Building Departments.

1945

1946 All Structures must provide a means of storing refuse generated by the Structure's
1947 occupants. All refuse storage facilities must be shown on the plans prepared for
1948 Conditional Use Permit and/or architectural review. Refuse storage must be Screened,
1949 enclosed, and properly ventilated so that a nuisance is not created by odors or
1950 sanitation problems.

1951

1952 The loading and unloading of goods must take place entirely on the Site. Loading areas
1953 must be Screened from general public view. All loading areas sh all be shown on the
1954 plans prepared for Conditional Use Permit and/or architectural review.

1955

1956 HISTORY

- 1957 Adopted by Ord. 00-51 on 9/21/2000
- 1958 Amended by Ord. 06-56 on 7/27/2006
- 1959 Amended by Ord. 10-14 on 4/15/2010
- 1960 Amended by Ord. 2016-44 on 9/15/2016

1961

1962 **15-2.3-10 Parking Regulations**

- 1963 ~~A. Tandem Parking is allowed in the Historic District.~~
- 1964 ~~B. Common driveways are allowed along shared Side Lot Lines to provide Access~~
- 1965 ~~to Parking in the rear of the Main Building or below Grade if both Properties are~~
- 1966 ~~deed restricted to allow for the perpetual Use of the shared drive.~~
- 1967 ~~C. Common Parking Structures are allowed as a Conditional Use where it~~
- 1968 ~~facilitates:-~~
 - 1969 ~~1. the Development of individual Buildings that more closely conform to the~~
 - 1970 ~~scale of Historic Structures in the District; and-~~
 - 1971 ~~2. the reduction, mitigation or elimination of garage doors at the Street edge.~~
- 1972 ~~D. A common Parking Structure may occupy below Grade Side Setbacks between~~
- 1973 ~~participating Developments if the Structure maintains all Setbacks above Grade.~~
- 1974 ~~Common Parking Structures are subject to a Conditional Use review, Section 15-~~
- 1975 ~~4-10.~~
- 1976 ~~E. Driveways between Structures are allowed in order to eliminate garage doors~~
- 1977 ~~facing the Street, to remove cars from on-Street Parking, and to reduce paved~~
- 1978 ~~Areas, provided the driveway leads to an approved Garage or Parking Area.~~
- 1979 ~~F. Turning radii are subject to review by the City Engineer as to function and design.~~
- 1980 ~~G. See Section 15-3 Off Street Parking for additional parking requirements.~~
- 1981 ~~H. Parking Areas with five (5) or more spaces within Subzone A shall be accessed~~
- 1982 ~~from a Street other than Park Avenue if the Parking Area also serves HGB Uses,~~
- 1983 ~~and such Parking Areas shall be below the Grade of Park Avenue and beneath~~
- 1984 ~~residential structures facing and fronting on Park Avenue.~~

1985 HISTORY

- 1986 Adopted by Ord. 00-51 on 9/21/2000
- 1987 Amended by Ord. 06-56 on 7/27/2006
- 1988 Amended by Ord. 09-10 on 3/5/2009
- 1989 Amended by Ord. 10-14 on 4/15/2010
- 1990 Amended by Ord. 2018-43 on 7/19/2018

1991

1992 **15-2.3-11 Architectural Review**

1993 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
1994 Department shall review the proposed plans for compliance with the Design Guidelines

1995 ~~for Historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and~~
1996 ~~Architectural Review LMC Chapter 15-5.~~
1997
1998 ~~Appeals of departmental actions on compliance with the Design Guidelines for Historic~~
1999 ~~Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by the~~
2000 ~~Board of Adjustment as outlined in 15-1-18 of the Code.~~

2001 HISTORY
2002 ~~Adopted by Ord. 00-51 on 9/21/2000~~
2003 ~~Amended by Ord. 06-56 on 7/27/2006~~
2004 ~~Amended by Ord. 09-10 on 3/5/2009~~
2005 ~~Amended by Ord. 09-23 on 7/9/2009~~
2006 ~~Amended by Ord. 10-14 on 4/15/2010~~
2007 ~~Amended by Ord. 15-35 on 10/12/2015~~

2008

2009 **15-2.3-1211 Criteria For Bed And Breakfast Inns**

2010 A Bed and Breakfast Inn is a Conditional Use. No Conditional Use permit may be issued
2011 unless the following criteria are met:

- 2012 A. The Use is in a Historic Building and/or Structure or addition thereto.
- 2013 B. The Applicant will make every attempt to rehabilitate the Historic portion of the
- 2014 Structure.
- 2015 C. The Structure has at least two (2) rentable rooms. The maximum number of
- 2016 rooms will be determined by the Applicant's ability to mitigate neighborhood
- 2017 impacts.
- 2018 D. The size and configuration of the rooms are Compatible with the Historic
- 2019 character of the Building and neighborhood.
- 2020 E. The rooms are available for Nightly Rental only.
- 2021 F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures
- 2022 there must be twenty-four (24) hour on-Site management and check-in.
- 2023 G. Food service is for the benefit of overnight guests only.
- 2024 H. No Kitchen is permitted within rental room(s).
- 2025 I. Parking on-Site is required at a rate of one (1) space per rentable room. If no on-
- 2026 Site parking is possible, the Applicant must provide parking in close proximity to
- 2027 the inn. The Planning Commission may waive the parking requirement for
- 2028 Historic Buildings and/or Structures, if the Applicant proves that:
 - 2029 1. no on-Site parking is possible without compromising the Historic Buildings
 - 2030 and/or Structures or Site, including removal of existing Significant
 - 2031 Vegetation, and all alternatives for proximate parking have been explored
 - 2032 and exhausted; and

2033 2. the Structure is not economically feasible to restore or maintain without
2034 the adaptive Use.

2035 J. The Use complies with Section 15-1-10, Conditional Use review.

2036 HISTORY

2037 *Adopted by Ord. 00-51 on 9/21/2000*

2038

2039 **15-2.3-1012 Parking Regulations**

2040 A. Tandem Parking is allowed in the Historic District.

2041 B. Common driveways are One (1) Shared Driveway is allowed along shared Side
2042 or Rear Lot Lines to provide Access to Parking in the rear of the Main Building or
2043 below Grade if both Properties are deed restricted to allow for the perpetual Use
2044 of the shared drive.

2045 C. Common Parking Structures are allowed as a Conditional Use where it
2046 facilitates:

2047 1. the Development of individual Buildings that more closely conform to the
2048 scale of Historic Buildings and/or Structures in the District; and

2049 2. the reduction, mitigation or elimination of garage doors at the Street edge.

2050 D. A common Parking Structure may occupy below Grade Side Setbacks between
2051 participating Developments if the Structure maintains all Setbacks above Grade.
2052 Common Parking Structures requiring a Conditional Use Permit are subject to a
2053 Conditional Use review, Section 15-1-10.

2054 E. Driveways between Structures are allowed in order to eliminate garage doors
2055 facing the Street, to remove cars from on-Street Parking, and to reduce paved
2056 Areas, provided the driveway leads to an approved Garage or approved Parking
2057 Area.

2058 F. Turning radii are subject to review by the City Engineer as to function and design.

2059 G. See Section Chapter 15-3 Off Street Parking for additional parking requirements.

2060 H. Parking Areas with five (5) or more spaces within Subzone A shall be accessed
2061 from a Street other than Park Avenue if the Parking Area also serves HCB Uses,
2062 and such Parking Areas shall be below the Grade of Park Avenue and beneath
2063 residential structures facing and fronting on Park Avenue.

2064 HISTORY

2065 Adopted by Ord. 00-51 on 9/21/2000

2066 Amended by Ord. 06-56 on 7/27/2006

2067 Amended by Ord. 09-10 on 3/5/2009

2068 Amended by Ord. 10-14 on 4/15/2010

2069 Amended by Ord. 2018-43 on 7/19/2018

2070

2071 **15-2.3-413 Architectural Review**

2072 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
2073 Department shall review the proposed plans for compliance with the Design Guidelines
2074 for Historic Districts and Historic Sites Chapter 15-13, Historic Preservation LMG
2075 Chapter 15-11, and Architectural Review LMG Chapter 15-5.

2076
2077 Appeals of departmental actions on compliance with the Design Guidelines for Historic
2078 Districts and Historic Sites Chapter 15-13, Historic Preservation LMG Chapter 15-11,
2079 and Architectural Review LMG Chapter 15-5 are heard by the Board of Adjustment as
2080 outlined in 15-1-18 of the Code.

2081 **HISTORY**

2082 Adopted by Ord. 00-51 on 9/21/2000
2083 Amended by Ord. 06-56 on 7/27/2006
2084 Amended by Ord. 09-10 on 3/5/2009
2085 Amended by Ord. 09-23 on 7/9/2009
2086 Amended by Ord. 10-14 on 4/15/2010
2087 Amended by Ord. 15-35 on 10/12/2015

2088

2089 **15-2.3-13 Mechanical Service**

2090 ~~No free standing mechanical equipment is allowed in the HR-2 zone with the exception~~
2091 ~~of individual residential mechanical units serving Single family and Duplex Dwelling~~
2092 ~~units within the HR-2 District, subject to the Lot and Site Requirements of Section 15-~~
2093 ~~2.3-4. The Planning Department will review all Development Applications to assure that~~
2094 ~~all Mechanical equipment attached to or on the roofs of Buildings is Screened so that it~~
2095 ~~is not open to view and does not exceed the allowable decibel levels of the City's Noise~~
2096 ~~Ordinance from nearby residential Properties.~~

2097 ~~Mechanical equipment in the HR-2 zone must be Screened to minimize noise infiltration~~
2098 ~~to adjoining Properties and to mitigate visual impacts on nearby Properties and general~~
2099 ~~public view. All mechanical equipment must be shown on the plans prepared for~~
2100 ~~Conditional Use Permit and/or architectural review.~~

2101 ~~All Structures must provide a means of storing refuse generated by the Structure's~~
2102 ~~occupants. All refuse storage facilities must be shown on the plans prepared for~~
2103 ~~Conditional Use Permit and/or architectural review. Refuse storage must be Screened,~~
2104 ~~enclosed, and properly ventilated so that a nuisance is not created by odors or~~
2105 ~~sanitation problems.~~

2106 ~~The loading and unloading of goods must take place entirely on the Site. Loading areas~~
2107 ~~must be Screened from general public view. All loading areas shall be shown on the~~
2108 ~~plans prepared for Conditional Use Permit and/or architectural review.~~

2109 **HISTORY**

2110 Adopted by Ord. 00-51 on 9/21/2000
2111 Amended by Ord. 06-56 on 7/27/2006

2112 *Amended by Ord. 10-14 on 4/15/2010*
2113 *Amended by Ord. 2016-44 on 9/15/2016*

2114

2115 **15-2.3-14 Goods And Uses To Be Within Enclosed Building**

2116 ~~A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as~~
2117 ~~an Allowed or Conditional Use, all goods, including food, beverage and cigarette~~
2118 ~~vending machines, must be within a completely enclosed Structure. New~~
2119 ~~construction of enclosures for the storage of goods shall not have windows~~
2120 ~~and/or other fenestration that exceeds a wall to window ratio of thirty percent~~
2121 ~~(30%). This section does not preclude temporary sales in conjunction with a~~
2122 ~~Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-~~
2123 ~~2.3-14(B)(3) for outdoor display of bicycles, kayaks, and canoes.~~

2124 ~~B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor Uses~~
2125 ~~may be allowed by the Planning Department upon the issuance of an~~
2126 ~~Administrative Permit. The Applicant must submit the required application, pay all~~
2127 ~~applicable fees, and provide all required materials and plans. Appeals of~~
2128 ~~Departmental actions are heard by the Planning Commission. These Commercial~~
2129 ~~outdoor Uses are not allowed within Subzone A.~~

2130 ~~1. **OUTDOOR DINING.** Outdoor Dining is subject to the following criteria:-~~

- 2131 ~~a. The proposed outdoor dining is located within Sub-Zone B only,~~
- 2132 ~~and is associated with an approved Restaurant, Café, or Deli Use.~~
- 2133 ~~b. The proposed seating Area is located on private Property or leased~~
- 2134 ~~public Property and does not diminish parking or landscaping.~~
- 2135 ~~c. The proposed seating Area does not impede pedestrian~~
- 2136 ~~circulation.~~
- 2137 ~~d. The proposed seating Area does not impede emergency Access or~~
- 2138 ~~circulation.~~
- 2139 ~~e. The proposed furniture is Compatible with the Streetscape.~~
- 2140 ~~f. No music or noise in excess of the City Noise Ordinance, Title 6.~~
- 2141 ~~g. No Use after 10:00 p.m.~~
- 2142 ~~h. No net increase in the Restaurant's seating capacity without~~
- 2143 ~~adequate mitigation of the increased parking demand.~~

2144 ~~2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Commercial~~
2145 ~~Outdoor grills and/or beverage service stations are subject to the following~~
2146 ~~criteria:~~

- 2147 ~~a. The Use is located within Sub-Zone B only.~~
- 2148 ~~b. The Use is on private Property or leased public Property and does~~
- 2149 ~~not diminish parking or landscaping.~~

- 2150 ~~c. The Use is only for the sale of food or beverages in a form suited~~
- 2151 ~~for immediate consumption.~~
- 2152 ~~d. The Use is Compatible with the neighborhood.~~
- 2153 ~~e. The proposed service station does not impede pedestrian~~
- 2154 ~~circulation.~~
- 2155 ~~f. The proposed service station does not impede emergency Access~~
- 2156 ~~or circulation.~~
- 2157 ~~g. Design of the service station is Compatible with adjacent Buildings~~
- 2158 ~~and Streetscape.~~
- 2159 ~~h. No violation of the City Noise Ordinance, Title 6.~~
- 2160 ~~i. Compliance with the City Sign Code, Title 12.~~
- 2161 ~~3. **COMMERCIAL OUTDOOR STORAGE AND DISPLAY OF BICYCLES,**~~
- 2162 ~~**KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage~~
- 2163 ~~and display of bicycles, kayaks, motorized scooters, and canoes for~~
- 2164 ~~Commercial purposes is subject to the following criteria:–~~
- 2165 ~~a. Located within the Sub-Zone B only.~~
- 2166 ~~b. The Area of the proposed bicycle, kayak, motorized scooters, and~~
- 2167 ~~canoe storage or display is on private Property and not in Areas of~~
- 2168 ~~required parking or landscaped planting beds.~~
- 2169 ~~c. Bicycles, kayaks, and canoes may be hung on Buildings if sufficient~~
- 2170 ~~Site Area is not available, provided the display does not impact or~~
- 2171 ~~alter the architectural integrity or character of the Structure.~~
- 2172 ~~d. No more than a total of three (3) pieces of equipment may be~~
- 2173 ~~displayed.~~
- 2174 ~~e. Outdoor display is allowed only during Business hours.~~
- 2175 ~~f. Additional outdoor storage Areas may be considered for rental~~
- 2176 ~~bicycles or motorized scooters provided there are no or only~~
- 2177 ~~minimal impacts on landscaped Areas, Parking Spaces, and~~
- 2178 ~~pedestrian and emergency circulation.~~
- 2179 ~~4. **OUTDOOR EVENTS AND MUSIC.** Located in Sub-Zone B only. Outdoor~~
- 2180 ~~events and music require an Administrative Conditional Use permit. The~~
- 2181 ~~Use must also comply with Section 15-1-10, Conditional Use review. The~~
- 2182 ~~Applicant must submit a Site plan and written description of the event,~~
- 2183 ~~addressing the following:~~
- 2184 ~~a. Notification of adjacent Property Owners.~~
- 2185 ~~b. No violation of the City Noise Ordinance, Title 6.~~
- 2186 ~~c. Impacts on adjacent Residential Uses.~~

- 2187 ~~d. Proposed plans for music, lighting, Structures, electrical, signs, etc~~
- 2188 ~~needs.~~
- 2189 ~~e. Parking demand and impacts on neighboring Properties.~~
- 2190 ~~f. Duration and hours of operation.~~
- 2191 ~~g. Impacts on emergency Access and circulation.~~
- 2192 ~~5. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise is subject~~
- 2193 ~~to the following criteria:~~
- 2194 ~~a. The display is immediately available for purchase at the Business~~
- 2195 ~~displaying the item.~~
- 2196 ~~b. The merchandise is displayed on private Property directly in front of~~
- 2197 ~~or appurtenant to the Business which displays it, so long as the~~
- 2198 ~~private Area is in an alcove, recess, patio, or similar location that~~
- 2199 ~~provides a physical separation from the public sidewalk. Allowed in~~
- 2200 ~~Subzone B only. No item of merchandise may be displayed on~~
- 2201 ~~publicly owned Property including any sidewalk or prescriptive~~
- 2202 ~~Right-of-Way regardless if the Property Line extends into the public~~
- 2203 ~~sidewalk. An item of merchandise may be displayed on commonly~~
- 2204 ~~owned Property; however, written permission for the display of the~~
- 2205 ~~merchandise must be obtained from the Owner's association.~~
- 2206 ~~c. The display is prohibited from being permanently affixed to any~~
- 2207 ~~Building. Temporary fixtures may not be affixed to any Historic~~
- 2208 ~~Building and/or Structure in a manner that compromises the~~
- 2209 ~~Historic integrity or Façade Easement of the Building as determined~~
- 2210 ~~by the Planning Director.~~
- 2211 ~~d. The display does not diminish parking or landscaping.~~
- 2212 ~~e. The Use does not violate the Summit County Health Code, the Fire~~
- 2213 ~~Code, or International Building Code. The display does not impede~~
- 2214 ~~pedestrian circulation, sidewalks, emergency Access, or circulation.~~
- 2215 ~~At minimum, forty-four inches (44") of clear and unobstructed~~
- 2216 ~~Access to all fire hydrants, egress and Access points must be~~
- 2217 ~~maintained. Merchandise may not be placed so as to block~~
- 2218 ~~visibility of or Access to any adjacent Property.~~
- 2219 ~~f. The merchandise must be removed if it becomes a hazard due to~~
- 2220 ~~wind or weather conditions, or if it is in a state of disrepair, as~~
- 2221 ~~determined by either the Planning Director or Building Official.~~
- 2222 ~~g. The display shall not create a hazard to the public due to moving~~
- 2223 ~~parts, sharp edges, or extension into public Rights-of-Way,~~
- 2224 ~~including sidewalks, or pedestrian and vehicular Areas; nor shall~~
- 2225 ~~the display restrict vision at intersections.~~
- 2226 ~~h. No inflatable devices other than decorative balloons smaller than~~
- 2227 ~~eighteen inches (18") in diameter are permitted. Balloon height may~~

2228 ~~not exceed the finished floor elevation of the second floor of the~~
2229 ~~Building.~~

2230 ~~i. No additional signs are allowed. A sales tag, four square inches (4~~
2231 ~~sq. in.) or smaller may appear on each display item, as well as an~~
2232 ~~informational plaque or associated artwork not to exceed twelve~~
2233 ~~square inches (12 sq. in.). The proposed display shall be in~~
2234 ~~compliance with the City Sign Code, Municipal Code Title 12, the~~
2235 ~~City's licensing Code, Municipal Code Title 4, and all other requisite~~
2236 ~~City codes.~~

2237 **HISTORY**

2238 ~~Adopted by Ord. 00-51 on 9/21/2000~~

2239 ~~Amended by Ord. 05-49 on 8/4/2005~~

2240 ~~Amended by Ord. 06-56 on 7/27/2006~~

2241 ~~Amended by Ord. 10-14 on 4/15/2010~~

2242

2243 **15-2.3-1514 Vegetation Protection**

2244 The Property Owner must protect Significant Vegetation during any Development
2245 activity. Significant Vegetation includes large trees six inches (6") in diameter or greater
2246 measured four and one-half feet (4½') above the ground, groves of smaller trees, or
2247 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
2248 measured at the drip line.

2249 Development plans must show all Significant Vegetation within twenty feet (20') of a
2250 proposed Development. The Property Owner must demonstrate the health and viability
2251 of all large trees through a certified arborist. The Planning Director shall determine the
2252 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
2253 consistent with Landscape Criteria in ~~LMC~~ Chapter 15-5.

2254 **HISTORY**

2255 ~~Adopted by Ord. 00-51 on 9/21/2000~~

2256 ~~Amended by Ord. 06-56 on 7/27/2006~~

2257 ~~Amended by Ord. 10-14 on 4/15/2010~~

2258

2259 **15-2.3-1615 Signs**

2260 Signs are allowed in the HR-2 District as provided in the Park City Sign Code, Title 12.

2261 **HISTORY**

2262 ~~Adopted by Ord. 00-51 on 9/21/2000~~

2263

2264 **15-2.3-1716 Related Provisions**

2265 • Fences And Retaining Walls. ~~LMC Chapter Section~~ 15-4-2.

2266 • Accessory Apartments. ~~LMC Chapter Section~~ 15-4-7.

- 2267 • Placement of Satellite Receiving Antennas. LMG Chapter Section 15-4-13.
- 2268 • Telecommunication FacilityFacilities. LMG Chapter Section 15-4-14.
- 2269 • Off-Street Parking. LMG Chapter 15-3.
- 2270 • Landscaping. Title 14; LMG Chapter Section 15-3-3(~~D~~) and Chapter 15-5.
- 2271 • Lighting. LMG Chapters Sections 15-3-3(~~C~~), 15-5-5(~~H~~).
- 2272 • Historic Preservation. LMG Chapter 15-11.
- 2273 • Park City Sign Code. Title 12.
- 2274 • Architectural Review. LMG Chapter 15-~~115~~.
- 2275 • Snow Storage. LMG Chapter Section 15-3-3(~~E~~).
- 2276 • Parking Ratio Requirements. Section 15-3-6.
- 2277 HISTORY
- 2278 *Adopted by Ord. 00-51 on 9/21/2000*
- 2279 *Amended by Ord. 06-56 on 7/27/2006*
- 2280 *Amended by Ord. 10-14 on 4/15/2010*

2281 **15-2.4 Historic Residential-Medium Density (HRM) District**

2282 15-2.4-1 Purpose

2283 15-2.4-2 Uses

2284 ~~15-2.4-3 Conditional Use Permit Review~~

2285 ~~15-2.4-43 Lot And Site Requirements~~

2286 ~~15-2.4-5 Special Requirements For Multi-Unit Dwellings~~

2287 ~~15-2.4-64 Existing Historic Buildings And/Or Structures~~

2288 ~~15-2.4-75 Building Height~~

2289 ~~15-2.4-36 Conditional Use Permit Review~~

2290 ~~15-2.4-57 Special Requirements For Multi-Unit Dwellings~~

2291 ~~15-2.4-8 Parking Regulations~~

2292 ~~15-2.4-98 Sullivan Road Access~~

2293 ~~15-2.4-129 Outdoor Events And Music~~

2294 ~~15-2.4-110 Criteria For Bed And Breakfast Inns~~

2295 ~~15-2.4-811 Parking Regulations~~

2296 ~~15-2.4-1012 Architectural Review~~

2297 ~~15-2.4-11 Criteria For Bed And Breakfast Inns~~

2298 ~~15-2.4-12 Outdoor Events And Music~~

2299 15-2.4-13 Vegetation Protection

2300 15-2.4-14 Signs

2301 15-2.4-15 Related Provisions

2302

2303 **15-2.4-1 Purpose**

2304 The purpose of the Historic Residential Medium Density (HRM) District is to:

2305 A. allow continuation of permanent residential and transient housing in original
2306 residential Areas of Park City;

2307 B. encourage new Development along an important corridor that is Compatible with
2308 Historic Buildings and/or Structures in the surrounding Area;

2309 C. encourage the rehabilitation of existing Historic Buildings and/or Structures;

2310 D. encourage Development that provides a transition in Use and scale between the
2311 Historic District and the resort Developments;

2312 E. encourage Affordable Housing;

2313 F. encourage Development which minimizes the number of new driveways
2314 Accessing existing thoroughfares and minimizes the visibility of Parking Areas;
2315 and

2316 G. establish specific criteria for the review of Neighborhood Commercial Uses in
2317 Historic Buildings and/or Structures along Park Avenue.

2318 HISTORY

2319 *Adopted by Ord. 00-51 on 9/21/2000*

2320

2321 **15-2.4-2 Uses**

2322 Uses in the HRM District are limited to the following:

2323 **A. ALLOWED USES.**

- 2324 1. Single Family Dwelling
- 2325 2. Duplex Dwelling
- 2326 3. Secondary Living Quarters
- 2327 4. Lockout Unit¹
- 2328 5. Accessory Apartment²
- 2329 6. Nightly Rental³
- 2330 7. Home Occupation
- 2331 8. Child Care, In-Home Babysitting
- 2332 9. Child Care, Family⁴
- 2333 10. Child Care, Family Group⁴
- 2334 11. Accessory Building and Use
- 2335 12. Conservation Activity
- 2336 13. Agriculture
- 2337 14. Parking Area or Structure with four (4) or fewer spaces

2338
2339 **B. CONDITIONAL USES.**

- 2340 1. Triplex Dwelling
- 2341 2. Multi-Unit Dwelling
- 2342 3. Group Care Facility
- 2343 4. Child Care Center⁴
- 2344 5. Public and Quasi-Public Institution, Church, and School
- 2345 6. Essential Municipal and Public Utility Use, Facility Service, and Structure
- 2346 7. Telecommunication Antenna⁵
- 2347 8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁶
- 2348 9. Bed and Breakfast Inn⁷
- 2349 10. Boarding House, Hostel⁷
- 2350 11. Hotel, Minor⁷
- 2351 12. Office, General⁸
- 2352 13. Retail and Service Commercial, Minor⁸
- 2353 14. Retail and Service Commercial, personal improvement⁸
- 2354 15. Neighborhood Market, without gasoline sales⁸
- 2355 16. Cafe, Deli⁸
- 2356 17. Café, Outdoor Dining⁹
- 2357 18. Parking Area or Structure with five (5) or more spaces
- 2358 19. Temporary Improvement¹⁰
- 2359 20. Recreation Facility, Public
- 2360 21. Recreation Facility, Private
- 2361 22. Outdoor Events¹⁰
- 2362 23. Fences greater than six feet (6') in height from Final Grade¹⁰
- 2363

2364 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
2365 is a prohibited Use.

2366 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

2367 ²See ~~LMG Chapter Section~~ 15-4-7, ~~Supplemental Regulations for~~ Accessory
2368 Apartments.

2369 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses.

2370 ⁴See ~~LMG Chapter Section~~ 15-4-9, ~~for~~ Child Care ~~Regulations~~ And Child Care Facilities.

2371 ⁵See ~~LMG Chapter Section~~ 15-4-14, ~~Supplemental Regulations for~~ Telecommunications
2372 Facilities.

2373 ⁶See ~~LMG Chapter Section~~ 15-4-13, ~~Supplemental Regulations for~~ Placement of
2374 Satellite Receiving Antennas.

2375 ⁷Allowed only in Historic Buildings and/or Structures or historically Compatible
2376 Structures.

2377 ⁸Allowed only in Historic Buildings and/or Structures.

2378 ⁹Requires an Administrative Conditional Use permit. Allowed in association with a Café
2379 or Deli.

2380 ¹⁰Requires an Administrative or Administrative Conditional Use permit, see
2381 SectionChapter 15-4.

2382 HISTORY

2383 *Adopted by Ord. 00-51 on 9/21/2000*

2384 *Amended by Ord. 06-69 on 10/19/2006*

2385 *Amended by Ord. 09-10 on 3/5/2009*

2386 *Amended by Ord. 15-35 on 10/12/2015*

2387

2388 **15-2.4-3 Conditional Use Permit Review**

2389 ~~The Planning Director shall review any Conditional Use permit (CUP) Application in the~~
2390 ~~HRM District and shall forward a recommendation to the Planning Commission~~
2391 ~~regarding compliance with the Design Guidelines for Park City's Historic Districts and~~
2392 ~~Historic Sites Chapter 15-13 and Chapter 5. The Planning Commission shall review the~~
2393 ~~Application according to Conditional Use permit criteria set forth in Section 15-1-10. As~~
2394 ~~well as the following:~~

2395 ~~A. Consistent with the Design Guidelines for Park City's Historic Districts and~~
2396 ~~Historic Sites.~~

2397 ~~B. The Applicant may not alter the Historic Structure to minimize the residential~~
2398 ~~character of the Building.~~

2399 ~~C. Dedication of a Facade Preservation Easement to assure preservation of the~~
2400 ~~Structure is required.~~

- 2401 ~~D. New Buildings and additions must be in scale and Compatible with existing~~
- 2402 ~~Historic Buildings in the neighborhood. Larger Building masses should be located~~
- 2403 ~~to rear of the Structure to minimize the perceived mass from the Street.~~
- 2404 ~~E. Parking requirements of Section 15-3 shall be met. The Planning Commission~~
- 2405 ~~may waive parking requirements for Historic Structures. The Planning~~
- 2406 ~~Commission may allow on-Street parallel parking adjacent to the Front Yard to~~
- 2407 ~~count as parking for Historic Structures, if the Applicant can document that the~~
- 2408 ~~on-Street Parking will not impact adjacent Uses or create traffic circulation~~
- 2409 ~~hazards. A traffic study, prepared by a registered Engineer, may be required.~~
- 2410 ~~F. All Yards must be designed and maintained in a residential manner. Existing~~
- 2411 ~~mature landscaping shall be preserved wherever possible. The Use of native~~
- 2412 ~~plants and trees is strongly encouraged.~~
- 2413 ~~G. Required Fencing and Screening between commercial and Residential Uses is~~
- 2414 ~~required along common Property Lines.~~
- 2415 ~~H. All utility equipment and service Areas must be fully Screened to prevent visual~~
- 2416 ~~and noise impacts on adjacent Properties and on pedestrians.~~

2417 **HISTORY**
 2418 *Adopted by Ord. 00-51 on 9/21/2000*
 2419 *Amended by Ord. 06-69 on 10/19/2006*
 2420 *Amended by Ord. 12-37 on 12/20/2012*
 2421 *Amended by Ord. 15-35 on 10/12/2015*

2422
 2423 **15-2.4-43 Lot And Site Requirements**

2424 Except as may otherwise be provided in this Code, no Building permit shall be issued
 2425 for a Lot unless such Lot has Area, width, and depth as required, and Frontage on a
 2426 private or Public Street shown on the Streets Master Plan or on a private easement
 2427 connecting the Lot to a Street shown on the Streets Master Plan.

2428 All Development activity must comply with the following minimum Lot and Site
 2429 requirements:

2430 A. **LOT SIZE**. Minimum Lot Areas for Residential Uses are as follows:

Single Family Dwelling	1,875 sq. ft.
Duplex Dwelling	3,750 sq. ft.
Triplex Dwelling	4,687 sq. ft.
Four-plex Dwelling	5,625 sq. ft.

2431
 2432 B. **LOT AREA**. Minimum Lot Area for all other Uses shall be determined by the
 2433 Planning Commission during the Conditional Use review.

2434 Developments consisting of more than four (4) Dwelling Units require a Lot Area
 2435 at least equal to 5,625 square feet plus an additional 1,000 square feet per each
 2436 additional Dwelling Unit over four (4) units. All Setback, height, parking, Open
 2437 Space, and architectural requirements must be met. See Section 15-2.4-3,
 2438 Conditional Use Permit Review.

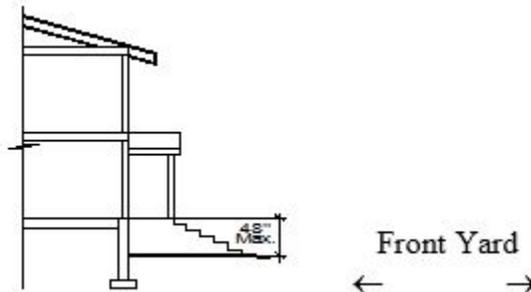
2439 C. **LOT WIDTH.** The minimum width of a Lot is 37.50 feet, measured fifteen feet
 2440 (15') from the Front Lot Line. Existing platted Lots of record, with a minimum
 2441 width of at least twenty five feet (25'), are considered legal Lots in terms of Lot
 2442 Width. In the case of unusual Lot configurations, Lot Width measures shall be
 2443 determined by the Planning Director.

2444 D. **FRONT SETBACK.**

- 2445 1. The minimum Front Setback for Single-Family, Duplex Dwellings, and
 2446 Accessory Buildings is fifteen feet (15'). If the Lot depth is seventy five feet
 2447 (75') or less, then the minimum Front Setback is ten feet (10').
- 2448 2. New Front Facing Garages for Single Family and Duplex Dwellings must
 2449 be at least twenty feet (20') from the Front Lot Line.
- 2450 3. See Section 15-2.4-57 for special requirements for Triplexes and Multi-
 2451 Unit Dwellings.

2452 E. **FRONT SETBACK EXCEPTIONS.** The Front Setback must be open and free of
 2453 any Structure except:

- 2454 1. Fences, walls, and retaining walls not more than four feet (4') in height, or
 2455 as permitted in Section 15-4-2. On Corner Lots, Fences more than three
 2456 (3') in height are prohibited within twenty-five feet (25') of the intersection,
 2457 at back of curb.
- 2458 2. Uncovered steps leading to the Main Building; provided the steps are not
 2459 more than four feet (4') in height from Final Grade, not including any
 2460 required handrail, and do not cause any danger or hazard to traffic by
 2461 obstructing the view of a Street or intersection.



- 2462 3. Decks, porches, and Bay Windows, not more than ten feet (10') wide, and
 2463 projecting not more than three feet (3') into the Front Setback.
- 2464 4. Roof overhangs, eaves, and cornices projecting not more than three feet
 2465 (3') into the Front Setback.
 2466

- 2467 5. Sidewalks, patios, and pathways.
- 2468 6. Driveways leading to a garage or approved Parking Area. No portion of a
- 2469 Front Yard except for approved driveways and patios, allowed Parking
- 2470 Areas, and sidewalks may be Hard-Surfaced or graveled.

2471 **F. REAR SETBACK.**

- 2472 1. The minimum Rear Setback is ten feet (10') for all Main Buildings, and one
- 2473 foot (1') for detached Accessory Buildings.
- 2474 2. See Section 15-2.4-~~57~~, Special Requirements for Multi-Unit Dwellings.

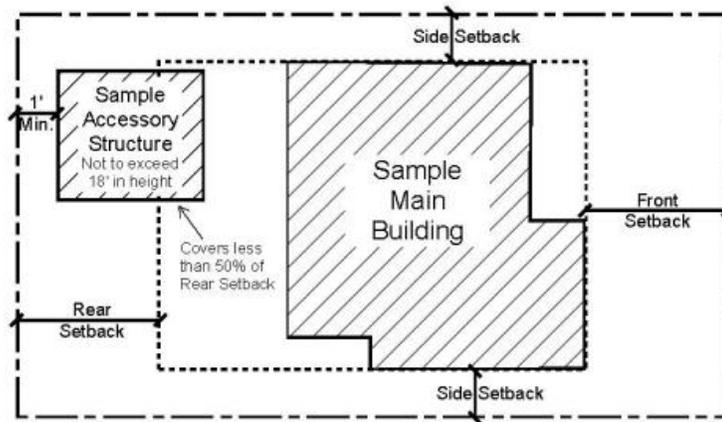
2475 **G. REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of

2476 any Structure except:

- 2477 1. Bay Windows not more than ten feet (10') wide and projecting not more
- 2478 than two feet (2') into the Rear Setback.
- 2479 2. Chimneys not more than five feet (5') wide and projecting not more than
- 2480 two feet (2') into the Rear Setback.
- 2481 3. Window wells ~~and light wells projecting not exceeding the minimum~~
- 2482 International Residential Code (IRC) or International Building Code (IBC)
- 2483 requirements for egress may extend not more than four feet (4') into the
- 2484 Rear Setback. Should egress requirements be met within the building pad,
- 2485 no Rear Setback exception is permitted.
- 2486 4. Roof overhangs and eaves projecting not more than three feet (3') into the
- 2487 Rear Setback.
- 2488 5. Window sills, belt courses, cornices, trim, and other ornamental features
- 2489 projecting not more than six inches (6") beyond the ~~window or~~ main
- 2490 Structure to which they are attached.
- 2491 6. Detached Accessory Buildings, not more than eighteen feet (18') in height,
- 2492 and including any free-standing Solar Energy Systems, located a
- 2493 minimum of five feet (5') behind the front façade of the Main Building, and
- 2494 maintaining a minimum Rear Setback of one foot (1'). Such Structure must
- 2495 not cover over fifty percent (50%) of the Rear Setback. See the following

2496

illustration:



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7. A Hard-Surfaced Parking Area subject to the same location requirements as a detached Accessory Building.

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8. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line.

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9. Fences, ~~or~~ walls, and retaining walls as permitted in Section 15-4-2 Fences And Retaining Walls.

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10. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least one foot (1') from the Rear Lot Line.

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11. One (1) Shared Driveway leading to a garage or approved Parking Area. See Section 15-2.4-11 Parking Regulations for additional requirements.

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H. **SIDE SETBACK.**

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1. The minimum Side Setback for any Single Family, Duplex Dwelling or Accessory Building is five feet (5').

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2. The minimum Side Setback for Lots twenty-five feet (25') wide or less is three feet (3').

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3. On Corner Lots, the minimum Side Setback that faces a side Street or platted Right-of-Way is ten feet (10') for both Main and Accessory Buildings. A three foot (3') Side Setback along the platted Right-of-Way may be approved by the City Engineer when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized and the sight triangle shall be maintained when the Setback is three feet (3') along the Right-of-Way.

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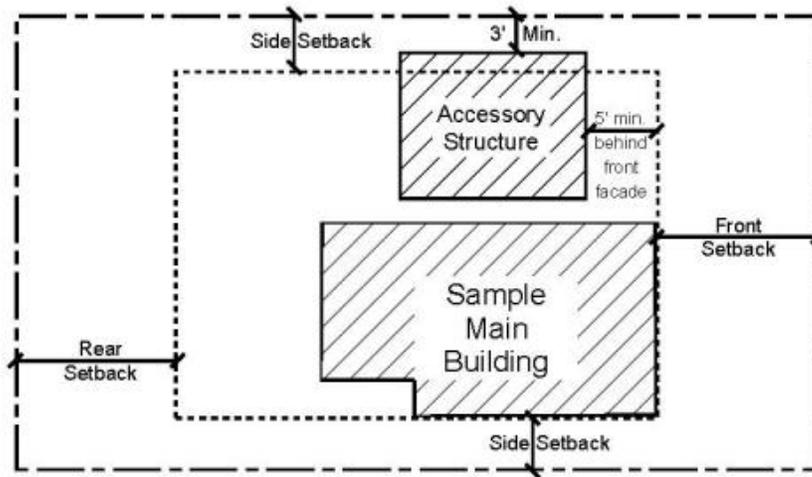
2522

4. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each

2523 Structure is located on an individual Lot, the Lots are burdened with a
2524 party wall agreement in a form approved by the City Attorney and Chief
2525 Building Official, all applicable Building and Fire Code requirements are
2526 met, and the Use is an Allowed or Conditional Use in the Zoning District.
2527

- 2528 a. Exterior Side Setbacks shall be based on the required minimum
2529 Side Setback for each Lot; however the Planning Commission may
2530 consider increasing exterior Side Setbacks during Conditional Use
2531 Permit review to mitigate potential impacts on adjacent Property.
2532 Side Setback exceptions continue to apply.
- 2533 b. The longest dimension of a Building joined at the Property Line may
2534 not exceed one hundred feet (100').

2535 ~~5. The minimum Side Setback for a detached Accessory Building, not~~
2536 ~~greater than eighteen feet (18') in height, including any free-standing Solar~~
2537 ~~Energy Systems, located at least five feet (5') behind the front facade of~~
2538 ~~the Main Building, is three feet (3'). See the following illustration:~~



2539 ~~6. On Corner Lots, the Side Yard that faces a Street or platted Right-of-Way~~
2540 ~~is considered a Front Yard, and the minimum Setback is ten feet (10') for~~
2541 ~~both Main and Accessory Buildings.~~
2542

2543 7. See Section 15-2.4-57 special requirements for Multi-Unit Dwellings.

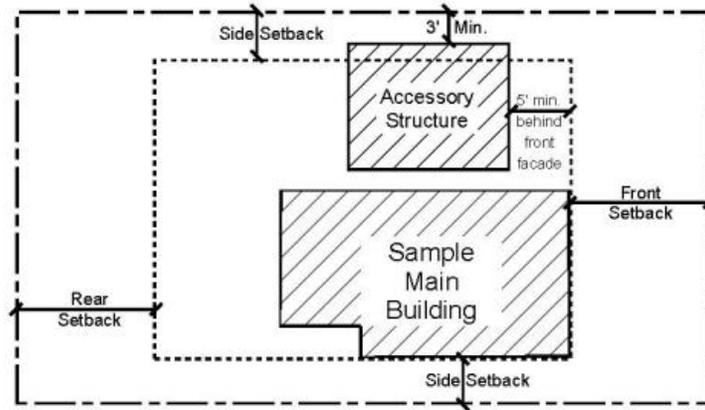
2544 I. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any
2545 Structure except:

- 2546 1. Bay Windows not more than ten feet (10') wide and projecting not more
2547 than two feet (2') into the Side Setback. +Only permitted on Lots with a
2548 Side Setback of five feet (5') or greater.

- 2549
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2551
2. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the Side Setback. ⁺Only permitted on Lots with a Side Setback of five feet (5') or greater.
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3. Window wells and light wells projecting not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4') into the Side Setback. ⁺Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.
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4. Roof overhangs and eaves projecting not more than two feet (2') into the Side Setback. ⁺Only permitted on Lots with a Side Setback of five feet (5') or greater.
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5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the ~~window or~~ main Structure to which they are attached.
- 2564
2565
6. Fences, ~~or~~ walls, and retaining walls as permitted in Section 15-4-2 Fences And Retaining Walls.
- 2566
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2568
7. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrail.
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2571
8. One (1) private or Shared Driveways leading to a garage or approved Parking Area. See Section 15-2.4-11 Parking Regulations for additional requirements.
- 2572
9. Pathways and steps connecting to a City staircase or pathway.
- 2573
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10. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Side Lot Line.
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11. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located at least five feet (5') behind the front façade of the Main Building, maintaining a

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minimum Side Setback of three feet (3'). See the following illustration:



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J. **SNOW RELEASE**. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.

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K. **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

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~~†Applies only to Lots with a minimum Side Setback of five feet (5').~~

2588

HISTORY

2589

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

2590

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

2591

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

2592

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

2593

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

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

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Amended by Ord. 2018-43 on 7/19/2018

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15-2.4.5 Special Requirements For Multi-Unit Dwellings

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~~A. **FRONT SETBACK**. The Front Setback for any Triplex, or Multi-Unit Dwelling is twenty (20') feet. All new Front-Facing Garages shall be a minimum of twenty-five feet (25') from the Front Property Line. All Yards fronting any Street are considered Front Yards for the purposes of determining required Setbacks. See Section 15-2.4-4(D), Front Setback Exceptions.~~

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~~B. **REAR SETBACK**. The Rear Setback for a Triplex or Multi-Unit Dwelling is ten feet (10'). See Section 15-2.4-4(F), Rear Setback Exceptions.~~

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2605 C. ~~**SIDE SETBACK.** The Side Setback for any Triplex, or Multi-Unit Dwelling is ten~~
2606 ~~feet (10'). See Section 15-2.4-4(H), Side Setback Exceptions.~~

2607 D. ~~**OPEN SPACE.** The Applicant must provide Open Space equal to at least sixty~~
2608 ~~percent (60%) of the total Site for all Triplex and Multi-Unit Dwellings. If reviewed~~
2609 ~~as a Master Planned Development, then the Open Space requirements of~~
2610 ~~Section 15-6-5 (D) shall apply. Parking is prohibited within the Open Space. See~~
2611 ~~Section Chapter 15-15 Open Space. In cases of redevelopment of existing~~
2612 ~~historic sites on the Historic Sites Inventory and containing at least fifty percent~~
2613 ~~(50%) deed restricted affordable housing, the minimum open space requirement~~
2614 ~~shall be thirty percent (30%).~~

2615 **HISTORY**

- 2616 ~~Adopted by Ord. 00-51 on 9/21/2000~~
- 2617 ~~Amended by Ord. 09-10 on 3/5/2009~~
- 2618 ~~Amended by Ord. 12-37 on 12/20/2012~~
- 2619 ~~Amended by Ord. 13-42 on 10/17/2013~~
- 2620 ~~Amended by Ord. 2018-43 on 7/19/2018~~

2621

2622 **15-2.4-64 Existing Historic Buildings And/Or Structures**

2623 Historic Buildings and/or Structures that do not comply with Building Footprint, Building
2624 Height, Building Setbacks, Off-Street parking, and driveway location standards are valid
2625 Non-Complying Structures. Additions to Historic Buildings and/or Structures are exempt
2626 from Off-Street parking requirements provided the addition does not create a Lockout
2627 Unit or an Accessory Apartment. Additions must comply with Building Setbacks,
2628 Building Footprint, driveway location standards and Building Height.

2629 A. ~~**EXCEPTION.** For additions to Historic Buildings and new construction on sites~~
2630 ~~listed on the Historic Sites Inventory and in~~In order to achieve new construction
2631 consistent with the Historic District Design Guidelines, the Planning Commission
2632 may grant an exception to the Building Setback and driveway location standards
2633 ~~for additions to Historic Buildings and/or Structures, including detached Garages:~~

- 2634 1. Upon approval of a Conditional Use permit, and
- 2635 2. When the scale of the addition and/or driveway is Compatible with the
2636 Historic Building and/or Structure, and
- 2637 3. When the addition complies with all other provisions of this Chapter, and
- 2638 4. When the addition complies with the adopted Building and Fire Codes,
2639 and
- 2640 5. When the addition complies with the Design Guidelines for Historic
2641 Districts and Sites.

2642 **HISTORY**

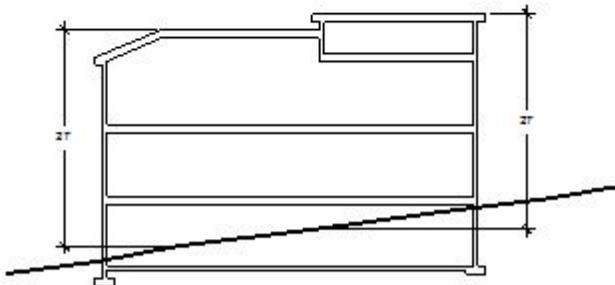
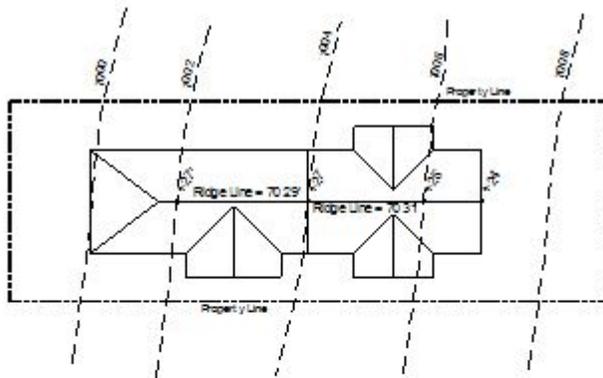
- 2643 ~~Adopted by Ord. 00-51 on 9/21/2000~~
- 2644 ~~Amended by Ord. 06-69 on 10/19/2006~~

2645 Amended by Ord. 13-42 on 10/17/2013
2646 Amended by Ord. 2016-44 on 9/15/2016

2647

2648 **15-2.4-75 Building Height**

2649 No Structure shall be erected to a height greater than twenty-seven feet (27') from
2650 Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4')
2651 of Existing Grade, except for the placement of approved window wells, emergency
2652 egress, and a garage entrance.



2653

2654 A. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

2655 1. Antennas, chimney, flues, vents, and similar Structures may extend up to
2656 five feet (5') above the highest point of the Building to comply with
2657 International Building Code (IBC) requirements.

2658 2. Water towers, mechanical equipment, and Solar Energy Systems, when
2659 enclosed or Screened, may extend up to five feet (5') above the height of
2660 the Building. See LMC Section 15-5-5(G)(7)(a).

2661 3. Church spires, bell towers, and like architectural features as allowed under
2662 the Historic District Design Guidelines, may extend up to fifty percent
2663 (50%) above the Zone Height, but may not contain Habitable Space above
2664 the Zone Height. Such exception requires approval by the Planning
2665 Director.

- 2666 4. To accommodate a roof form consistent with the Design Guidelines for
- 2667 ~~Park City's~~ Historic Districts and Historic Sites, the Planning Director may
- 2668 grant additional Building Height provided that no more than twenty percent
- 2669 (20%) of the roof ridge line exceeds the Zone Height requirements and
- 2670 complies with height exception criteria in 15-2.2-6.
- 2671 5. Elevator Penthouses may extend up to eight feet (8') above the Zone
- 2672 Height.

2673 HISTORY

- 2674 *Adopted by Ord. 00-51 on 9/21/2000*
- 2675 *Amended by Ord. 06-69 on 10/19/2006*
- 2676 *Amended by Ord. 09-10 on 3/5/2009*
- 2677 *Amended by Ord. 15-35 on 10/12/2015*
- 2678 *Amended by Ord. 2018-27 on 5/31/2018*

2679

2680 **15-2.4-36 Conditional Use Permit Review**

2681 ~~The Planning Director~~Commission shall review any Conditional Use permit (CUP)

2682 Application in the HRM District and shall forward a recommendation to the Planning

2683 Commission regarding compliance with the Design Guidelines for Park City's Historic

2684 Districts and Historic Sites Chapter 15-13 and Chapter 15-5. The Planning Commission

2685 shall review the Application according to Conditional Use permit criteria set forth in

2686 Section 15-1-10. As well as the following:

- 2687 A. Consistent with the Design Guidelines for Park City's Historic Districts and
- 2688 Historic Sites.
- 2689 B. The Applicant may not alter the Historic Building and/or Structure to minimize the
- 2690 residential character of the Building.
- 2691 C. Dedication of a Facade Preservation Easement for Historic Buildings and/or
- 2692 Structures is required to assure preservation of the Historic Building and/or
- 2693 Structure is required and the Historic fabric of the surrounding neighborhood.
- 2694 D. New Buildings and additions must be in scale and Compatible with the mass,
- 2695 height, width, and Historic character of the surrounding residential neighborhood
- 2696 and existing Historic Buildings and/or Structures in the neighborhood. Larger
- 2697 Building masses should be located to rear of the Structure to minimize the
- 2698 perceived mass from the Street.
- 2699 E. Parking requirements of Section Chapter 15-3 shall be met. The Planning
- 2700 Commission may waive parking requirements for Historic Buildings and/or
- 2701 Structures. The Planning Commission may allow on-Street parallel parking
- 2702 adjacent to the Front Yard to count as parking for Historic Buildings and/or
- 2703 Structures, if the Applicant can document that the on-Street Parking will not
- 2704 impact adjacent Uses or create traffic circulation hazards. A traffic study,
- 2705 prepared by a registered Engineer, may be required.

2706 F. All Yards must be designed and maintained in a residential manner. Existing
2707 mature landscaping shall be preserved wherever possible. The Use of native
2708 plants and trees is strongly encouraged.

2709 G. Required Fencing and Screening between commercial and Residential Uses is
2710 required along common Property Lines.

2711 H. All utility equipment and service Areas must be fully Screened to prevent visual
2712 and noise impacts on adjacent Properties and on pedestrians.

2713 HISTORY

2714 *Adopted by Ord. 00-51 on 9/21/2000*

2715 *Amended by Ord. 06-69 on 10/19/2006*

2716 *Amended by Ord. 12-37 on 12/20/2012*

2717 *Amended by Ord. 15-35 on 10/12/2015*

2718

2719 **15-2.4-57 Special Requirements For Multi-Unit Dwellings**

2720 A. **FRONT SETBACK.** The Front Setback for any Triplex, or Multi-Unit Dwelling is
2721 twenty (20') feet. All new Front-Facing Garages shall be a minimum of twenty-
2722 five feet (25') from the Front Property Line. All Yards fronting any Street are
2723 considered Front Yards for the purposes of determining required Setbacks. See
2724 Section 15-2.4-4, Front Setback Exceptions.

2725 B. **REAR SETBACK.** The Rear Setback for a Triplex or Multi-Unit Dwelling is ten
2726 feet (10'). See Section 15-2.4-4, Rear Setback Exceptions.

2727 C. **SIDE SETBACK.** The Side Setback for any Triplex, or Multi-Unit Dwelling is ten
2728 feet (10'). See Section 15-2.4-4, Side Setback Exceptions.

2729 D. **OPEN SPACE.** The Applicant must provide Open Space equal to at least sixty
2730 percent (60%) of the total Site for all Triplex and Multi-Unit Dwellings. If reviewed
2731 as a Master Planned Development, then the Open Space requirements of
2732 Section 15-6-5 shall apply. Parking is prohibited within the Open Space. See
2733 Chapter 15-15 Open Space. In cases of redevelopment of existing historic sites
2734 on the Historic Sites Inventory and containing at least fifty percent (50%) deed
2735 restricted affordable housing, the minimum open space requirement shall be
2736 thirty percent (30%).

2737 **HISTORY**

2738 *Adopted by Ord. 00-51 on 9/21/2000*

2739 *Amended by Ord. 09-10 on 3/5/2009*

2740 *Amended by Ord. 12-37 on 12/20/2012*

2741 *Amended by Ord. 13-42 on 10/17/2013*

2742 *Amended by Ord. 2018-43 on 7/19/2018*

2743

2744 **15-2.4-8 Parking Regulations**

2745 A. ~~Tandem Parking is allowed in the Historic District.~~

2746 ~~B. Common driveways are allowed along shared Side Yard Property Lines to~~
2747 ~~provide Access to Parking in the rear of the Main Building or below Grade if both~~
2748 ~~Properties are deed restricted to allow for the perpetual Use of the shared drive.~~

2749 ~~C. Common Parking Structures are allowed as a Conditional Use permit where it~~
2750 ~~facilities:-~~

2751

2752 ~~1. the Development of individual Buildings that more closely conform to the~~
2753 ~~scale of Historic Structures in the District; and~~

2754 ~~2. the reduction, mitigation or elimination of garage doors at the Street edge.~~

2755 ~~D. A common Parking Structure may occupy below Grade Side Yards between~~
2756 ~~participating Developments if the Structure maintains all Setbacks above Grade.~~
2757 ~~Common Parking Structures requiring a Conditional Use permit are subject to a~~
2758 ~~Conditional Use review, Section 15-1-10.~~

2759 ~~E. Driveways between Structures are allowed in order to eliminate garage doors~~
2760 ~~facing the Street, to remove cars from on-Street parking, and to reduce paved~~
2761 ~~Areas, provided the driveway leads to an approved Garage or Parking Area.~~

2762 ~~F. Turning radii are subject to review by the City Engineer as to function and~~
2763 ~~design.~~

2764 ~~G. See Section 15-3 Off Street Parking for additional parking requirements.~~

2765 **HISTORY**

2766 *Adopted by Ord. 00-51 on 9/21/2000*

2767 *Amended by Ord. 06-69 on 10/19/2006*

2768 *Amended by Ord. 09-10 on 3/5/2009*

2769

2770 **15-2.4-98 Sullivan Road Access**

2771 The Planning Commission may issue a Conditional Use permit (CUP) for Limited
2772 Access on Sullivan Road ("Driveway"). "Limited Access" allowed includes, but shall not
2773 be limited to: An additional curb cut for an adjoining residential or commercial project;
2774 paving or otherwise improving existing Access; increased vehicular connections from
2775 Sullivan Road to Park Avenue; and any other City action that otherwise increases
2776 vehicular traffic on the designated Area.

2777 A. **CRITERIA FOR CONDITIONAL USE REVIEW FOR LIMITED ACCESS.** Limited
2778 Access is allowed only when an Applicant proves the project has positive
2779 elements furthering reasonable planning objectives, such as increased
2780 Transferred Development Right (TDR) Open Space or Historic preservation in
2781 excess of that required in the zone.

2782 B. **NEIGHBORHOOD MANDATORY ELEMENTS CRITERIA.** The Planning
2783 Commission shall review and evaluate the following criteria for all projects along
2784 Sullivan Road and Eastern Avenue:

- 2785 1. **UTILITY CONSIDERATIONS.** Utility extensions from Park Avenue are
2786 preferred, which provide the least disturbance to the City Park and the
2787 public as a whole.
- 2788 2. **ENHANCED SITE PLAN CONSIDERATIONS.** These review criteria apply
2789 to both Sullivan Road and Park Avenue Street fronts:
 - 2790 a. Variation in Front Yard and Building Setbacks to orient porches and
2791 windows onto Street fronts.
 - 2792 b. Increased Front Setbacks.
 - 2793 c. Increased snow storage.
 - 2794 d. Increased Transferred Development Right (TDR) Open Space,
2795 and/or preservation of significant landscape elements.
 - 2796 e. Elimination of Multi-Unit or Triplex Dwellings.
 - 2797 f. Minimized Access to Sullivan Road.
 - 2798 g. Decreased Density.
- 2799 3. **INCORPORATION OF PEDESTRIAN AND LANDSCAPE
2800 IMPROVEMENTS ALONG PARK AVENUE, SULLIVAN ROAD, AND
2801 EASTERN AVENUE.** Plans must save, preserve, or enhance pedestrian
2802 connections and landscape elements along the Streetscape, within the
2803 Development Site, and between Park Avenue and Sullivan Road.
- 2804 4. **PARKING MITIGATION.** Plans that keep the Front Setbacks clear of
2805 parking and minimize parking impacts near intensive Uses on Sullivan
2806 Road are positive elements of any Site plan.
- 2807 C. **AFFORDABLE HOUSING APPLICABILITY.** When the Development consists of
2808 fifty percent (50%) or more deed restricted Affordable Housing Units, per the
2809 City's most current Affordable Housing Resolution, Section 15-2.4-9(B) above
2810 does not apply.

2811 HISTORY
 2812 *Adopted by Ord. 00-51 on 9/21/2000*
 2813 *Amended by Ord. 06-69 on 10/19/2006*
 2814 *Amended by Ord. 13-42 on 10/17/2013*
 2815 *Amended by Ord. 2018-43 on 7/19/2018*

- 2816
- 2817 **15-2.4-129 Outdoor Events And Music**
- 2818 **Outdoor events and music require an Administrative Conditional Use permit. The Use**
 2819 **must comply with Section 15-1-10, Conditional Use Review. The Applicant must submit**
 2820 **a Site plan and written description of the event, addressing the following:**
- 2821 A. **Notification of adjacent Property Owners.**
 - 2822 B. **No violation of the City Noise Ordinance, Title 6.**

- 2823 C. Impacts on adjacent Residential Uses.
- 2824 D. Proposed plans for music, lighting, Structures, electrical, signs, etc.
- 2825 E. Parking demand and impacts on neighboring Properties.
- 2826 F. Duration and hours of operation.
- 2827 G. Impacts on emergency Access and circulation.

2828 HISTORY
2829 Adopted by Ord. 00-51 on 9/21/2000

2830
2831 **15-2.4-1110 Criteria For Bed And Breakfast Inns**

2832 A Bed and Breakfast Inn is a Conditional Use subject to an Administrative Conditional
2833 Use permit. No Conditional Use permit may be issued unless the following criteria are
2834 met:

- 2835 A. The Use is in a Historic Building and/or Structure, addition thereto, or a
2836 historically Compatible Structure.
- 2837 B. The Applicant will make every attempt to rehabilitate the Historic portion of the
2838 Structure.
- 2839 C. The Structure has at least two (2) rentable rooms. The maximum number of
2840 rooms will be determined by the Applicant's ability to mitigate neighborhood
2841 impacts.
- 2842 D. In a Historic Building and/or Structure, the size and configuration of the rooms
2843 are Compatible with the Historic character of the Building and neighborhood.
- 2844 E. The rooms are available for Nightly Rental only.
- 2845 F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures
2846 there must be twenty-four (24) hour on-Site management and check-in.
- 2847 G. Food service is for the benefit of overnight guests only.
- 2848 H. No Kitchen is permitted within rental room(s).
- 2849 I. Parking on-Site is required at a rate of one (1) space per rentable room. If no on-
2850 Site parking is possible, the Applicant must provide parking in close proximity to
2851 the Bed and Breakfast Inn. The Planning Director may waive the parking
2852 requirement for Historic Buildings and/or Structures if the Applicant proves that:
2853
 - 2854 1. no on-Site parking is possible without compromising the Historic Building
2855 and/or Structure or Site, including removal of existing Significant
2856 Vegetation and all alternatives for proximate parking have been explored
2857 and exhausted; and
 - 2858 2. the Structure is not economically feasible to restore or maintain without
2859 the adaptive Use.

2860 J. The Use complies with Section 15-1-10, Conditional Use review.

2861 HISTORY

2862 Adopted by Ord. 00-51 on 9/21/2000

2863 Amended by Ord. 06-69 on 10/19/2006

2864

2865 **15-2.4-811 Parking Regulations**

2866 A. Tandem Parking is allowed in the Historic District.

2867 B. Common driveways are One (1) Shared Driveway is allowed along shared Side
2868 or Rear Yard Property Lot Lines to provide Access to Parking in the rear of the
2869 Main Building or below Grade if both Properties are deed restricted to allow for
2870 the perpetual Use of the shared drive.

2871 C. Common Parking Structures are allowed as a Conditional Use permit where it
2872 facilities:

2873 1. the Development of individual Buildings that more closely conform to the
2874 scale of Historic Buildings and/or Structures in the District; and

2875 2. the reduction, mitigation or elimination of garage doors at the Street edge.

2876 D. A common Parking Structure may occupy below Grade Side Yards between
2877 participating Developments if the Structure maintains all Setbacks above Grade.
2878 Common Parking Structures requiring a Conditional Use permit are subject to a
2879 Conditional Use review, Section 15-1-10.

2880 E. Driveways between Structures are allowed in order to eliminate garage doors
2881 facing the Street, to remove cars from on-Street parking, and to reduce paved
2882 Areas, provided the driveway leads to an approved Garage or approved Parking
2883 Area.

2884 F. Turning radii are subject to review by the City Engineer as to function and
2885 design.

2886 G. See Section Chapter 15-3 Off Street Parking for additional parking requirements.

2887 HISTORY

2888 Adopted by Ord. 00-51 on 9/21/2000

2889 Amended by Ord. 06-69 on 10/19/2006

2890 Amended by Ord. 09-10 on 3/5/2009

2891

2892 **15-2.4-1012 Architectural Review**

2893 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
2894 Department shall review the proposed plans for compliance with the Design Guidelines
2895 for Historic Districts and Historic Sites Chapter 15-13, Historic Preservation LMG
2896 Chapter 15-11, and Architectural Review LMG Chapter 15-5.

2897 Appeals of departmental actions on compliance with the Design Guidelines for Historic
2898 Districts and Historic Sites Chapter 15-13, Historic Preservation LMG Chapter 15-11,
2899 and Architectural Review LMG Chapter 15-5 are heard by the Board of Adjustment as
2900 outlined in Section 15-1-18 of the Code.

2901 HISTORY

2902 *Adopted by Ord. 00-51 on 9/21/2000*
2903 *Amended by Ord. 06-69 on 10/19/2006*
2904 *Amended by Ord. 09-23 on 7/9/2009*
2905 *Amended by Ord. 15-53 on 12/17/2015*

2906

2907 ~~**15-2.4-11 Criteria For Bed And Breakfast Inns**~~

2908 ~~A Bed and Breakfast Inn is a Conditional Use subject to an Administrative Conditional~~
2909 ~~Use permit. No Conditional Use permit may be issued unless the following criteria are~~
2910 ~~met:~~

2911 ~~K. The Use is in a Historic Structure, addition thereto, or a historically Compatible~~
2912 ~~Structure.~~

2913 ~~L. The Applicant will make every attempt to rehabilitate the Historic portion of the~~
2914 ~~Structure.~~

2915 ~~M. The Structure has at least two (2) rentable rooms. The maximum number of~~
2916 ~~rooms will be determined by the Applicant's ability to mitigate neighborhood~~
2917 ~~impacts.~~

2918 ~~N. In a Historic Structure, the size and configuration of the rooms are Compatible~~
2919 ~~with the Historic character of the Building and neighborhood.~~

2920 ~~O. The rooms are available for Nightly Rental only.~~

2921 ~~P. An Owner/manager is living on-Site, or in Historic Structures there must be~~
2922 ~~twenty-four (24) hour on-Site management and check-in.~~

2923 ~~Q. Food service is for the benefit of overnight guests only.~~

2924 ~~R. No Kitchen is permitted within rental room(s).~~

2925 ~~S. Parking on-Site is required at a rate of one (1) space per rentable room. If no on-~~
2926 ~~Site parking is possible, the Applicant must provide parking in close proximity to~~
2927 ~~the Bed and Breakfast Inn. The Planning Director may waive the parking~~
2928 ~~requirement for Historic Structures if the Applicant proves that:~~

2929

2930 ~~1. no on-Site parking is possible without compromising the Historic Structure~~
2931 ~~or Site, including removal of existing Significant Vegetation and all~~
2932 ~~alternatives for proximate parking have been explored and exhausted; and~~

2933 ~~2. the Structure is not economically feasible to restore or maintain without~~
2934 ~~the adaptive Use.~~

2935 ~~T. The Use complies with Section 15-1-10, Conditional Use review.~~

2936 **HISTORY**
2937 *Adopted by Ord. 00-51 on 9/21/2000*
2938 *Amended by Ord. 06-69 on 10/19/2006*

2939

2940 **15-2.4-12 Outdoor Events And Music**

2941 ~~Outdoor events and music require an Administrative Conditional Use permit. The Use~~
2942 ~~must comply with Section 15-1-10, Conditional Use Review. The Applicant must submit~~
2943 ~~a Site plan and written description of the event, addressing the following:~~

2944 ~~H. Notification of adjacent Property Owners.~~

2945 ~~I. No violation of the City Noise Ordinance, Title 6.~~

2946 ~~J. Impacts on adjacent Residential Uses.~~

2947 ~~K. Proposed plans for music, lighting, Structures, electrical, signs, etc.~~

2948 ~~L. Parking demand and impacts on neighboring Properties.~~

2949 ~~M. Duration and hours of operation.~~

2950 ~~N. Impacts on emergency Access and circulation.~~

2951 **HISTORY**
2952 *Adopted by Ord. 00-51 on 9/21/2000*

2953

2954 **15-2.4-13 Vegetation Protection**

2955 The Property Owner must protect Significant Vegetation during any Development
2956 activity. Significant Vegetation includes large trees six inches (6") in diameter or greater
2957 measured four and one-half feet (4 ½') above the ground, groves of small trees, or
2958 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
2959 measured at the drip line.

2960 Development plans must show all Significant Vegetation within twenty feet (20') of a
2961 proposed Development. The Property Owner must demonstrate the health and viability
2962 of all large trees through a certified arborist. The Planning Director shall determine the
2963 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
2964 consistent with Landscape Criteria in ~~LMC-Chapter~~Section 15-3-3 and Title 14.

2965 **HISTORY**
2966 *Adopted by Ord. 00-51 on 9/21/2000*
2967 *Amended by Ord. 06-69 on 10/19/2006*

2968

2969 **15-2.4-14 Signs**

2970 Signs are allowed in the HRM District as provided in the Park City Sign Code, Title 12.

2971 **HISTORY**
2972 *Adopted by Ord. 00-51 on 9/21/2000*

2973

2974 **15-2.4-15 Related Provisions**

- 2975 • Fences And Retaining Walls. LMG Chapter Section 15-4-2.
- 2976 • Accessory Apartments. LMG Chapter Section 15-4-7.
- 2977 • Placement of Satellite Receiving Antennas. LMG Chapter Section 15-5-13.
- 2978 • Telecommunication ~~Facility~~Facilities. LMG Chapter Section 15-5-14.
- 2979 • Off-Street Parking. LMG Chapter 15-3.
- 2980 • Landscaping. Title 14; LMG Chapter Section 15-3.3(D)15-3-3 and Chapter 15-5.
- 2981 • Lighting. LMG Chapters Sections 15-3-3(C), 15-5-5(I).
- 2982 • Historic Preservation ~~Board~~. LMG Chapter 15-11.
- 2983 • Park City Sign Code. Title 12.
- 2984 • Architectural Review. LMG Chapter15-5.
- 2985 • Snow Storage. LMG Chapter Section 15-3.3(E) 15-3-3.
- 2986 • Parking Ratio Requirements. LMG Chapter Section 15-3-6.

2987 HISTORY

2988 *Adopted by Ord. 00-51 on 9/21/2000*

2989 **15-2.5 Historic Recreation Commercial (HRC) District**

2990 15-2.5-1 Purpose

2991 15-2.5-2 Uses

2992 15-2.5-3 Lot And Site Requirements

2993 ~~15-2.5-4 Access~~

2994 ~~15-2.5-64 Existing Historic Buildings And/Or Structures~~

2995 15-2.5-5 Building Height

2996 ~~15-2.5-6 Existing Historic Structures~~

2997 ~~15-2.5-106 Heber Avenue Sub-Zone~~

2998 ~~15-2.5-47 Access~~

2999 ~~15-2.5-98 Service Access~~ Access, Service, and Delivery

3000 ~~15-2.5-7 Architectural Review~~

3001 15-2.5-89 Mechanical Service

3002 ~~15-2.5-9 Service Access~~

3003 ~~15-2.5-10 Heber Avenue Sub-Zone~~

3004 ~~15-2.5-1210 Criteria For Bed And Breakfast Inns~~

3005 15-2.5-11 Parking Regulations

3006 ~~15-2.5-12 Criteria For Bed And Breakfast Inns~~

3007 ~~15-2.5-712 Architectural Review~~

3008 ~~15-2.5-13 Goods And Uses To Be Within Enclosed Building~~

3009 ~~15-2.5-1413~~ Vegetation Protection

3010 ~~15-2.5-1514~~ Signs

3011 ~~15-2.5-1615~~ Related Provisions

3012

3013 **15-2.5-1 Purpose**

3014 The purpose of the Historic Recreation Commercial (HRC) District is to:

3015 A. maintain and enhance characteristics of Historic Streetscape elements such as
3016 yards, trees, vegetation, and porches_{7.1}

3017 B. encourage pedestrian oriented, pedestrian-scale Development_{7.1}

3018 C. minimize visual impacts of automobiles and parking_{7.1}

3019 D. preserve and enhance landscaping and public spaces adjacent to Streets and
3020 thoroughfares_{7.1}

3021 E. provide a transition in scale and land Uses between the HR-1 and HCB Districts
3022 that retains the character of Historic Buildings and/or Structures in the Area_{7.1}

3023 F. provide a moderate Density bed base at the Town Lift_{7.1}

3024 G. allow for limited retail and Commercial Uses consistent with resort bed base and
3025 the needs of the local community_{7.1}

3026 H. encourage preservation and rehabilitation of Historic Buildings and/or Structures
3027 and resources_{7.1} and

3028 I. maintain and enhance the long term viability of the downtown core as a
3029 destination for residents and tourists by ensuring a Business mix that encourages

3030 a high level of vitality, public Access, vibrancy, activity, and public/resort-related
3031 attractions.

3032 HISTORY

3033 *Adopted by Ord. 00-51 on 9/21/2000*

3034 *Amended by Ord. 07-55 on 8/30/2007*

3035

3036 **15-2.5-2 Uses**

3037 Uses in the HRC are limited to the following:

3038 A. **ALLOWED USES.**¹⁰

- 3039 1. Single Family Dwelling⁵
- 3040 2. Duplex Dwelling⁵
- 3041 3. Secondary Living Quarters⁵
- 3042 4. Lockout Unit^{1,5}
- 3043 5. Accessory Apartment^{2,5}
- 3044 6. Nightly Rental⁵
- 3045 7. Home Occupation⁵
- 3046 8. Child Care, In-Home Babysitting
- 3047 9. Child Care, Family³
- 3048 10. Child Care, Family Group³
- 3049 11. Child Care Center³
- 3050 12. Accessory Building and Use
- 3051 13. Conservation Activity
- 3052 14. Agriculture
- 3053 15. Bed and Breakfast Inn^{4,5}
- 3054 16. Boarding House, Hostel⁵
- 3055 17. Hotel, Minor, fewer than 16 rooms⁵
- 3056 18. Office, General⁵
- 3057 19. Parking Area or Structure, with four (4) or fewer spaces⁵
- 3058 20. Food Truck Location¹¹

3059 B. **CONDITIONAL USES.**^{9, 10}

- 3060 1. Triplex Dwelling⁵
- 3061 2. Multi-Unit Dwelling⁵
- 3062 3. Guest House, on Lots one acre⁵
- 3063 4. Group Care Facility⁵
- 3064 5. Public and Quasi-Public Institution, Church, School
- 3065 6. Essential Municipal Public Utility Use, Facility, Service and Structure
- 3066 7. Telecommunication Antenna⁶
- 3067 8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁷
- 3068 9. Plant and Nursery stock products and sales
- 3069 10. Hotel, Major⁵
- 3070 11. Timeshare Projects and Conversions⁵
- 3071 12. Private Residence Club Project and Conversion^{4,5}
- 3072 13. Office, Intensive⁵

- 3073 14. Office and Clinic, Medical⁵
- 3074 15. Financial Institution, without drive-up window⁸
- 3075 16. Commercial Retail and Service, Minor⁸
- 3076 17. Commercial Retail and Service, personal improvement⁸
- 3077 18. Neighborhood Convenience Commercial, without gasoline sales
- 3078 19. Café or Deli⁸
- 3079 20. Restaurant, General⁸
- 3080 21. Restaurant and café, Outdoor Dining⁴
- 3081 22. Outdoor Events and Uses⁴
- 3082 23. Bar
- 3083 24. Parking Area or Structure, with five (5) or more spaces⁵
- 3084 25. Temporary Improvement⁴
- 3085 26. Passenger Tramway Station and Ski Base Facility
- 3086 27. Ski Tow, Ski Lift, Ski Run, and Ski Bridge
- 3087 28. Recreation Facility, Commercial, Public, and Private
- 3088 29. Entertainment Facility, Indoor
- 3089 30. Fences greater than six feet (6') in height from Final Grade⁴
- 3090 31. Private Residence Club, Off-Site⁵
- 3091 32. Private Event Facility⁵
- 3092 33. Special Events⁴

3093 C. **PROHIBITED USES.** Unless otherwise allowed herein, any Use not listed above
3094 as an Allowed or Conditional Use is a prohibited Use.

3095 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

3096 ²See [LMG Chapter Section 15-4-7, Supplementary Regulations for](#) Accessory
3097 Apartments.

3098 ³See [LMG Chapter Section 15-4-9, for Child Care Regulations And Child Care Facilities.](#)

3099 ⁴Requires an Administrative or Administrative Conditional Use permit, see
3100 [Section Chapter 15-4.](#)

3101 ⁵Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue
3102 and Park Avenue, excluding those HRC Zoned Properties on the west side of Park
3103 Avenue and also excluding those HRC Zoned Properties with the following addresses:
3104 702 Main Street, 710 Main Street, 738 Main Street (for the plaza side storefronts), 780
3105 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street, 890 Main
3106 Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within
3107 Storefront Property; however access, circulation, and lobby areas are permitted within
3108 Storefront Property.

3109 ⁶See [LMG Chapter Section 15-4-14, Supplemental Regulations For](#) Telecommunication
3110 Facilities.

3111 ⁷See [LMG Chapter Section 15-4-13, Supplemental Regulations For Placement of](#)
3112 [Satellite Receiving Antennas.](#)

3113 ⁸If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed
3114 Use.

3115 ⁹No community locations are defined by Utah Code 32-B-1-102 (Alcoholic Beverage
3116 Control Act) are permitted within 200 feet of Main Street unless a variance is permitted
3117 for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

3118 ¹⁰Within the HRC Zoning District, no more than seven (7) Conventional Chain
3119 Businesses are permitted in Storefront Properties.

3120 ¹¹The Planning Director, or his designee shall, upon finding a Food Truck Location in
3121 compliance with Municipal Code 4-5-6, issue the property owner a Food Truck Location
3122 administrative approval letter.

3123 HISTORY

- 3124 *Adopted by Ord. 00-51 on 9/21/2000*
- 3125 *Amended by Ord. 04-39 on 3/18/2004*
- 3126 *Amended by Ord. 06-69 on 10/19/2006*
- 3127 *Amended by Ord. 07-55 on 8/30/2007*
- 3128 *Amended by Ord. 09-10 on 3/5/2009*
- 3129 *Amended by Ord. 12-37 on 12/20/2012*
- 3130 *Amended by Ord. 16-02 on 1/7/2016*
- 3131 *Amended by Ord. 2017-45 on 8/17/2017*
- 3132 *Amended by Ord. 2018-55 on 10/23/2018*

3133

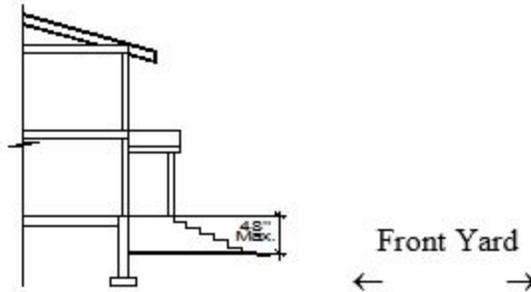
3134 **15-2.5-3 Lot And Site Requirements**

3135 Except as may otherwise be provided in this Code, no Building Permit shall be issued
3136 for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a
3137 Street shown as a private or Public Street on the Streets Master Plan, or on a private
3138 easement connecting the Lot to a Street shown on the Streets Master Plan.

3139 All Development activity must comply with the following minimum Lot and Site
3140 requirements:

- 3141 A. **FRONT SETBACK**. The minimum Front Setback is ten feet (10').
- 3142 B. **FRONT SETBACK EXCEPTIONS**. The Front Setback must be open and free of
3143 any Structure except:
 - 3144 1. Fences, walls, and retaining walls not more than four feet (4') in height, or
3145 as permitted in Section 15-4-2. On Corner Lots, Fences more than three
3146 feet (3') in height are prohibited within twenty five feet (25') of the
3147 intersection at back of curb.
 - 3148 2. Uncovered steps leading to the Main Building; provided the steps are not
3149 more than four feet (4') in height from Final Grade, not including any
3150 required handrail, and do not cause danger or hazard to traffic by

3151 obstructing the view of the Street or intersection.



3152

3153 3. Decks, porches, and Bay Windows, not more than ten feet (10') wide,
3154 projecting not more than three feet (3') into the Front Setback.

3155 4. Roof overhangs, eaves, and cornices, projecting not more than three feet
3156 (3') into the Front Setback.

3157 5. Sidewalks, patios, and pathways.

3158 6. Driveways leading to a garage or approved Parking Area. No portion of a
3159 Front Yard, except for approved driveways, allowed Parking Areas, patios,
3160 and sidewalks may be Hard-Surfaced or graveled.

3161 C. **REAR SETBACK**. The minimum Rear Setback is ten feet (10').

3162 D. **REAR SETBACK EXCEPTIONS**. The Rear Setback must be open and free of
3163 any Structure except:

3164 1. Bay Windows not more than ten feet (10') wide projecting not more than
3165 two feet (2') into the Rear Setback.

3166 2. Chimneys not more than five feet (5') wide projecting not more than two
3167 feet (2') into the Rear Setback.

3168 3. Window wells and light wells projecting not more than four feet (4') into the
3169 Rear Setback.

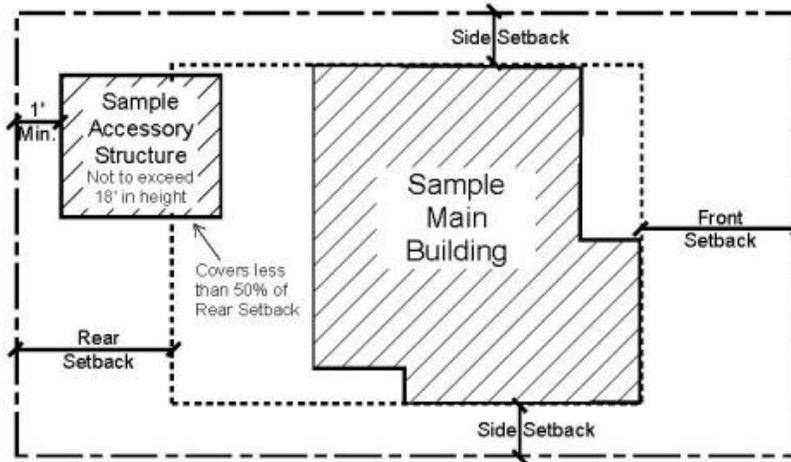
3170 4. Window wells and light wells not exceeding the minimum International
3171 Residential Code (IRC) or International Building Code (IBC) requirements
3172 for egress may projecting not more than four feet (4') into the Rear
3173 Setback. Should egress requirements be met within the building pad, no
3174 Rear Setback exception is permitted.

3175 5. Roof overhangs and eaves projecting not more than two feet (2') into the
3176 Rear Setback.

3177 6. Window sills, belt courses, cornices, trim, exterior siding, or other
3178 ornamental features projecting not more than six inches (6") beyond the
3179 ~~window or~~ main Structure to which it is attached.

3180 7. Detached Accessory Buildings, not more than eighteen feet (18') in height,
3181 and including any free-standing Solar Energy Systems, located a
3182 minimum of five feet (5') behind the front facade of the Main Building, and

3183 maintaining a minimum Rear Setback of one foot (1'). Such Structure must
 3184 not cover over fifty percent (50%) of the Rear Setback. See the following
 3185 illustration:



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8. A Hard-Surfaced Parking Areas subject to the same location requirements as a detached Accessory Building.
 9. Screened mechanical equipment, hot tubs, and similar Structures located at least five feet (5') from the Rear Lot Line.
 10. Fences, walls, and retaining walls ~~not more than six feet (6') in height, or~~ as permitted in Section 15-4-2.
 11. Patios, decks, steps, pathways, and similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least five feet (5') from the Rear Lot Line.
 12. One (1) Shared Driveway leading to a garage or approved Parking Area. See Section 15-2.5-11 Parking Regulations for additional requirements.

3198 **E. SIDE SETBACK.**

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1. The minimum Side Setback is five feet (5').
 2. On Corner Lots, the ~~Side Yard that faces a Street or platted Right-of-Way is considered a Front Yard, and the~~ minimum Side Setback that faces a side Street or platted Right-of-Way is ten feet (10') for both Main and Accessory Buildings.
 3. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief

3208 Building Official, all applicable Building and Fire Code requirements are
3209 met, and the Use is an Allowed or Conditional Use in the Zoning District.

3210 a. Exterior Side Setbacks shall be based on the minimum required
3211 Side Setback for each Lot; however the Planning Commission may
3212 consider increasing exterior Side Setbacks during Conditional Use
3213 Permit review to mitigate potential impacts on adjacent Property.
3214 Side Yard exceptions continue to apply.

3215 F. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any
3216 Structure except:

3217 1. Bay Windows, not more than ten feet (10') wide, and projecting not more
3218 than two feet (2') into the Side Setback.

3219 2. Chimneys not more than five feet (5') wide, and projecting not more than
3220 two feet (2') into the Side Setback.

3221 3. Window wells and light wells not exceeding the minimum International
3222 Residential Code (IRC) or International Building Code (IBC) requirements
3223 for egress may projecting not more than four feet (4') into the Side
3224 Setback. Should egress requirements be met within the building pad, no
3225 Side Setback exception is permitted.

3226 4. Roof overhangs and eaves projecting not more than two feet (2') into the
3227 Side Setback.

3228 5. Window sills, belt courses, cornices, trim, exterior siding, and other
3229 ornamental features, projecting not more than six inches (6") beyond the
3230 ~~window or~~ main Structure to which it is attached.

3231 ~~6. Roof overhangs and eaves projecting not more than two feet (2') into the~~
3232 ~~Side Setback.~~

3233 7. Patios, decks, pathways, steps, and similar Structures not more than thirty
3234 inches (30") in height from Final Grade, not including any required
3235 handrail, and located provided there is at least a one foot (1') ~~Setback to~~
3236 from the Side Lot Line.

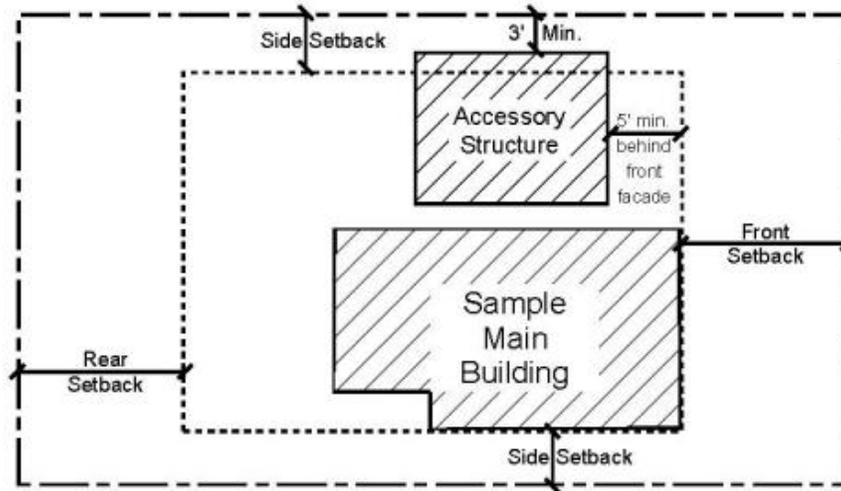
3237 8. Fences, walls, and retaining walls ~~not more than six feet (6'), or~~ as
3238 permitted in Section 15-4-2.

3239 9. One (1) private or Shared Driveways leading to a garage or approved
3240 Parking Area. See Section 15-2.5-11 Parking Regulations for additional
3241 requirements.

3242 10. Pathways and steps connecting to a City stairway or pathway.

3243 11. Detached Accessory Buildings, not more than eighteen feet (18') in height,
3244 and including any free-standing Solar Energy Systems, located a
3245 minimum of five feet (5') behind the front facade of the Main Building,
3246 maintaining a minimum Side Setback Setback of three feet (3'). See the

3247 following illustration:



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12. A covered arcade between projects provided that the highest point of the arcade is not more than fifteen feet (15') above the elevation of the walk.

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13. Mechanical equipment (which must be screened), hot tubs, or similar Structures, located at least three feet (3') from the Side Lot Line.

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G. **FLOOR AREA RATIO.** In all projects within the HRC Zone:

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1. **STRUCTURES BUILT AFTER OCTOBER 1, 1985.** Except in the Heber Avenue Sub-Zone Area, non-residential Uses are subject to a Floor Area Ratio to restrict the scope of non-residential Use within the District. For Properties located east of Park Avenue, the Floor Area Ratio for non-residential Uses is 1. For Properties located on the west side of Park Avenue, the Floor Area Ratio for non-residential Uses is 0.7.

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2. **STRUCTURES BUILT PRIOR TO OCTOBER 1, 1985.** Structures existing as of October 1, 1985 are not subject to the Floor Area Ratio, and may be used in their entirety for non-residential Uses as provided in this ordinance.

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H. **SNOW RELEASE.** Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

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I. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

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3271 J. **VERTICAL ZONING.** For HRC Zoned Storefront Property adjacent to Main
3272 Street, Heber Avenue, and Park Avenue, excluding those HRC Zoned Properties
3273 on the west side of Park Avenue and also excluding those HRC Zoned
3274 Properties with the following addresses: 702 Main Street, 710 Main Street, 738
3275 Main Street (for the plaza side Storefronts), 780 Main Street, 804 Main Street (for
3276 the plaza side Storefronts), 875 Main Street, 890 Main Street, 900 Main Street,
3277 and 820 Park Avenue, new Construction and Construction adding Floor Area to a
3278 Building or Lot, shall have a minimum of seventy-five-percent (75%) of the width
3279 of the Building facade as Storefront Property.

3280 K. **STOREFRONT ENHANCEMENT ZONING.** The maximum width of any
3281 Storefront Property Facade abutting Main Street or Heber Avenue shall be fifty-
3282 feet (50'). Storefront Property Facades in the Historic portion of structures listed
3283 on the Historic Sites Inventory which exceed fifty-feet (50') in width are valid Non-
3284 Complying Structures. A Storefront Property Facade shall have a storefront
3285 entrance door for pedestrian access.

3286 If the Historic storefront entrance, located in the Historic portion of a structure
3287 listed on the Historic Sites Inventory, is more than eight feet (8') above the grade
3288 of the adjacent Main Street and/or Heber Avenue, then the First Story in the
3289 Historic portion of the Historic ~~Building and/or Structure~~structure located adjacent
3290 to Main Street and/or Heber Avenue shall not be calculated in the maximum
3291 Storefront Property Facade width.

3292 HISTORY

- 3293 *Adopted by Ord. 00-51 on 9/21/2000*
- 3294 *Amended by Ord. 06-69 on 10/19/2006*
- 3295 *Amended by Ord. 09-10 on 3/5/2009*
- 3296 *Amended by Ord. 16-02 on 1/7/2016*
- 3297 *Amended by Ord. 2016-44 on 9/15/2016*
- 3298 *Amended by Ord. 2017-09 on 4/27/2017*
- 3299 *Amended by Ord. 2018-27 on 5/31/2018*
- 3300 *Amended by Ord. 2018-43 on 7/19/2018*

3301

3302 **15-2.5-4 Access**

3303 ~~A. **VEHICULAR ACCESS.** A Project may have only one vehicular Access from Park~~
3304 ~~Avenue, Main Street, Heber Avenue, Swede Alley, or Deer Valley Drive, unless~~
3305 ~~an additional Access is approved by the Planning Commission.~~

3306 ~~B. **PEDESTRIAN ACCESS.** An Applicant must build, and if necessary, dedicate a~~
3307 ~~Sidewalk on all Street Frontages.~~

3308 HISTORY

- 3309 *Adopted by Ord. 00-51 on 9/21/2000*

3310

3311 **15-2.5-64 Existing Historic Buildings And/Or Structures**

3312 Historic Buildings and/or Structures that do not comply with Building Height, Building
3313 Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying
3314 Structures. Additions to Historic Buildings and/or Structures are exempt from Off-Street
3315 parking requirements provided the addition does not create a Lockout Unit or an
3316 Accessory Apartment. Additions must comply with Building Setbacks, driveway location
3317 standards, and Building height.

3318 A. EXCEPTION. In order to achieve new construction consistent with the Historic
3319 District Design Guidelines, the Planning Director may grant an exception to the
3320 Building Setbacks and driveway location standards for additions to Historic
3321 Buildings and/or Structures:

- 3322 1. Upon approval of a Conditional Use Permit, and
- 3323 2. When the scale of the addition and/or driveway is Compatible with the
3324 Historic Building and/or Structure, and
- 3325 3. When the addition complies with all other provisions of this Chapter, and
- 3326 4. When the addition complies with the adopted Building and Fire Codes,
3327 and
- 3328 5. When the addition complies with the Design Guidelines for Historic
3329 Districts and Sites.

3330 HISTORY
3331 Adopted by Ord. 00-51 on 9/21/2000
3332 Amended by Ord. 06-69 on 10/19/2006
3333 Amended by Ord. 2016-44 on 9/15/2016

3334
3335 **15-2.5-5 Building Height**

3336 No Structure shall be erected to a height greater than thirty-two feet (32') from Existing
3337 Grade. This is the Zone Height.

- 3338 A. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:
- 3339 1. Gable, hip, and similar pitched roofs may extend up to five feet (5') above
3340 the Zone Height, if the roof pitch is 4:12 or greater.
 - 3341 2. Antennas, chimneys, flues, vents, and similar Structures, may extend up
3342 to five feet (5') above the highest point of the Building to comply with
3343 International Building Code (IBC) requirements.
 - 3344 3. Water towers, mechanical equipment, and Solar Energy Systems, when
3345 enclosed or Screened, may extend up to five feet (5') above the height of
3346 the Building. See LMC Section 15-5-5(G)(7)(a).
 - 3347 4. Church spires, bell towers, and like architectural features subject to the
3348 Historic District Design Guidelines, may extend up to fifty percent (50%)
3349 above the Zone Height, but may not contain Habitable Space above the
3350 Zone Height. Such exception requires approval by the Planning Director.

3351 5. An Elevator Penthouse may extend up to eight feet (8') above the Zone
3352 Height.

3353 6. To accommodate a roof form consistent with the Historic District Design
3354 Guidelines, the Planning Director may grant additional Building Height
3355 provided that no more than twenty percent (20%) of the roof ridge line
3356 exceeds the height requirement and complies with height exception
3357 criteria in Section ~~15-2.2-6(B)(10)~~ 15-2.5-5.

3358 HISTORY

- 3359 *Adopted by Ord. 00-51 on 9/21/2000*
- 3360 *Amended by Ord. 06-69 on 10/19/2006*
- 3361 *Amended by Ord. 07-55 on 8/30/2007*
- 3362 *Amended by Ord. 09-10 on 3/5/2009*
- 3363 *Amended by Ord. 2018-27 on 5/31/2018*

3364

3365 **15-2.5-6 Existing Historic Structures**

~~3366 Historic Structures that do not comply with Building Height, Building Setbacks, Off-~~
~~3367 Street parking, and driveway location standards are valid Non-Complying Structures.~~
~~3368 Additions to Historic Structures are exempt from Off-Street parking requirements~~
~~3369 provided the addition does not create a Lockout Unit or an Accessory Apartment.~~
~~3370 Additions must comply with Building Setbacks, driveway location standards, and~~
~~3371 Building height.~~

~~3372 B. **EXCEPTION.** In order to achieve new construction consistent with the Historic~~
~~3373 District Design Guidelines, the Planning Director may grant an exception to the~~
~~3374 Building Setbacks and driveway location standards for additions to Historic~~
~~3375 Buildings:~~

- ~~3376 1. Upon approval of a Conditional Use Permit, and~~
- ~~3377 2. When the scale of the addition and/or driveway is Compatible with the~~
~~3378 Historic Structure, and~~
- ~~3379 3. When the addition complies with all other provisions of this Chapter, and~~
- ~~3380 4. When the addition complies with the adopted Building and Fire Codes,~~
~~3381 and~~
- ~~3382 5. When the addition complies with the Design Guidelines for Historic~~
~~3383 Districts and Sites.~~

3384 HISTORY

- 3385 *Adopted by Ord. 00-51 on 9/21/2000*
- 3386 *Amended by Ord. 06-69 on 10/19/2006*
- 3387 *Amended by Ord. 2016-44 on 9/15/2016*

3388

3389 **15-2.5-106 Heber Avenue Sub-Zone**

3390 Properties fronting on the north side of Heber Avenue, and east of Park Avenue, are
3391 included in the Heber Avenue Sub-Zone for a depth of 150 feet (150') from the Street
3392 Right-of-Way. Within the Heber Avenue Sub-Zone, all of the Site Development
3393 standards and land Use limitations of the HRC District apply, except:

3394 A. The Allowed Uses within the sub-zones are identical to the Allowed Uses in the
3395 HCB District.

3396 B. The Conditional Uses within the sub-zone are identical to the Conditional Uses in
3397 the HCB District.

3398 C. The Floor Area Ratio limitation of the HRC District does not apply.

3399 HISTORY

3400 Adopted by Ord. 00-51 on 9/21/2000

3401

3402 **15-2.5-47 Access**

3403 A. **VEHICULAR ACCESS.** A Project may have only one vehicular Access from Park
3404 Avenue, Main Street, Heber Avenue, Swede Alley, or Deer Valley Drive, unless
3405 an additional Access is approved by the Planning Commission.

3406 B. **PEDESTRIAN ACCESS.** An Applicant must build, and if necessary, dedicate a
3407 Sidewalk on all Street Frontages.

3408 HISTORY

3409 Adopted by Ord. 00-51 on 9/21/2000

3410

3411 **15-2.5-98 Service AccessAccess, Service, and Delivery**

3412 Service areas must be properly Screened. The loading and unloading of goods must
3413 take place entirely on the Site. Loading areas must be Screened from general public
3414 view. All loading areas shall be shown on the plans prepared for Conditional Use Permit
3415 and architectural review.

3416 All Structures must provide a means of storing refuse generated by the Structure's
3417 occupants. All refuse storage facilities must be shown on the plans prepared for
3418 Conditional Use Permit and architectural review by the Planning, Engineering, and
3419 Building Departments. Refuse storage must be Screened, enclosed, and properly
3420 ventilated. The Planning Department will approve or reject the location, Screening and
3421 painting of such equipment as part of the architectural review process.

3422

3423 HISTORY

3424 Adopted by Ord. 00-51 on 9/21/2000

3425 Amended by Ord. 2016-44 on 9/15/2016

3426

3427 **15-2.5-7 Architectural Review**

3428 ~~Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning~~
3429 ~~Department shall review the proposed plans for compliance with the Design Guidelines~~
3430 ~~for historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and~~
3431 ~~Architectural Review LMC Chapter 15-5.~~

3432 ~~Appeals of departmental actions on compliance with the Design Guidelines for Historic~~
3433 ~~Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by~~
3434 ~~the Board of Adjustment as outlined in Section 15-1-18 of the Code.~~

3435 **HISTORY**

3436 ~~Adopted by Ord. 00-51 on 9/21/2000~~
3437 ~~Amended by Ord. 06-69 on 10/19/2006~~
3438 ~~Amended by Ord. 09-23 on 7/9/2009~~
3439 ~~Amended by Ord. 15-53 on 12/17/2015~~

3440

3441 **15-2.5-89 Mechanical Service**

3442 All exterior mechanical equipment must be Screened to minimize noise infiltration to
3443 adjoining Properties and to mitigate visual impacts on nearby Properties, including
3444 those Properties located above the roof tops of Structures in the HRC District, and
3445 general public view.

3446 All mechanical equipment must be shown on the plans prepared for Conditional Use
3447 Permit and/or architectural review by the Planning, Engineering, and Building
3448 Departments. The Planning Department will approve or reject the location, Screening
3449 and painting of such equipment as part of the architectural review process. All
3450 Structures must provide a means of storing refuse generated by the Structure's
3451 occupants. All refuse storage facilities must be shown on the plans prepared for
3452 Conditional Use Permit and architectural review. Refuse storage must be Screened,
3453 enclosed, and properly ventilated.

3454 **HISTORY**

3455 ~~Adopted by Ord. 00-51 on 9/21/2000~~
3456 ~~Amended by Ord. 06-69 on 10/19/2006~~
3457 ~~Amended by Ord. 2016-44 on 9/15/2016~~

3458

3459 **15-2.5-9 Service Access**

3460 ~~Service areas must be properly Screened. The loading and unloading of goods must~~
3461 ~~take place entirely on the Site. Loading areas must be Screened from general public~~
3462 ~~view. All loading areas shall be shown on the plans prepared for Conditional Use Permit~~
3463 ~~and architectural review.~~

3464 **HISTORY**

3465 ~~Adopted by Ord. 00-51 on 9/21/2000~~
3466 ~~Amended by Ord. 2016-44 on 9/15/2016~~

3467

3468 **15-2.5-10 Heber Avenue Sub-Zone**

3469 ~~Properties fronting on the north side of Heber Avenue, and east of Park Avenue, are~~
3470 ~~included in the Heber Avenue Sub-Zone for a depth of 150 feet (150') from the Street~~
3471 ~~Right-of-Way. Within the Heber Avenue Sub-Zone, all of the Site Development~~
3472 ~~standards and land Use limitations of the HRC District apply, except:~~

3473 ~~D. The Allowed Uses within the sub-zones are identical to the Allowed Uses in the~~
3474 ~~HCB District.~~

3475 ~~E. The Conditional Uses within the sub-zone are identical to the Conditional Uses in~~
3476 ~~the HCB District.~~

3477 ~~F. The Floor Area Ratio limitation of the HRC District does not apply.~~

3478 **HISTORY**

3479 *Adopted by Ord. 00-51 on 9/21/2000*

3480

3481 **15-2.5-1210 Criteria For Bed And Breakfast Inns**

3482 A Bed and Breakfast Inn is an Allowed Use subject to an Administrative Conditional Use
3483 permit. No Administrative Conditional Use permit may be issued unless the following
3484 criteria are met:

3485 A. The Use is in a Historic Building and/or Structure or addition thereto, or a
3486 historically Compatible Structure.

3487 B. The Applicant will make every attempt to rehabilitate the Historic portion of the
3488 Structure.

3489 C. The Structure has at least two (2) rentable rooms. The maximum number of
3490 rooms will be determined by the Applicant's ability to mitigate neighborhood
3491 impacts.

3492 D. In Historic Buildings and/or Structures, the size and configuration of the rooms
3493 are Compatible with the Historic character of the Building and neighborhood.

3494 E. The rooms are available for Nightly Rental only.

3495 F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures
3496 there must be twenty-four (24) hour on-Site management and check-in.

3497 G. Food service is for the benefit of overnight guests only.

3498 H. No Kitchen is permitted within rental room(s).

3499 I. Parking on-Site is required at a rate of one (1) space per rentable room. The
3500 Planning Director may waive the parking requirement for Historic Buildings
3501 and/or Structures if the Applicant proves that:

3502 1. no on-Site parking is possible without compromising the Historic Building
3503 and/or Structure or Site, including removal of existing Significant
3504 Vegetation, and all alternatives for proximate parking have been explored
3505 and exhausted; and

3506 2. the Structure is not economically feasible to restore or maintain without
3507 the adaptive Use.

3508 J. The Use complies with Section 15-1-10, Conditional Use review.

3509 HISTORY

3510 Adopted by Ord. 00-51 on 9/21/2000

3511 Amended by Ord. 06-69 on 10/19/2006

3512

3513 **15-2.5-11 Parking Regulations**

3514 A. Tandem Parking is allowed in the Historic District.

3515 B. ~~Common driveways are~~ One (1) Shared Driveway is allowed along shared Side
3516 or Rear Yard Property Lot Lines to provide Access to parking in the rear of the
3517 Main Building, or below Grade, if both Properties are deed restricted to allow for
3518 the perpetual use of the shared drive.

3519 C. Common Parking Structures are allowed where such a grouping facilitates:

3520 1. the Development of individual Buildings that more closely conform to the
3521 scale of Historic Buildings and/or Structures in the District; and

3522 2. the reduction, mitigation, or elimination of garage doors at the Street edge.

3523 D. A common Parking Structure may occupy below Grade Side Setbacks between
3524 participating Developments if the Structure maintains all Setbacks above Grade.
3525 Common Parking Structures are subject to a Conditional Use Review, Section
3526 15-1-10.

3527 E. Driveways between Structures are allowed to eliminate garage doors facing the
3528 Street, to remove cars from on-Street parking, and to reduce paved Areas,
3529 provided the driveway leads to an approved garage or approved Parking Area.

3530 F. Turning radii are subject to review by the City Engineer as to function and design.

3531 G. See ~~Section~~Chapter 15-3 Off Street Parking for additional parking requirements.

3532 HISTORY

3533 Adopted by Ord. 00-51 on 9/21/2000

3534 Amended by Ord. 06-69 on 10/19/2006

3535 Amended by Ord. 09-10 on 3/5/2009

3536 Amended by Ord. 2018-43 on 7/19/2018

3537

3538 **15-2.5-12 Criteria For Bed And Breakfast Inns**

3539 ~~A Bed and Breakfast Inn is an Allowed Use subject to an Administrative Conditional Use~~
3540 ~~permit. No Administrative Conditional Use permit may be issued unless the following~~
3541 ~~criteria are met:~~

3542 ~~K. The Use is in a Historic Structure or addition thereto, or a historically Compatible~~
3543 ~~Structure.~~

3544 ~~L. The Applicant will make every attempt to rehabilitate the Historic portion of the~~
3545 ~~Structure.~~

3546 ~~M. The Structure has at least two (2) rentable rooms. The maximum number of~~
3547 ~~rooms will be determined by the Applicant's ability to mitigate neighborhood~~
3548 ~~impacts.~~

3549 ~~N. In Historic Structures, the size and configuration of the rooms are Compatible~~
3550 ~~with the Historic character of the Building and neighborhood.~~

3551 ~~O. The rooms are available for Nightly Rental only.~~

3552 ~~P. An Owner/manager is living on Site, or in Historic Structures there must be~~
3553 ~~twenty-four (24) hour on-Site management and check-in.~~

3554 ~~Q. Food service is for the benefit of overnight guests only.~~

3555 ~~R. No Kitchen is permitted within rental room(s).~~

3556 ~~S. Parking on Site is required at a rate of one (1) space per rentable room. The~~
3557 ~~Planning Director may waive the parking requirement for Historic Structures if the~~
3558 ~~Applicant proves that:~~

3559 ~~1. no on-Site parking is possible without compromising the Historic Structure~~
3560 ~~or Site, including removal of existing Significant Vegetation, and all~~
3561 ~~alternatives for proximate parking have been explored and exhausted; and~~

3562 ~~2. the Structure is not economically feasible to restore or maintain without~~
3563 ~~the adaptive Use.~~

3564 ~~T. The Use complies with Section 15-1-10, Conditional Use review.~~

3565 **HISTORY**

3566 ~~Adopted by Ord. 00-51 on 9/21/2000~~

3567 ~~Amended by Ord. 06-69 on 10/19/2006~~

3568

3569 **15-2.5-712 Architectural Review**

3570 ~~Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning~~
3571 ~~Department shall review the proposed plans for compliance with the Design Guidelines~~
3572 ~~for historic Districts and Historic Sites Chapter 15-13, Historic Preservation LMG~~
3573 ~~Chapter 15-11, and Architectural Review LMG Chapter 15-5.~~

3574 ~~Appeals of departmental actions on compliance with the Design Guidelines for Historic~~
3575 ~~Districts and Historic Sites Chapter 15-13, Historic Preservation LMG Chapter 15-11,~~
3576 ~~and Architectural Review LMG Chapter 15-5 are heard by the Board of Adjustment as~~
3577 ~~outlined in Section 15-1-18 of the Code.~~

3578 **HISTORY**

3579 ~~Adopted by Ord. 00-51 on 9/21/2000~~

3580 ~~Amended by Ord. 06-69 on 10/19/2006~~

3581 ~~Amended by Ord. 09-23 on 7/9/2009~~

3582 ~~Amended by Ord. 15-53 on 12/17/2015~~

3583

3584 **15-2.5-13 Goods And Uses To Be Within Enclosed Building**

3585 ~~A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as~~
3586 ~~an Allowed or Conditional Use, or allowed with an Administrative Permit, all~~
3587 ~~goods, including food, beverage and cigarette vending machines, must be within~~
3588 ~~a completely enclosed Structure. New construction of enclosures for the storage~~
3589 ~~of goods shall not have windows and/or other fenestration that exceeds a wall-to-~~
3590 ~~window ratio of thirty percent (30%). This section does not preclude temporary~~
3591 ~~sales in conjunction with a Master Festival License, sidewalk sale, or seasonal~~
3592 ~~plant sale. See Section 15-2.5-13(B)(3) for outdoor display of bicycles, kayaks,~~
3593 ~~and canoes.~~

3594 ~~B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor uses may~~
3595 ~~be allowed by the Planning Department upon the issuance of an Administrative~~
3596 ~~Conditional Use permit or an Administrative Permit as described herein. The~~
3597 ~~Applicant must submit the required Application, pay all applicable fees, and~~
3598 ~~provide all required materials and plans. Appeals of Departmental Actions are~~
3599 ~~heard by the Planning Commission.~~

3600 ~~1. **OUTDOOR DINING.** Outdoor dining requires an Administrative~~
3601 ~~Conditional Use Permit and is subject to the following criteria:~~

- 3602 ~~a. The proposed seating Area is located on private Property or leased~~
- 3603 ~~public Property and does not diminish parking or landscaping.~~
- 3604 ~~b. The proposed seating Area does not impede pedestrian circulation.~~
- 3605 ~~c. The proposed seating Area does not impede emergency Access or~~
- 3606 ~~circulation.~~
- 3607 ~~d. The proposed furniture is Compatible with the Streetscape.~~
- 3608 ~~e. No music or noise is in excess of the City Noise Ordinance, Title 6.~~
- 3609 ~~f. No Use after 10:00 p.m.~~
- 3610 ~~g. Review of the Restaurant's seating capacity to determine~~
- 3611 ~~appropriate mitigation measures in the event of increased parking~~
- 3612 ~~demand.~~

3613 ~~2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Outdoor grills~~
3614 ~~and/or beverage service stations require an Administrative Conditional~~
3615 ~~Use permit and are subject to the following criteria:~~

- 3616 ~~a. The Use is on private Property or leased public Property and does~~
- 3617 ~~not diminish parking or landscaping.~~
- 3618 ~~b. The Use is only for the sale of food or beverages in a form suited~~
- 3619 ~~for immediate consumption.~~
- 3620 ~~c. The Use is Compatible with the neighborhood.~~

- 3621 ~~d. The proposed service station does not impede pedestrian~~
- 3622 ~~circulation.~~
- 3623 ~~e. The proposed service station does not impede emergency Access~~
- 3624 ~~or circulation.~~
- 3625 ~~f. Design of the service station is Compatible with the adjacent~~
- 3626 ~~Building and Streetscape.~~
- 3627 ~~g. No violation of the City Noise Ordinance, Title 6.~~
- 3628 ~~h. Compliance with the City Sign Code, Title 12.~~

~~3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes, requires an Administrative Permit subject to the following criteria:~~

- 3633 ~~a. The Area of the proposed bicycle, kayak, motorized scooters, or~~
- 3634 ~~canoe storage or display is on private Property and not in Areas of~~
- 3635 ~~required parking or landscaped planting beds.~~
- 3636 ~~b. Bicycles, kayaks, and canoes may be hung on a Historic Structure~~
- 3637 ~~if sufficient Site Area is not available, provided the display does not~~
- 3638 ~~impact or alter the architectural integrity or character of the~~
- 3639 ~~Structure.~~
- 3640 ~~c. No more than a total of fifteen (15) pieces of equipment may be~~
- 3641 ~~displayed.~~
- 3642 ~~d. Outdoor display is only allowed during Business hours.~~
- 3643 ~~e. Additional outdoor storage Areas may be considered for rental~~
- 3644 ~~bicycles or motorized scooters, provided there are no or only~~
- 3645 ~~minimal impacts on landscaped Areas, Parking Spaces, and~~
- 3646 ~~pedestrian and emergency circulation.~~

~~4. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require an Administrative Conditional Use permit. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:~~

- 3651 ~~a. Notification of adjacent Property Owners.~~
- 3652 ~~b. No violation of the City Noise Ordinance, Title 6.~~
- 3653 ~~c. Impact on adjacent residential Uses.~~
- 3654 ~~d. Proposed plans for music, lighting, Structures, electrical, sign, etc.~~
- 3655 ~~e. Parking demand and impacts on neighboring Properties.~~
- 3656 ~~f. Duration and hours of operation.~~
- 3657 ~~g. Impacts on emergency Access and circulation.~~

- 3658 ~~5. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise is subject~~
3659 ~~to an Administrative Permit subject to the following criteria:~~
- 3660 ~~a. The display is immediately available for purchase at the Business~~
3661 ~~displaying the item.~~
- 3662 ~~b. The merchandise is displayed on private property directly in front of~~
3663 ~~or appurtenant to the Business which displays it, so long as the~~
3664 ~~private Area is in an alcove, recess, patio, or similar location that~~
3665 ~~provides a physical separation from the public sidewalk. No item of~~
3666 ~~merchandise may be displayed on publicly owned Property~~
3667 ~~including any sidewalk or prescriptive Right-of-Way regardless if~~
3668 ~~the property Line extends into the public sidewalk. An item of~~
3669 ~~merchandise may be displayed on commonly owned Property;~~
3670 ~~however, written permission for the display of the merchandise~~
3671 ~~must be obtained from the Owner's association.~~
- 3672 ~~c. The display is prohibited from being permanently affixed to any~~
3673 ~~building. Temporary fixtures may not be affixed to any Historic~~
3674 ~~Building in a manner that compromises the Historic integrity or~~
3675 ~~Façade Easement of the Building as determined by the Planning~~
3676 ~~Director.~~
- 3677 ~~d. the display does not diminish parking or landscaping.~~
- 3678 ~~e. The Use does not violate the Summit County Health Code, the Fire~~
3679 ~~Code, or International Building Code. The display does not impede~~
3680 ~~pedestrian circulation, sidewalks, emergency Access, or circulation.~~
3681 ~~At minimum, forty-four inches (44") of clear and unobstructed~~
3682 ~~Access to all fire hydrants, egress and Access points must be~~
3683 ~~maintained. Merchandise may not be placed so as to block visibility~~
3684 ~~of or Access to any adjacent Property.~~
- 3685 ~~f. The merchandise must be removed if it becomes a hazard due to~~
3686 ~~wind or weather conditions, or if it is in a state of disrepair, as~~
3687 ~~determined by either the Planning Director or Building Official.~~
- 3688 ~~g. The display shall not create a hazard to the public due to moving~~
3689 ~~parts, sharp edges, or extension into public Rights-of-Way,~~
3690 ~~including sidewalks, or pedestrian and vehicular Areas; nor shall~~
3691 ~~the display restrict vision at intersections.~~
- 3692 ~~h. No inflatable devices other than decorative balloons smaller than~~
3693 ~~eighteen inches (18") in diameter are permitted. Balloon height may~~
3694 ~~not exceed the finished floor elevation of the second floor of the~~
3695 ~~Building.~~
- 3696 ~~i. No additional signs are allowed. A sales tag, four (4) square inches~~
3697 ~~or smaller may appear on each display item, as well as an~~
3698 ~~informational plaque or associated artwork not to exceed twelve~~
3699 ~~square inches (12 sq. in.) The proposed display shall be in~~

3700 compliance with the City Sign Code, Municipal Code Title 12, the
3701 City's Licensing Code, Municipal Code Title 4, and all other
3702 requisite City codes.

3703 **HISTORY**

3704 *Adopted by Ord. 00-51 on 9/21/2000*
3705 *Amended by Ord. 05-49 on 8/4/2005*
3706 *Amended by Ord. 06-69 on 10/19/2006*
3707 *Amended by Ord. 09-10 on 3/5/2009*

3708

3709 **15-2.5-1413 Vegetation Protection**

3710 The Property Owner must protect Significant Vegetation during any Development
3711 activity. Significant Vegetation includes large trees six inches (6") in diameter or greater
3712 measured four and one-half feet (4 ½') above the ground, groves of small trees, or
3713 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
3714 measured at the drip line.

3715 Development plans must show all Significant Vegetation within twenty feet (20') of a
3716 proposed Development. The Property Owner must demonstrate the health and viability
3717 of all large trees through a certified arborist. The Planning Director shall determine the
3718 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
3719 consistent with Landscape Criteria in **LMC Chapter Section** 15-3-3 and Title 14.

3720 **HISTORY**

3721 *Adopted by Ord. 00-51 on 9/21/2000*
3722 *Amended by Ord. 06-69 on 10/19/2006*

3723

3724 **15-2.5-1514 Signs**

3725 Signs are allowed in the HRC District as provided in the Park City Sign Code, Title 12.

3726 **HISTORY**

3727 *Adopted by Ord. 00-51 on 9/21/2000*

3728

3729 **15-2.5-1615 Related Provisions**

- 3730
- Fences And **Retaining** Walls. **LMC Chapter Section** 15-4-2.

3731

 - Accessory Apartments. **LMC Chapter Section** 15-4-7.

3732

 - **Placement of** Satellite Receiving Antennas. **LMC Chapter Section** 15-4-13.

3733

 - Telecommunication **Facility**Facilities. **LMC Chapter Section** 15-4-14.

3734

 - **Off-Street** Parking. **LMC Chapter** 15-3.

3735

 - Landscaping. Title 14; **LMC Chapter Section** 15-3-3(~~D~~) **and Chapter 15-5**.

3736

 - Lighting. **LMC Chapters Sections** 15-3-3(~~C~~), 15-5-5(~~H~~).

- 3737 • Historic Preservation ~~Board~~. LMG Chapter 15-11.
- 3738 • Park City Sign Code. Title 12.
- 3739 • Architectural Review. LMG Chapter 15-5.
- 3740 • Snow Storage. ~~LMG Chapter~~ Section 15-3-3(E).
- 3741 • Parking Ratio Requirements. ~~LMG Chapter~~ Section 15-3-6.
- 3742 HISTORY
- 3743 *Adopted by Ord. 00-51 on 9/21/2000*

3744 **15-2.6 Historic Commercial Business (HCB) District**

3745 15-2.6-1 Purpose

3746 15-2.6-2 Uses

3747 15-2.6-3 Lot And Site Requirements

3748 15-2.6-4 Existing Historic Buildings And/Or Structures

3749 15-2.6-5 Maximum Building Volume And Height

3750 15-2.6-46 Floor Area Ratio

3751 15-2.6-6 Architectural Review

3752 15-2.6-7 Swede Alley Development Criteria

3753 15-2.6-8 Canopy And Awning

3754 15-2.6-9 Parking Regulations

3755 15-2.6-119 Access, Service And Delivery

3756 15-2.6-10 Mechanical Service

3757 15-2.6-11 Access, Service And Delivery

3758 15-2.6-12 Goods And Uses To Be Within Enclosed Building

3759 15-2.6-1311 Criteria For Bed And Breakfast Inns

3760 15-2.6-912 Parking Regulations

3761 15-2.6-613 Architectural Review

3762 15-2.6-14 Vegetation Protection

3763 15-2.6-15 Signs

3764 15-2.6-16 Related Provisions

3765

3766 **15-2.6-1 Purpose**

3767 The purpose of the Historic Commercial Business (HCB) District is to:

3768 A. preserve the cultural heritage of the City’s original Business, governmental and
3769 residential center;

3770 B. allow the Use of land for retail, commercial, residential, recreational, and
3771 institutional purposes to enhance and foster the economic and cultural vitality of
3772 the City;

3773 C. facilitate the continuation of the visual character, scale, and Streetscape of the
3774 original Park City Historical District;

3775 D. encourage the preservation of Historic Buildings and/or Structures within the
3776 district;

3777 E. encourage pedestrian-oriented, pedestrian-scale Development;

3778 F. minimize the impacts of new Development on parking constraints of Old Town;

3779 G. minimize the impacts of commercial Uses and business activities including
3780 parking, Access, deliveries, service, mechanical equipment, and traffic, on
3781 surrounding residential neighborhoods;

3782 H. minimize visual impacts of automobiles and parking on Historic Buildings and/or
3783 Structures and Streetscapes; and

3784 I. support Development on Swede Alley which maintains existing parking and
3785 service/delivery operations while providing Areas for public plazas and spaces.

3786 J. maintain and enhance the long term viability of the downtown core as a
3787 destination for residents and tourists by ensuring a Business mix that encourages
3788 a high level of vitality, public Access, vibrancy, activity, and public/resort-related
3789 attractions.

3790 HISTORY

3791 *Adopted by Ord. 00-51 on 9/21/2000*

3792 *Amended by Ord. 07-55 on 8/30/2007*

3793

3794 **15-2.6-2 Uses**

3795 Uses in the Historic Commercial Business (HCB) District are limited to the following:

3796 A. **ALLOWED USES.**¹¹

- 3797 1. Single Family Dwelling¹
- 3798 2. Multi-Unit Dwelling¹
- 3799 3. Secondary Living Quarters¹
- 3800 4. Lockout Unit^{1,2}
- 3801 5. Accessory Apartment^{1,3}
- 3802 6. Nightly Rental⁴
- 3803 7. Home Occupation¹
- 3804 8. Child Care, In-Home Babysitting¹
- 3805 9. Child Care, Family^{1,5}
- 3806 10. Child Care, Family Group^{1,5}
- 3807 11. Child Care Center^{1,5}
- 3808 12. Accessory Building and Use¹
- 3809 13. Conservation Activity
- 3810 14. Agriculture
- 3811 15. Bed and Breakfast Inn^{1, 6}
- 3812 16. Boarding House, Hostel¹
- 3813 17. Hotel, Minor, fewer than 16 rooms¹
- 3814 18. Office, General¹
- 3815 19. Office, Moderate Intensive¹
- 3816 20. Office and Clinic, Medical¹
- 3817 21. Financial Institution, without drive-up window
- 3818 22. Commercial Retail and Service, Minor
- 3819 23. Commercial Retail and Service, personal improvement
- 3820 24. Commercial Neighborhood Convenience, without gasoline sales
- 3821 25. Restaurant, Cafe or Deli
- 3822 26. Restaurant, General
- 3823 27. Bar
- 3824 28. Parking Lot, Public or Private with four (4) or fewer spaces
- 3825 29. Entertainment Facility, Indoor
- 3826 30. Salt Lake City 2002 Winter Olympic Games Legacy Displays⁷

3827 31. Temporary Winter Balcony Enclosures

3828 32. Food Truck Location¹²

3829 B. **CONDITIONAL USES.**^{10, 11}

3830 1. Group Care Facility¹

3831 2. Public and Quasi-Public Institution, Church, School

3832 3. Essential Municipal Public Utility Use, Facility, Service, and Structure

3833 4. Telecommunication Antenna⁸

3834 5. Satellite Dish, greater than thirty-nine inches (39") in diameter⁹

3835 6. Plant and Nursery stock products and sales

3836 7. Hotel, Major¹

3837 8. Timeshare Projects and Conversions¹

3838 9. Timeshare Sales Office, Off-Site within an enclosed Building¹

3839 10. Private Residence Club Project and Conversion^{1,6}

3840 11. Commercial Retail and Service, Major

3841 12. Office, Intensive¹

3842 13. Restaurant, Outdoor Dining⁶

3843 14. Outdoor Events and Uses⁶

3844 15. Hospital, Limited Care Facility¹

3845 16. Parking Area or Structure for five (5) or more cars¹

3846 17. Temporary Improvement⁶

3847 18. Passenger Tramway Station and Ski Base Facility

3848 19. Ski Tow, Ski Lift, Ski Run, and Ski Bridge

3849 20. Recreation Facility, Public or Private

3850 21. Recreation Facility, Commercial

3851 22. Fences greater than six feet (6') in height from Final Grade⁶

3852 23. Private Residence Club, Off-Site¹

3853 24. Special Events⁶

3854 25. Private Event Facility¹

3855 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
3856 is a prohibited Use.

3857 ¹Prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue,
3858 Grant Avenue, and Swede Alley. Hotel rooms shall not be located within Storefront
3859 Property; however access, circulation and lobby areas are permitted within Storefront
3860 Property.

3861 ²Nightly Rental of Lock Units requires a Conditional Use permit.

3862 ³See ~~LMG Chapter Section 15-4-7, Supplementary Regulations for~~ Accessory
3863 Apartments.

3864 ⁴Nightly Rental of residential dwellings does not include the Use of dwellings for
3865 Commercial Uses.

3866 ⁵See ~~LMG Chapter Section 15-4-9, for~~ Child Care ~~Regulations~~ And Child Care Facilities.

3867 ⁶Requires an Administrative or Administrative Conditional Use permit.

3868 ⁷Olympic Legacy Displays limited to those specific Structures approved under the
3869 SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic
3870 Master Festival License and placed on the original Property set forth in the services
3871 Agreement and/or Master Festival License. Requires an Administrative Permit.

3872 ⁸See LMC Chapter Section 15-4-14, Supplemental Regulations for Telecommunication
3873 Facilities.

3874 ⁹See LMC Chapter Section 15-4-13, Supplemental Regulations for Placement of
3875 Satellite Receiving Antennas.

3876 ¹⁰No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage
3877 Control Act) are permitted within 200 feet of Main Street unless a variance is permitted
3878 for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

3879 ¹¹Within the HCB Zoning District, no more than seventeen (17) Conventional Chain
3880 Businesses are permitted in Storefront Properties.

3881 ¹²The Planning Director, or his designee shall, upon finding a Food Truck Location in
3882 compliance with Municipal Code 4-5-6, issue the property owner a Food Truck Location
3883 administrative approval letter.

3884 HISTORY

- 3885 *Adopted by Ord. 00-51 on 9/21/2000*
3886 *Amended by Ord. 02-38 on 9/12/2002*
3887 *Amended by Ord. 04-39 on 3/18/2004*
3888 *Amended by Ord. 06-69 on 10/19/2006*
3889 *Amended by Ord. 07-55 on 8/30/2007*
3890 *Amended by Ord. 09-10 on 3/5/2009*
3891 *Amended by Ord. 12-37 on 12/20/2012*
3892 *Amended by Ord. 16-02 on 1/7/2016*
3893 *Amended by Ord. 16-01 on 1/7/2016*
3894 *Amended by Ord. 2017-45 on 8/17/2017*
3895 *Amended by Ord. 2018-55 on 10/23/2018*
3896 *Amended by Ord. 2018-55 on 10/23/2018*

3897

3898 **15-2.6-3 Lot And Site Requirements**

3899 Except as may otherwise be provided in this Code, no Building Permit will be issued for
3900 a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a
3901 Street shown as a private or Public Street on the Streets Master Plan, or on private
3902 easement connecting the Lot to a Street shown on the Streets Master Plan.

3903

3904 All Development activity must comply with the following minimum Lot and Site
3905 requirements:

- 3906 A. **LOT SIZE**. The minimum Lot Area is 1250 square feet. ~~The minimum Lot Width~~
3907 ~~is twenty-five feet (25') and Minimum Lot Depth is fifty feet (50')~~.

- 3908 B. LOT WIDTH. The minimum Lot Width is twenty-five feet (25') and Minimum Lot
3909 Depth is fifty feet (50').
- 3910 C. FRONT, REAR AND SIDE SETBACKS. There are no minimum required Front,
3911 Rear, or Side Setback dimensions in the HCB District.
- 3912 D. SIDEWALK PROVISION. Buildings must be located so as to provide an
3913 unobstructed sidewalk at least nine feet (9') wide on both Main Street and Swede
3914 Alley. The sidewalk width is measured from the front face of curb to the front of
3915 the Building. The alignment of new Building fronts with adjacent Historic fronts is
3916 encouraged. A narrower sidewalk may result from the alignment of Building
3917 fronts. The Planning and Engineering Departments may grant an exception to the
3918 minimum sidewalk width to facilitate such alignment.
- 3919 E. BALCONIES AND TEMPORARY WINTER BALCONY ENCLOSURES.
- 3920 1. No Balcony may be erected, enlarged, or altered over a public pedestrian
3921 Right-of-Way without the advance approval of the City Council. Balcony
3922 supports may not exceed eighteen inches (18") square and are allowed no
3923 closer than thirty-six inches (36") from the front face of the curb. Balconies
3924 must provide vertical clearance of not less than ten feet (10') from the
3925 sidewalk and may not be enclosed permanently. With reasonable notice,
3926 the City may require a Balcony be removed from City Property without
3927 compensating the Building Owner.
- 3928 2. Temporary Winter Balcony Enclosures may only be permitted on existing
3929 balconies which are on structures which are not on the Historic Sites
3930 Inventory. Temporary Winter Balcony Enclosures are only permitted from
3931 November 15th through April 30th on balconies facing Main Street.
- 3932 F. INSURANCE REQUIRED. No Balcony projecting over City Property may be
3933 erected, re-erected, located or relocated, or enlarged or structurally modified
3934 without first receiving approval of the City Council and submitting a certificate of
3935 insurance or a continuous bond protecting the Owner and the City against all
3936 claims for personal injuries and/or Property damage in the standard amount
3937 determined by City Council. Park City Municipal Corporation must be named in
3938 the certificate of insurance as an additional insured. A thirty (30) day obligation to
3939 provide written notice to Park City Municipal Corporation of cancellation or
3940 expiration must be included in the insurance certificate.
- 3941 G. CLEAR VIEW OF INTERSECTION. No visual obstruction in excess of two feet
3942 (2') in height above road Grade shall be placed on any Corner Lot within the Site
3943 Distance Triangle. A reasonable number of trees may be allowed, if pruned high
3944 enough to permit automobile drivers an unobstructed view. This provision must
3945 not require changes in the Natural Grade on the Site.
- 3946 H. VERTICAL ZONING. For HCB Zoned Storefront Property adjacent to Main
3947 Street and Heber Avenue, new Construction and Construction adding Floor Area
3948 to a Building or Lot shall have a minimum of seventy-five percent (75%) of the
3949 width of the Building façade as Storefront Property.

3950 I. **STOREFRONT ENHANCEMENT ZONING.** The maximum width of any
 3951 Storefront Property Facade abutting Main Street or Heber Avenue shall be fifty-
 3952 feet (50'). Storefront Property Facades in the Historic portion of structures listed
 3953 on the Historic Sites Inventory which exceed fifty-feet (50') in width are valid Non-
 3954 Complying Structures. A Storefront Property Facade shall have a storefront
 3955 entrance door for pedestrian access.
 3956 If the Historic storefront entrance, located in the Historic portion of a structure
 3957 listed on the Historic Sites Inventory, is more than eight feet (8') above the grade
 3958 of the adjacent Main Street and/or Heber Avenue, then the First Story in the
 3959 Historic portion of the Historic ~~Building and/or Structure~~structure located adjacent
 3960 to Main Street and/or Heber Avenue shall not be calculated in the maximum
 3961 Storefront Property Facade width.

3962 HISTORY
 3963 *Adopted by Ord. 00-51 on 9/21/2000*
 3964 *Amended by Ord. 06-69 on 10/19/2006*
 3965 *Amended by Ord. 16-02 on 1/7/2016*
 3966 *Amended by Ord. 16-01 on 1/7/2016*
 3967 *Amended by Ord. 2017-09 on 4/27/2017*
 3968 *Amended by Ord. 2018-43 on 7/19/2018*

3969
 3970 **15-2.6-4 Floor Area Ratio**
 3971 ~~To encourage variety in Building Height, a floor Area to ground Area ratio must be used~~
 3972 ~~to calculate maximum buildable Area. The maximum Floor Area Ratio (FAR) is 4.0~~
 3973 ~~measured as: total floor Area divided by Lot Area equals 4.0. Note that this is the~~
 3974 ~~potential maximum floor Area, and is not always achievable. Buildings of lesser floor~~
 3975 ~~Area are encouraged. See Section 15-2.6-9: Off-Street Parking, for parking implications~~
 3976 ~~for Buildings that exceed 1.5 FAR.~~

3977 HISTORY
 3978 *Adopted by Ord. 00-51 on 9/21/2000*

3979
 3980 **15-2.6-4 Existing Historic Buildings And/Or Structures**
 3981 Historic Buildings and/or Structures that do not comply with, Building Footprint, Building
 3982 Height, Building Setbacks, Off-Street parking, and driveway location standards are valid
 3983 Non-Complying Structures. Additions must comply with Building Setbacks, Building
 3984 Footprint, driveway location standards and Building Height. Additions to Historic
 3985 Buildings and/or Structures are exempt from Off-Street parking requirements provided
 3986 the addition does not create a Lockout Unit or Accessory Apartment. All Conditional
 3987 Uses proposed on the Site, excluding Development on a Steep Slope, shall comply with
 3988 parking requirements of Chapter 15-3.

3989
 3990 A. **EXCEPTION.** In order to achieve new construction consistent with the Design
 3991 Guidelines for Historic Districts and Historic Sites, the Planning Commission may

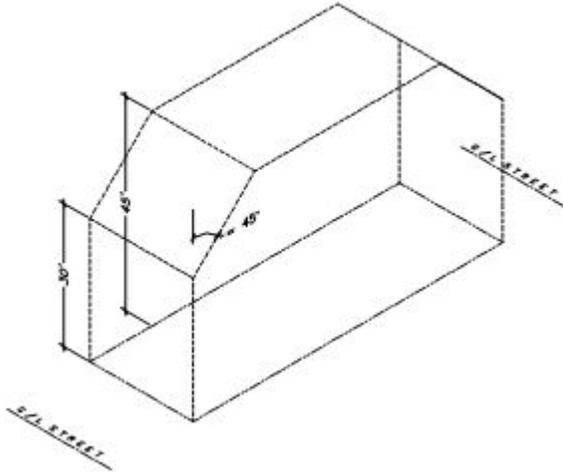
3992 grant an exception to the Building Setbacks and driveway location standards for
3993 additions to Historic Buildings and/or Structures, including detached single car
3994 Garages:

- 3995 1. Upon approval of a Conditional Use permit, and
- 3996 2. When the scale of the addition, and/or driveway is Compatible with the
3997 Historic Building and/or Structure, and
- 3998 3. When the addition complies with all other provisions of this Chapter, and
- 3999 4. When the addition complies with the adopted Building and Fire Codes;
4000 and
- 4001 5. When the addition complies with the Design Guidelines for Historic
4002 Districts and Sites.

4003

4004 **15-2.6-5 Maximum Building Volume And Height**

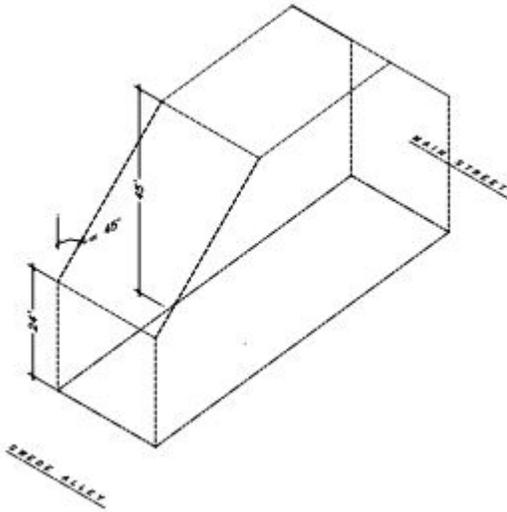
- 4005 A. The maximum Building volume for each Lot is defined by a plane that rises
4006 vertically at the Front Lot Line to a height of thirty feet (30') measured above the
4007 average Natural Grade and then proceeds at a forty-five degree (45°) angle
4008 toward the rear of the Property until it intersects with a point forty-five feet (45')
4009 above the Natural Grade and connects with the rear portion of the bulk plane.



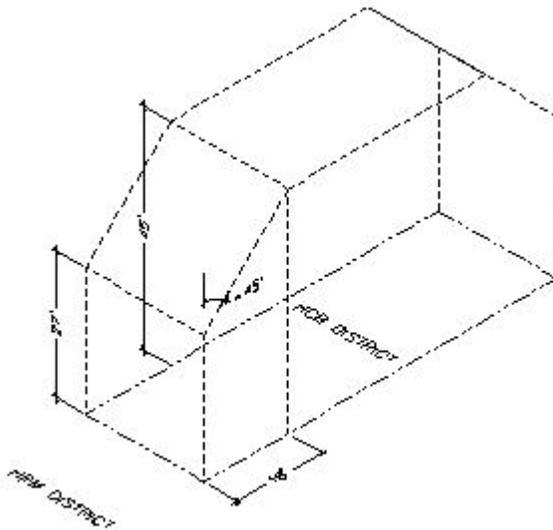
4010

- 4011 B. The rear portion of the bulk plane for each Lot that does not abut Swede Alley is
4012 defined by the plane that rises vertically at the Rear Property Line to a height of
4013 thirty feet (30') measured above the average Natural Grade and then proceeds
4014 at a forty-five degree (45°) angle toward the Front Lot Line until it intersects
4015 with a point forty-five feet (45') above the Natural Grade of the Building Site. No part
4016 of a Building shall be erected to a height greater than forty-five feet (45'),
4017 measured from Natural Grade at the Building Site. This provision must not be
4018 construed to encourage solid roofing to following the forty-five degree (45°) back plane.

- 4019 C. For Lots abutting Swede Alley, the rear portion of the bulk plane is defined by a
4020 plane that rises vertically at the Rear Property Line to a height of twenty-four feet
4021 (24') measured above the average Natural Grade and then proceeds at a forty-
4022 five degree (45°) angle toward the Front Lot Line until it intersects with a point
4023 forty-five feet (45') above the Natural Grade. This provision must not be
4024 construed to encourage solid roofing to follow the forty-five degree (45°) back
4025 plane.



- 4026 D. Wherever the HCB District abuts a residential Zoning District, the abutting portion
4027 of the bulk plane is defined by a plane that rises vertically at the abutting Lot Line
4028 to a height matching the maximum height of the abutting Zone, measured from
4029 Existing Grade, and then proceeds at a forty-five degree (45°) angle toward the
4030 opposite Lot Line until it intersects with a point forty-five feet (45') above Existing
4031 Grade.
4032



- 4033 E. The Zone Height for the HCB District shall correspond to the maximum height of
4034 the Building plane as described in Section 15-2.6-5(A) through (D).
4035

4036 F. **MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT EXCEPTIONS.** The
4037 following exceptions apply:

- 4038 1. A gable, hip, gambrel or similarly pitched roof may extend up to five feet
4039 (5') above the Zone Height.
- 4040 2. Antennas, chimneys, flues, vents, and similar Structures may extend up to
4041 five feet (5') above the highest point of the Building to comply with
4042 International Building Code (IBC) requirements.
- 4043 3. Water towers, mechanical equipment, and Solar Energy Systems, when
4044 enclosed or Screened, may extend up to five feet (5') above the height of
4045 the Building. See LMC Section 15-5-5(G)(7)(a).
- 4046 4. Church spires, bell towers, and like architectural features, subject to the
4047 Historic District Design Guidelines, may extend up to fifty percent (50%)
4048 above the Zone Height, but may not contain Habitable Space above the
4049 Zone Height. Such exception requires approval by the Planning Director.
- 4050 5. Elevator Penthouses may extend up to eight feet (8') above the Zone
4051 Height.
- 4052 6. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays,
4053 including Olympic way-finding towers, are permitted to a height of sixty-
4054 five feet (65').

4055 HISTORY

- 4056 *Adopted by Ord. 00-51 on 9/21/2000*
- 4057 *Amended by Ord. 03-38 on 7/17/2003*
- 4058 *Amended by Ord. 06-69 on 10/19/2006*
- 4059 *Amended by Ord. 2018-27 on 5/31/2018*
- 4060 *Amended by Ord. 2018-43 on 7/19/2018*

4061

4062 **15-2.6-46 Floor Area Ratio**

4063 To encourage variety in Building Height, a floor Area to ground Area ratio must be used
4064 to calculate maximum buildable Area. The maximum Floor Area Ratio (FAR) is 4.0
4065 measured as: total floor Area divided by Lot Area equals 4.0. Note that this is the
4066 potential maximum floor Area, and is not always achievable. Buildings of lesser floor
4067 Area are encouraged. See Off-Street Parking Section 15-2.6-912: Off-Street Parking,
4068 for parking implications for Buildings that exceed 1.5 FAR.

4069 HISTORY

- 4070 *Adopted by Ord. 00-51 on 9/21/2000*

4071

4072 **15-2.6-6 Architectural Review**

4073 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
4074 Department shall review the proposed plans for compliance with the Design Guidelines

4075 ~~for Historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and~~
4076 ~~Architectural Review LMC Chapter 15-5.~~

4077 ~~Appeals of departmental actions on compliance with the Design Guidelines for Historic~~
4078 ~~Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by~~
4079 ~~the Board of Adjustment as outlined in Section 15-1-18 of the Code.~~

4080 **HISTORY**

4081 ~~Adopted by Ord. 00-51 on 9/21/2000~~

4082 ~~Amended by Ord. 06-69 on 10/19/2006~~

4083 ~~Amended by Ord. 09-23 on 7/9/2009~~

4084 ~~Amended by Ord. 15-53 on 12/17/2015~~

4085

4086 **15-2.6-7 Swede Alley Development Criteria**

4087 In addition to the standards set forth in this Chapter, all Development abutting Swede
4088 Alley must comply with the following criteria:

4089 A. Structures must step down toward Swede Alley at an angle of forty-five degrees
4090 (45°) to a maximum height of twenty-four feet (24') at the edge of the Swede
4091 Alley Right-of-Way. A variety of one and two-Story facades are encouraged.
4092 Designs that create a strong indoor/outdoor connection at the ground level are
4093 strongly encouraged.

4094 B. Entrances must be pedestrian-scaled and defined with porches, awnings and
4095 other similar elements as described in the Park City Historic District Design
4096 Guidelines. Entrances must make provisions for shared public and service
4097 Access whenever possible. When Main Street additions extend to Swede Alley,
4098 the materials and colors of the new construction must be designed to coordinate
4099 with the existing Structure.

4100 C. Structures must continue the existing stair-step facade rhythm along Swede
4101 Alley. No more than sixty feet (60') of a Swede Alley facade may have the same
4102 height or Setback. On facades greater than sixty feet (60') wide, Structures must
4103 provide a variety of Building Setbacks, height, and Building form. Setbacks in the
4104 facades and stepping upper stories, decks, and Balconies are strongly
4105 encouraged. Uniform height and Setbacks are discouraged.

4106 D. Provisions for public Open Space, open courtyards, and landscaping are strongly
4107 encouraged.

4108 E. Pedestrian connections from Swede Alley to Main Street are encouraged
4109 whenever possible. Open and landscaped pedestrian connections are favored.

4110 F. Swede Alley facades must be simple, utilitarian, and subordinate in character to
4111 Main Street facades. While facades should be capped, details should be simple.
4112 Ornate details typically found on Main Street facades are prohibited. The
4113 Applicant must incorporate a mix of materials, accent trim and door treatments to
4114 provide architectural interest. Materials must be similar in character, color,

4115 texture and scale to those found on Main Street. Exposed concrete, large Areas
4116 of stucco and unfinished materials are prohibited.

4117 G. Window display Areas are allowed. However, the Swede Alley window Area must
4118 be subordinate in design to the Main Street window Area.

4119 H. Service Areas and service equipment must be Screened. Utility boxes must be
4120 painted to blend with the adjacent Structures. Group trash containers must be
4121 Screened.

4122 HISTORY

4123 *Adopted by Ord. 00-51 on 9/21/2000*

4124

4125 **15-2.6-8 Canopy And Awning**

4126 A. **APPROVAL**. No awning or Canopy may be erected, enlarged, or altered over
4127 the Main Street sidewalk without the written advance approval by the City
4128 Engineer. An awning or Canopy attached to a Building may extend over the
4129 public pedestrian Right-of-Way and project a maximum of thirty-six inches (36")
4130 from the face of a Building. An awning or Canopy must provide vertical clearance
4131 of no less than eight feet (8') from the sidewalk. With reasonable notice, the City
4132 may require that an awning or Canopy be removed from over City Right-of Way
4133 without compensating the Building Owner.

4134 B. **INSURANCE REQUIRED**. No awning or Canopy projecting over City Property
4135 may be erected, re-erected, located or relocated, or enlarged or modified
4136 structurally, without a certificate of insurance or a continuous bond protecting the
4137 Owner and City against all claims for personal injuries and/or Property damage in
4138 the standard amount determined by City Council. Park City Municipal
4139 Corporation must be named in the certificate of insurance as an additional
4140 insured. A thirty (30) day obligation to provide written notice to Park City
4141 Municipal Corporation of cancellation or expiration must be included in the
4142 insurance certificate.

4143 HISTORY

4144 *Adopted by Ord. 00-51 on 9/21/2000*

4145

4146 **15-2.6-9 Parking Regulations**

4147 ~~New construction must provide Off-Street parking. The parking must be on-Site or paid~~
4148 ~~by fee in lieu of on-Site parking set by Resolution equal to the parking obligation~~
4149 ~~multiplied by the per space parking fee/in-lieu fee. The parking obligation is as follows:—~~

4150 ~~A. **RESIDENTIAL USE**. See Parking Requirements shown in Chapter 3.~~

4151 ~~B. **NON-RESIDENTIAL USE**. Non-Residential Uses must provide parking at the~~
4152 ~~rate of six (6) spaces per 1,000 square feet of Building Area, not including~~
4153 ~~bathrooms, and mechanical and storage spaces¹. Churches, Auditoriums,~~
4154 ~~Assembly Halls and Indoor Entertainment Businesses generate a parking~~

4155 ~~obligation shown in Chapter 15-3.~~
4156 ~~Fully enclosed Parking Spaces and associated maneuvering spaces are not~~
4157 ~~included in the Floor Area.~~

4158 ~~C. **GENERAL PARKING REGULATIONS.** Property Owners may not install a~~
4159 ~~driveway across the Main Street sidewalk to meet on-Site parking requirements~~
4160 ~~without a variance and an obligation to reconstruct adjacent portions of the Main~~
4161 ~~Street sidewalk to render the driveway crossing ADA accessible and convenient~~
4162 ~~to pedestrians as possible. The sidewalk reconstruction must include lighting and~~
4163 ~~landscaping.~~

4164 ~~An Applicant may appeal the staff's measurement of Floor Area to determine the~~
4165 ~~parking requirement to the Board of Appeals in accordance with the International~~
4166 ~~Building Code.~~

4167 ~~The Planning Commission may recommend to the City Council that new~~
4168 ~~additions to Historic Structures be exempt from a portion of or all parking~~
4169 ~~requirements where the preservation of the Historic Structure has been~~
4170 ~~guaranteed to the satisfaction of the City.~~

4171 ~~D. **PRE 1984 PARKING EXCEPTION.** Lots, which were current in their assessment~~
4172 ~~to the Main Street Parking Special Improvement District as of January 1, 1984,~~
4173 ~~are exempt from the parking obligation for a Floor Area Ratio (FAR) of 1.5.~~
4174 ~~Buildings that are larger than 1.5 FAR are Non-Conforming Buildings for Off-~~
4175 ~~Street parking purposes.~~

4176 ~~To claim the parking exemption for the 1.5 FAR, the Owner must establish~~
4177 ~~payment in full to the Main Street Parking Special Improvement District prior to~~
4178 ~~January 1, 1984.~~

4179 ~~Additions or remodels to Non-Conforming Churches, Auditoriums, Assembly~~
4180 ~~Halls and Indoor Entertainment Businesses, that reduce the net parking demand~~
4181 ~~must not prompt an additional Off-Street parking obligation.~~

4182 ~~E. See Section 15-3 Off Street Parking for additional parking requirements.~~

4183 ~~¹Mechanical and storage spaces must be in accordance with IBC requirements in order~~
4184 ~~to be subtracted from the Building Area; it is the intent of this Code that closets and~~
4185 ~~shelves in occupied spaces are included in the Area measured for the parking~~
4186 ~~requirement. For Condominium Units, the Building Area is the total Area of the Unit.~~

4187 **HISTORY**

4188 ~~Adopted by Ord. 00-51 on 9/21/2000~~

4189 ~~Amended by Ord. 06-69 on 10/19/2006~~

4190 ~~Amended by Ord. 09-10 on 3/5/2009~~

4191

4192 **15-2.6-119 Access, Service And Delivery**

4193 All Access for commercial Businesses and facilities shall be located within the HCB
4194 District. Emergency Access to the HR-1 and HR-2 Districts may be allowed by the
4195 Planning Director, with review by the Chief Building Official, but such emergency exits

4196 shall be designed in such a manner as to prohibit non-emergency Use. The primary
4197 Access to parking facilities for commercial Uses shall not be from residential districts,
4198 such as HR-1 and HR-2.

4199 All Structures must provide a means of storing refuse generated by the Structure's
4200 occupants. The refuse storage must be on-Site and accessible only from Main Street,
4201 for Structures on the west side of Main Street, or from either Main Street or Swede
4202 Alley, for Structures on the east side of Main Street. Non-Main Street Properties within
4203 the zone must provide service Access from the rear of the Structure. Refuse storage
4204 must be fully enclosed and properly ventilated.

4205 Refuse shall be stored in containers made of durable metallic or plastic materials with a
4206 close-fitting lid. Refuse containers shall not be set out for collection earlier than 10:00
4207 PM on the day prior to collection, and must be removed no later than 10:00 AM on the
4208 day of collection. Refuse containers set out for collection shall be placed on or directly in
4209 front of the Owner's Property, and shall not be placed in the street, sidewalk, or other
4210 public Right-of-Way in any manner that will interfere with vehicular or pedestrian traffic.
4211 Except when set out for collection pursuant to this Section, refuse containers shall be
4212 placed in a location fully Screened from view from the public Rights-of-Way via Fencing
4213 and/or walls. Public trash receptacles set in the Right-of-Way by the City for Use by the
4214 public are exempt from this regulation.

4215 All service and delivery for businesses on the west side of Main Street must be made
4216 within the HCB Zone, and shall not be made from the upper Park Avenue residential
4217 districts (HR-1 and HR-2).

4218 HISTORY

4219 Adopted by Ord. 00-51 on 9/21/2000

4220 Amended by Ord. 01-28 on 7/12/2001

4221 Amended by Ord. 06-69 on 10/19/2006

4222

4223 **15-2.6-10 Mechanical Service**

4224 All exterior mechanical equipment must be Screened to minimize noise infiltration to
4225 adjoining Properties and to eliminate visual impacts on nearby Properties, including
4226 those Properties located above the roof tops of Structures in the HCB District.

4227 All mechanical equipment must be shown on the plans prepared for architectural review
4228 by the Planning, Engineering, and Building Departments. The Planning Department will
4229 approve or reject the location, Screening and painting of such equipment as part of the
4230 architectural review process.

4231 HISTORY

4232 Adopted by Ord. 00-51 on 9/21/2000

4233 Amended by Ord. 06-69 on 10/19/2006

4234

4235 **15-2.6-11 Access, Service And Delivery**

4236 ~~All Access for commercial Businesses and facilities shall be located within the HCB~~
4237 ~~District. Emergency Access to the HR-1 and HR-2 Districts may be allowed by the~~
4238 ~~Planning Director, with review by the Chief Building Official, but such emergency exits~~
4239 ~~shall be designed in such a manner as to prohibit non-emergency Use. The primary~~
4240 ~~Access to parking facilities for commercial Uses shall not be from residential districts,~~
4241 ~~such as HR-1 and HR-2.~~

4242 ~~All Structures must provide a means of storing refuse generated by the Structure's~~
4243 ~~occupants. The refuse storage must be on Site and accessible only from Main Street,~~
4244 ~~for Structures on the west side of Main Street, or from either Main Street or Swede~~
4245 ~~Alley, for Structures on the east side of Main Street. Non-Main Street Properties within~~
4246 ~~the zone must provide service Access from the rear of the Structure. Refuse storage~~
4247 ~~must be fully enclosed and properly ventilated.~~

4248 ~~Refuse shall be stored in containers made of durable metallic or plastic materials with a~~
4249 ~~close-fitting lid. Refuse containers shall not be set out for collection earlier than 10:00~~
4250 ~~PM on the day prior to collection, and must be removed no later than 10:00 AM on the~~
4251 ~~day of collection. Refuse containers set out for collection shall be placed on or directly in~~
4252 ~~front of the Owner's Property, and shall not be placed in the street, sidewalk, or other~~
4253 ~~public Right-of-Way in any manner that will interfere with vehicular or pedestrian traffic.~~
4254 ~~Except when set out for collection pursuant to this Section, refuse containers shall be~~
4255 ~~placed in a location fully Screened from view from the public Rights-of-Way via Fencing~~
4256 ~~and/or walls. Public trash receptacles set in the Right-of-Way by the City for Use by the~~
4257 ~~public are exempt from this regulation.~~

4258 ~~All service and delivery for businesses on the west side of Main Street must be made~~
4259 ~~within the HCB Zone, and shall not be made from the upper Park Avenue residential~~
4260 ~~districts (HR-1 and HR-2).~~

4261 **HISTORY**

4262 *Adopted by Ord. 00-51 on 9/21/2000*
4263 *Amended by Ord. 01-28 on 7/12/2001*
4264 *Amended by Ord. 06-69 on 10/19/2006*

4265

4266 **15-2.6-12 Goods And Uses To Be Within Enclosed Building**

4267 ~~A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as~~
4268 ~~an Allowed or Conditional Use, or allowed with an Administrative Permit, all~~
4269 ~~goods including food, beverage and cigarette vending machines must be within a~~
4270 ~~completely enclosed Structure. New construction of enclosures for the storage of~~
4271 ~~goods shall not have windows and/or other fenestration, which exceeds a wall-to-~~
4272 ~~window ratio of thirty percent (30%). This section does not preclude temporary~~
4273 ~~sales in conjunction with a Master Festival License, sidewalk sale, or seasonal~~
4274 ~~plant sale. See Section 15-2.6-12(B)(3) for outdoor display of bicycles, kayaks,~~
4275 ~~and canoes.~~

4276 ~~B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor Uses~~
4277 ~~may be allowed by the Planning Department upon the issuance of an~~

4278 ~~Administrative Conditional Use permit or an Administrative Permit as described~~
4279 ~~herein. The Applicant must submit the required application, pay all applicable~~
4280 ~~fees, and provide all required materials and plans. Appeals of departmental~~
4281 ~~actions are heard by the Planning Commission.~~

4282 ~~1. **OUTDOOR DINING.** Outdoor dining requires an Administrative~~
4283 ~~Conditional Use permit and is subject to the following criteria:~~

4284 ~~a. The proposed seating Area is located on private Property or leased~~
4285 ~~public Property and does not diminish parking or landscaping.~~

4286 ~~b. The proposed seating Area does not impede pedestrian circulation.~~

4287 ~~c. The proposed seating Area does not impede emergency Access or~~
4288 ~~circulation.~~

4289 ~~d. The proposed furniture is Compatible with the Streetscape.~~

4290 ~~e. No music or noise is in excess of the City Noise Ordinance, Title 6.~~

4291 ~~f. No Use after 10:00 p.m.~~

4292 ~~g. Review of the Restaurant's seating capacity to determine~~
4293 ~~appropriate mitigation measures in the event of increased parking~~
4294 ~~demand.~~

4295 ~~2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Outdoor grills~~
4296 ~~and/or beverage service stations require an Administrative Permit and are~~
4297 ~~subject to the following criteria:~~

4298 ~~a. The Use is on private Property or leased public Property, and does~~
4299 ~~not diminish parking or landscaping.~~

4300 ~~b. The Use is only for the sale of food or beverages in a form suited~~
4301 ~~for immediate consumption.~~

4302 ~~c. The Use is Compatible with the neighborhood.~~

4303 ~~d. The proposed service station does not impede pedestrian~~
4304 ~~circulation.~~

4305 ~~e. The proposed service station does not impede emergency Access~~
4306 ~~or circulation.~~

4307 ~~f. Design of the service station is Compatible with the adjacent~~
4308 ~~Buildings and Streetscape.~~

4309 ~~g. No violation of the City Noise Ordinance, Title 6.~~

4310 ~~h. Compliance with the City Sign Code, Title 12.~~

4311 ~~3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS,**~~
4312 ~~**MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display~~
4313 ~~of bicycles, kayaks, motorized scooters, and canoes requires an~~
4314 ~~Administrative Permit and is subject to the following criteria:~~

- 4315 a. ~~The Area of the proposed bicycle, kayak, motorized scooters, and~~
- 4316 ~~canoe storage or display is on private Property and not in Areas of~~
- 4317 ~~required parking or landscaped planting beds.~~
- 4318 b. ~~Bicycles, kayaks, and canoes may be hung on Buildings if sufficient~~
- 4319 ~~Site Area is not available, provided the display does not impact or~~
- 4320 ~~alter the architectural integrity or character of the Structure.~~
- 4321 c. ~~No more than a total of fifteen (15) pieces of equipment may be~~
- 4322 ~~displayed.~~
- 4323 d. ~~Outdoor display is only allowed during Business hours.~~
- 4324 e. ~~Additional outdoor bicycle storage Areas may be considered for~~
- 4325 ~~rental bicycles provided there are no or only minimal impacts on~~
- 4326 ~~landscaped Areas, parking spaces, and pedestrian and emergency~~
- 4327 ~~circulation.~~

4328 ~~4. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require an~~

4329 ~~Administrative Permit. The Use must also comply with Section 15-1-10,~~

4330 ~~Conditional Use review. The Applicant must submit a Site plan and written~~

4331 ~~description of the event, addressing the following:~~

- 4332 a. ~~Notification of adjacent Property Owners.~~
- 4333 b. ~~No violation of the City Noise Ordinance, Title 6.~~
- 4334 c. ~~Impacts on adjacent Residential Uses.~~
- 4335 d. ~~Proposed plans for music, lighting, structures, electrical signs, etc.~~
- 4336 e. ~~Parking demand and impacts on neighboring Properties.~~
- 4337 f. ~~Duration and hours of operation.~~
- 4338 g. ~~Impacts on emergency Access and circulation.~~

4339 ~~5. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise requires~~

4340 ~~an Administrative Permit and is subject to the following criteria:~~

- 4341 a. ~~The display is immediately available for purchase at the Business~~
- 4342 ~~displaying the item.~~
- 4343 b. ~~The merchandise is displayed on private Property directly in front of~~
- 4344 ~~or appurtenant to the Business which displays it, so long as the~~
- 4345 ~~private Area is in an alcove, recess, patio, or similar location that~~
- 4346 ~~provides a physical separation from the public sidewalk. No item of~~
- 4347 ~~merchandise may be displayed on publicly owned Property~~
- 4348 ~~including any sidewalk or prescriptive Right-of-Way regardless if~~
- 4349 ~~the Property Line extends into the public sidewalk. An item of~~
- 4350 ~~merchandise may be displayed on commonly owned Property;~~
- 4351 ~~however, written permission for the display of the merchandise~~
- 4352 ~~must be obtained from the Owner's association.~~

- 4353 ~~c. The display is prohibited from being permanently affixed to any~~
- 4354 ~~Building. Temporary fixtures may not be affixed to any Historic~~
- 4355 ~~Building in a manner that compromises the Historic integrity or~~
- 4356 ~~Facade Easement of the Building as determined by the Planning~~
- 4357 ~~Director.~~
- 4358 ~~d. The display does not diminish parking or landscaping.~~
- 4359 ~~e. The Use does not violate the Summit County health Code, the Fire~~
- 4360 ~~Code, or International Building Code. The display does not impede~~
- 4361 ~~pedestrian circulation, sidewalks, emergency Access, or circulation.~~
- 4362 ~~At minimum, forty-four inches (44") of clear and unobstructed~~
- 4363 ~~Access to all fire hydrants, egress and Access points must be~~
- 4364 ~~maintained. Merchandise may not be placed so as to block visibility~~
- 4365 ~~of or Access to any adjacent Property.~~
- 4366 ~~f. The merchandise must be removed if it becomes a hazard due to~~
- 4367 ~~wind or weather conditions, or if it is in a state of disrepair, as~~
- 4368 ~~determined by either the Planning Director or Building Official.~~
- 4369 ~~g. The display shall not create a hazard to the public due to moving~~
- 4370 ~~parts, sharp edges, or extension into public Rights-of-Way,~~
- 4371 ~~including sidewalks, or pedestrian and vehicular Areas; nor shall~~
- 4372 ~~the display restrict vision at intersections.~~
- 4373 ~~h. No inflatable devices other than decorative balloons smaller than~~
- 4374 ~~eighteen inches (18") in diameter are permitted. Balloon height may~~
- 4375 ~~not exceed the finished floor elevation of the second floor of the~~
- 4376 ~~Building.~~
- 4377 ~~i. No additional signs are allowed. A sales tag, four square inches (4~~
- 4378 ~~sq. in.) or smaller may appear on each display item, as well as an~~
- 4379 ~~informational plaque or associated artwork not to exceed twelve~~
- 4380 ~~square inches (12 sq. in.). The proposed display shall be in~~
- 4381 ~~compliance with the City Sign Code, Municipal Code Title 12, the~~
- 4382 ~~City's Licensing Code, Municipal Code Title 4, and all other~~
- 4383 ~~requisite City codes.~~

4384 **HISTORY**

4385 ~~Adopted by Ord. 00-51 on 9/21/2000~~

4386 ~~Amended by Ord. 05-49 on 8/4/2005~~

4387 ~~Amended by Ord. 06-69 on 10/19/2006~~

4388 ~~Amended by Ord. 09-10 on 3/5/2009~~

4389

4390 **15-2.6-1311 Criteria For Bed And Breakfast Inns**

4391 A Bed and Breakfast Inn is an Allowed Use subject to an Administrative Conditional Use

4392 Permit. No permit may be issued unless the following criteria are met:

- 4393 A. The Use is in a Historic Building and/or Structure or addition thereto, or a
4394 Historically Compatible Structure.
- 4395 B. The Applicant will make every attempt to rehabilitate the Historic portion of the
4396 Structure.
- 4397 C. The Structure has at least two (2) rentable rooms. The maximum number of
4398 rooms will be determined by the Applicant's ability to mitigate neighborhood
4399 impacts.
- 4400 D. In Historic Buildings and/or Structures, the size and configuration of the rooms
4401 are Compatible with the Historic character of the Building and neighborhood.
- 4402 E. The rooms are available for Nightly Rental only.
- 4403 F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures
4404 there must be twenty-four (24) hour on-Site management and check-in.
- 4405 G. Food service is for the benefit of overnight guests only.
- 4406 H. No Kitchen is permitted within rental room(s).
- 4407 I. Parking on-Site is required at a rate of one (1) space per rentable room. The
4408 Planning Director may waive the parking requirement for Historic Buildings
4409 and/or Structures if the Applicant proves that:
 - 4410 1. no on-Site parking is possible without compromising the Historic Building
4411 and/or Structure or Site, including removal of existing Significant
4412 Vegetation, and all alternatives for proximate parking have been explored
4413 and exhausted; and
 - 4414 2. the Structure is not economically feasible to restore or maintain without
4415 the adaptive Use.
- 4416 J. The Use complies with Section 15-1-10, Conditional Use review.

4417 HISTORY

4418 *Adopted by Ord. 00-51 on 9/21/2000*

4419 *Amended by Ord. 06-69 on 10/19/2006*

4420

4421 **15-2.6-912 Parking Regulations**

4422 New construction must provide Off-Street parking. The parking must be on-Site or paid
4423 by fee in lieu of on-Site parking set by Resolution equal to the parking obligation
4424 multiplied by the per space parking fee/in-lieu fee. The parking obligation is as follows:

- 4425 A. **RESIDENTIAL USE.** See Parking Requirements shown in Chapter 15-3.
- 4426 B. **NON-RESIDENTIAL USE.** Non-Residential Uses must provide parking at the
4427 rate of six (6) spaces per 1,000 square feet of Building Area, not including
4428 bathrooms, and mechanical and storage spaces¹. Churches, Auditoriums,
4429 Assembly Halls and Indoor Entertainment Businesses generate a parking
4430 obligation shown in Chapter 15-3.

4431 Fully enclosed Parking Spaces and associated maneuvering spaces are not
4432 included in the Floor Area.

4433 C. **GENERAL PARKING REGULATIONS.** Property Owners may not install a
4434 driveway across the Main Street sidewalk to meet on-Site parking requirements
4435 without a variance and an obligation to reconstruct adjacent portions of the Main
4436 Street sidewalk to render the driveway crossing ADA accessible and convenient
4437 to pedestrians as possible. The sidewalk reconstruction must include lighting and
4438 landscaping.

4439 An Applicant may appeal the staff’s measurement of Floor Area to determine the
4440 parking requirement to the Board of Appeals in accordance with the International
4441 Building Code.

4442 The Planning Commission may recommend to the City Council that new
4443 additions to Historic Buildings and/or Structures be exempt from a portion of or all
4444 parking requirements where the preservation of the Historic Building and/or
4445 Structure has been guaranteed to the satisfaction of the City.

4446 D. **PRE 1984 PARKING EXCEPTION.** Lots, which were current in their assessment
4447 to the Main Street Parking Special Improvement District as of January 1, 1984,
4448 are exempt from the parking obligation for a Floor Area Ratio (FAR) of 1.5.
4449 Buildings that are larger than 1.5 FAR are Non-Conforming Buildings for Off-
4450 Street parking purposes.

4451 To claim the parking exemption for the 1.5 FAR, the Owner must establish
4452 payment in full to the Main Street Parking Special Improvement District prior to
4453 January 1, 1984.

4454 Additions or remodels to Non-Conforming Churches, Auditoriums, Assembly
4455 Halls and Indoor Entertainment Businesses, that reduce the net parking demand
4456 must not prompt an additional Off-Street parking obligation.

4457 E. See Section Chapter 15-3 Off Street Parking for additional parking requirements.

4458 ¹Mechanical and storage spaces must be in accordance with IBC requirements in order
4459 to be subtracted from the Building Area; it is the intent of this Code that closets and
4460 shelves in occupied spaces are included in the Area measured for the parking
4461 requirement. For Condominium Units, the Building Area is the total Area of the Unit.

4462 **HISTORY**

4463 Adopted by Ord. 00-51 on 9/21/2000

4464 Amended by Ord. 06-69 on 10/19/2006

4465 Amended by Ord. 09-10 on 3/5/2009

4466

4467 **15-2.6-613 Architectural Review**

4468 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
4469 Department shall review the proposed plans for compliance with the Design Guidelines
4470 for Historic Districts and Historic Sites Chapter 15-13, Historic Preservation LMG
4471 Chapter 15-11, and Architectural Review LMG Chapter 15-5.

4472 Appeals of departmental actions on compliance with the Design Guidelines for Historic
4473 Districts and Historic Sites Chapter 15-13, Historic Preservation LMG Chapter 15-11,
4474 and Architectural Review LMG Chapter 15-5 are heard by the Board of Adjustment as
4475 outlined in Section 15-1-18 of the Code.

4476 HISTORY

4477 Adopted by Ord. 00-51 on 9/21/2000
4478 Amended by Ord. 06-69 on 10/19/2006
4479 Amended by Ord. 09-23 on 7/9/2009
4480 Amended by Ord. 15-53 on 12/17/2015

4481

4482 **15-2.6-14 Vegetation Protection**

4483 The Property Owner must protect Significant Vegetation during any Development
4484 activity. Significant Vegetation includes large trees six inches (6") in diameter or greater
4485 measured four and one-half feet (4½') above the ground, groves of smaller trees, or
4486 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
4487 measured at the drip line.

4488 Development plans must show all Significant Vegetation within twenty feet (20') of a
4489 proposed Development. The Property Owner must demonstrate the health and viability
4490 of all large trees through a certified arborist. The Planning Director shall determine the
4491 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
4492 consistent with landscape criteria in LMG Chapter Section 15-3-3(D) and Title 14.

4493 HISTORY

4494 Adopted by Ord. 00-51 on 9/21/2000
4495 Amended by Ord. 06-69 on 10/19/2006

4496

4497 **15-2.6-15 Signs**

4498 Signs are allowed in the HCB District as provided in the Park City Sign Code, Title 12.

4499 HISTORY

4500 Adopted by Ord. 00-51 on 9/21/2000

4501

4502 **15-2.6-16 Related Provisions**

- 4503
- Fences And Retaining Walls. LMG Chapter Section 15-4-2.

4504

 - Accessory Apartments. LMG Chapter Section 15-4-7.

4505

 - Placement of Satellite Receiving Antennas. LMG Chapter Section 15-4-13.

4506

 - Telecommunication FacilityFacilities. LMG Chapter Section 15-4-14.

4507

 - Off-Street Parking. LMG Chapter 15-3.

4508

 - Landscaping. Title 14; LMG Chapter Section 15-3-3(D) and Chapter 15-5.

4509

 - Lighting. LMG Chapters Sections 15-3-3(C), 15-5-5(H).

- 4510 • Historic Preservation ~~Board~~. ~~LMG~~ Chapter 15-11.
- 4511 • Park City Sign Code. Title 12.
- 4512 • Architectural Review. ~~LMG~~ Chapter 15-5.
- 4513 • Snow Storage. ~~LMG Chapter Section~~ 15-3-3(E).
- 4514 • Parking Ratio Requirements. ~~LMG Chapter Section~~ 15-3-6.
- 4515 • Passenger Tramways and Ski Base Facilities. ~~LMG Chapter Section~~ 15-4-18.
- 4516 HISTORY
- 4517 *Adopted by Ord. 00-51 on 9/21/2000*

4518 **15-4 Supplemental Regulations**

4519 15-4-1 Purpose

4520 15-4-2 Fences and Retaining Walls

4521 15-4-3 Home Occupation

4522 15-4-4 Secondary Living Quarters

4523 15-4-5 Lockout Units

4524 15-4-6 Guest Houses

4525 15-4-7 Accessory Apartments

4526 15-4-8 Group Care Facilities

4527 15-4-9 Child Care And Child Care Facilities

4528 15-4-10 Timeshare Projects

4529 15-4-11 Timeshare Conversion

4530 15-4-12 Condominium Conversion

4531 15-4-13 Placement Of Satellite Receiving Antennas

4532 15-4-14 Telecommunication Facilities

4533 15-4-15 Outdoor Display Of Works Of Art On City-Owned Property

4534 15-4-16 Temporary Structures, Tents, And Vendors

4535 15-4-17 Setback Requirements For Unusual Lot Configurations

4536 15-4-18 Passenger Tramways And Ski Base Facilities

4537 15-4-19 Review Criteria For Vehicle Control Gates

4538 15-4-20 Special Events And Temporary Change Of Occupancy Permits

4539 15-4-21 Goods and Uses To Be Within Enclosed Buidling

4540 (...)

4541 **15-2.5-1315-4-21 Goods And Uses To Be Within Enclosed Building**

4542 A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as
4543 an Allowed or Conditional Use, or allowed with an Administrative Permit, all
4544 goods, including food, beverage, and cigarette-vending machines, and last mile
4545 parcel pick-up stations must be within a completely enclosed Structure. New
4546 construction of enclosures for the storage of goods shall not have windows
4547 and/or other fenestration that exceeds a wall-to-window ratio of thirty percent
4548 (30%). This section does not preclude temporary sales in conjunction with a
4549 Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-
4550 2.5-1311(B)(3) for outdoor display of bicycles, kayaks, and canoes.

4551 B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor uses may
4552 be allowed by the Planning Department upon the issuance of an Administrative
4553 Conditional Use permit Permit, or an Administrative Permit, or Conditional Use
4554 Permit as described herein, pursuant to the Zoning in which the Use is located.
4555 The Applicant must submit the required Application application, pay all applicable
4556 fees, and provide all required materials and plans. Appeals of Departmental
4557 Actions are heard by the Planning Commission.

4559 1. **OUTDOOR DINING.** Outdoor dining may requires an Administrative
4560 Conditional Use Permit, Administrative Permit, or Conditional Use Permit,
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pursuant to the Zoning in which the Use is located, and is subject to the following criteria:

- a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.
- b. The proposed seating Area does not impede pedestrian circulation.
- c. The proposed seating Area does not impede emergency Access or circulation.
- d. The proposed furniture is Compatible with the Streetscape.
- e. No music or noise is in excess of the City Noise Ordinance, Title 6.
- f. No Use after 10:00 p.m.
- g. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.

2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Commercial Outdoor grills and/or beverage service stations may require an Administrative Conditional Use permit Permit, Administrative Permit, or Conditional Use Permit, pursuant to the Zoning in which the Use is located, and are subject to the following criteria:

- a. The Use is on private Property or leased public Property and does not diminish parking or landscaping.
- b. The Use is only for the sale of food or beverages in a form suited for immediate consumption.
- c. The Use is Compatible with the neighborhood.
- d. The proposed service station does not impede pedestrian circulation.
- e. The proposed service station does not impede emergency Access or circulation.
- f. Design of the service station is Compatible with the adjacent Buildings and Streetscape.
- g. No violation of the City Noise Ordinance, Title 6.
- h. Compliance with the City Sign Code, Title 12.

3. **COMMERCIAL OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes, and similar items for Commercial purposes may requires an Administrative Conditional Use Permit, Administrative Permit, or Conditional Use Permit, pursuant to the Zoning in which the Use is located, and is subject to the following criteria:

- a. The Area of the proposed bicycle, kayak, motorized scooters, or canoes, or similar items storage or display is on private Property and not in Areas of required parking or landscaped planting beds.
- b. Bicycles, kayaks, and canoes, and similar items may be hung on a Historic Structure Building if sufficient Site Area is not available,

- 4607 provided the display does not impact or alter the architectural
- 4608 integrity or character of the Structure.
- 4609 c. No more than a total of fifteen (15) pieces of equipment may be
- 4610 displayed.
- 4611 d. Outdoor display is only allowed during Business hours.
- 4612 e. Additional outdoor storage Areas may be considered for rental
- 4613 bicycles, or motorized scooters, or similar items provided there are
- 4614 no or only minimal impacts on landscaped Areas, Parking Spaces,
- 4615 and pedestrian and emergency circulation.

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4617 **4. OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require an

4618 Administrative Conditional Use permit Permit, pursuant to the Zoning in

4619 which the Use is located. The Use must also comply with Section 15-1-10,

4620 Conditional Use review. The Applicant must submit a Site plan and written

4621 description of the event, addressing the following:

- 4622 a. Notification of adjacent Property Owners.
- 4623 b. No violation of the City Noise Ordinance, Title 6.
- 4624 c. Impact on adjacent residential-Residential Uses.
- 4625 d. Proposed plans for music, lighting, Structures, electrical, signs, etc.
- 4626 e. Parking demand and impacts on neighboring Properties.
- 4627 f. Duration and hours of operation.
- 4628 g. Impacts on emergency Access and circulation.

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4630 **5. DISPLAY OF MERCHANDISE.** Display of outdoor merchandise is subject

4631 to requires an Administrative Conditional Use Permit, Administrative

4632 Permit, or Conditional Use Permit, pursuant to the Zoning in which the

4633 Use is located, and is subject to the following criteria:

- 4634 a. The display is immediately available for purchase at the Business
- 4635 displaying the item.
- 4636 b. The merchandise is displayed on private property directly in front of
- 4637 or appurtenant to the Business which displays it, so long as the
- 4638 private Area is in an alcove, recess, patio, or similar location that
- 4639 provides a physical separation from the public sidewalk. No item of
- 4640 merchandise may be displayed on publicly owned Property
- 4641 including any sidewalk or prescriptive Right-of-Way regardless if
- 4642 the property Line extends into the public sidewalk. An item of
- 4643 merchandise may be displayed on commonly owned Property;
- 4644 however, written permission for the display of the merchandise
- 4645 must be obtained from the Owner's association.
- 4646 c. The display is prohibited from being permanently affixed to any
- 4647 Building. Temporary fixtures may not be affixed to any Historic
- 4648 Building in a manner that compromises the Historic integrity or
- 4649 Façade Easement of the Building as determined by the Planning
- 4650 Director.
- 4651 d. The display does not diminish parking or landscaping.

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- e. The Use does not violate the Summit County Health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum, forty-four inches (44") of clear and unobstructed Access to all fire hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.
 - f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.
 - g. The display shall not create a hazard to the public due to moving parts, sharp edges, or extension into public Rights-of-Way, including sidewalks, or pedestrian and vehicular Areas; nor shall the display restrict vision at intersections.
 - h. No inflatable devices other than decorative balloons smaller than eighteen inches (18") in diameter are permitted. Balloon height may not exceed the finished floor elevation of the second floor of the Building.
 - i. No additional signs are allowed. A sales tag, four (4) square inches or smaller may appear on each display item, as well as an informational plaque or associated artwork not to exceed twelve (12) square inches (12 sq. in.). The proposed display shall be in compliance with the City Sign Code, Municipal Code Title 12, the City's Licensing Code, Municipal Code Title 4, and all other requisite City codes.

4677 **15-5-5 Architectural Design Guidelines**

4678 A. **PROHIBITED ARCHITECTURAL STYLES AND MOTIFS**. The following
4679 architectural styles and motifs are prohibited in Park City because these styles
4680 and motifs have a strong connection or association with other regions:

- 4681 1. A-frame Structures;
- 4682 2. Geodesic dome Structures;
- 4683 3. Mediterranean motifs;
- 4684 4. Tudor or mock Tudor, half timbering;
- 4685 5. Swiss chalets;
- 4686 6. Highly ornate Victorian;
- 4687 7. Rustic frontier;
- 4688 8. Colonial;
- 4689 9. Nouveau-Chateau, French Provincial, Fairy Tale or Castle. Tower features
4690 and turrets may be allowed if roofs are not conical and if the roof line is
4691 integrated into the main Structure. Round exterior walls are permitted but
4692 not as semi-detached round rooms, i.e., a round room may not exceed
4693 270 degrees;
- 4694 10. New Structures designed to imitate Historic Buildings and/or Structures
4695 built in Park City or elsewhere, unless the project complies with the
4696 Historic District Architectural Guidelines.
- 4697 11. Exemption. The above provisions addressing Tudor, Victorian, and
4698 colonial styles and tower elements shall not apply in the Prospector Park
4699 Subdivision.

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4701 B. **PROHIBITED SIDING MATERIALS**. The following siding, fascia, and soffit
4702 materials are prohibited because they have proved to be unsuitable for Use in
4703 Park City due to the extreme climate, or because their appearance is such that
4704 the values of adjoining or abutting Properties are adversely affected:

- 4705 1. Thick shake shingles;
- 4706 2. Ceramic tiles;
- 4707 3. Slump bloc, weeping mortar;
- 4708 4. Plastic or vinyl siding;
- 4709 5. Used brick;
- 4710 6. Synthetic stone products such as simulated stone or brick, cultured stone
4711 or brick, pre-cast stone or concrete imbedded with stone fragments;
- 4712 7. Lava rock, clinkers;
- 4713 8. Asphalt siding;

4714 9. Plywood siding, ~~except that plywood may be approved by the Planning~~
4715 ~~Director if utilized as a base for board and batten siding;~~

4716 10. Aluminum siding ~~is generally not considered an appropriate material. The~~
4717 ~~Planning Director may, however, consider requests for the Use of~~
4718 ~~aluminum siding. The design of the Structure shall be consistent with the~~
4719 ~~Park City Design Guidelines. The Applicant will be required to bring a~~
4720 ~~sample of the type and color of siding to be approved by the Planning~~
4721 ~~Director. When aluminum siding is approved by the Planning Director, it~~
4722 ~~shall have a minimum thickness of .019 inches and shall be backed or~~
4723 ~~insulated with a minimum of 3/8 inch fiberboard of polystyrene foam;~~

4724 11. Vinyl, or other similar material derived from petroleum;

4725 12. Exemption. The Applicant is may request to use a prohibited siding
4726 material, but shall be required to bring a sample of the material and
4727 description of the application method of the requested siding and/or
4728 synthetic stone to be approved by the Planning Director.

4729 a. ~~Aluminum~~Vinyl siding, including soffits and fascia, and synthetic
4730 stone products may be permitted upon approval by the Planning
4731 Director, on Structures when such Structures are located in Areas
4732 predominately developed with Structures utilizing the same type of
4733 materials, such as in Prospector Village, Park Meadows and
4734 Prospector Park Subdivisions. The Applicant shall submit an exhibit
4735 documenting siding materials found in the surrounding
4736 neighborhood.

4737 b. Metal siding shall have a minimum thickness of .019 inches; shall
4738 be backed or insulated with a minimum of 3/8 inch fiberboard of
4739 polystyrene foam; and shall have a matte or flat finish.

4740 c. Plywood siding may be approved by the Planning Director if utilized
4741 as a base for board and batten siding;

4742 d. Existing Buildings with synthetic stone products and aluminum or
4743 vinyl siding may be re-sided or repaired using synthetic stone
4744 products and aluminum or vinyl siding with specific approval by the
4745 Planning Director.

4746 e. ~~The Applicant is required to bring a sample of the material and~~
4747 ~~description of the application method of the requested siding and/or~~
4748 ~~synthetic stone to be approved by the Planning Director and an~~
4749 ~~exhibit documenting siding materials found in the surrounding~~
4750 ~~neighborhood.~~

4751 C. **DESIGN ORNAMENTATION**. Architectural design in Park City has historically
4752 been simple. Highly ornate Buildings are inconsistent with the architectural
4753 patterns of the community, and due to the close proximity of one Development to
4754 another, inconsistent ornamentation may become unsightly and detract from
4755 Property values.

4756 To add architectural interest to Buildings, special ornamental siding materials
4757 may be used, provided that no more than twenty five percent (25%) of any
4758 facade of the Building is covered with ornamental siding. Examples of
4759 ornamental siding provided for information purposes only and not as a limitation,
4760 are as follows:

- 4761 1. Fish scale cut shingles;
- 4762 2. Half-timbered stucco;
- 4763 3. Match-sticked wood or other inlays.

4764 D. **NUMBER OF EXTERIOR WALL MATERIALS.** Different exterior siding materials
4765 add interest to a Building, and to the community as a whole, however, the Use of
4766 too many exterior materials, like excessive ornamentation, detracts from the
4767 values of adjoining Properties. Exterior walls of any Building may be sided with
4768 up to three (3) different materials per Building, but no more than three (3)
4769 materials may appear on any one (1) wall, including ornamental siding. Trim shall
4770 not be counted as a siding material, but ornamentation is counted as a siding
4771 material. If trim covers more than ten percent (10%) of a side of the Building, it
4772 shall be counted as a siding material on that side.

4773 E. **ROOFING MATERIALS.** Because of the steep Grade changes within Park City,
4774 and the fact that residents and visitors are frequently in a position to look down
4775 on the City from the adjoining mountains, the appearance of roofs in Park City is
4776 of more significance than in other communities. Some roof types do not perform
4777 well in Park City's harsh climate. In addition, the Area's dry climate creates a high
4778 potential for wild land fires which makes the Use of wood roofs unsafe in some
4779 Areas. For these reasons, the following roof types are prohibited in Park City:

- 4780 1. Untreated aluminum or metal, except that copper may be used;
- 4781 2. Reflective materials;
- 4782 3. **Roof colors shall be neutral and earth-tone,** brightly colored roofing such
4783 as bright red, blue, yellow, green, white or similar colors are highly visible.
4784 Exception: Green is allowed if it is determined that its hue, color, chroma
4785 and other attributes of color are similar to other earth tone colors currently
4786 approved in Park City. In no case shall the color be determined to be
4787 bright or highly reflective or towards the yellow tones of the color
4788 spectrum;
- 4789 4. Wood shingles, including fire retardant, prohibited only in wild land
4790 interface zones. Wood roofs may be allowed on additions to existing
4791 Structures with wood roofs, only upon specific approval of the Chief
4792 Building Official. In addition, wood roofing may be allowed on later phases,
4793 which continue the specific design of existing projects and where the
4794 original phase has wood roofing.

4795 Existing non-conforming Structures must comply with this section when
4796 the Structure's roof is replaced;

4797 5. Except on Historic renovations or reconstructions with adequate
4798 documentation, roof ornamentation such as scroll work, finials, and bead-
4799 and-dowel work are prohibited.

4800 F. **ROOF SHAPES**. The following roof shapes are prohibited in Park City as the
4801 dominant roof form because they either do not perform well in the harsh climate,
4802 or tend to detract from the value of adjoining Property. As minor roof elements,
4803 the following shapes may be allowed if approved by the Planning Director:

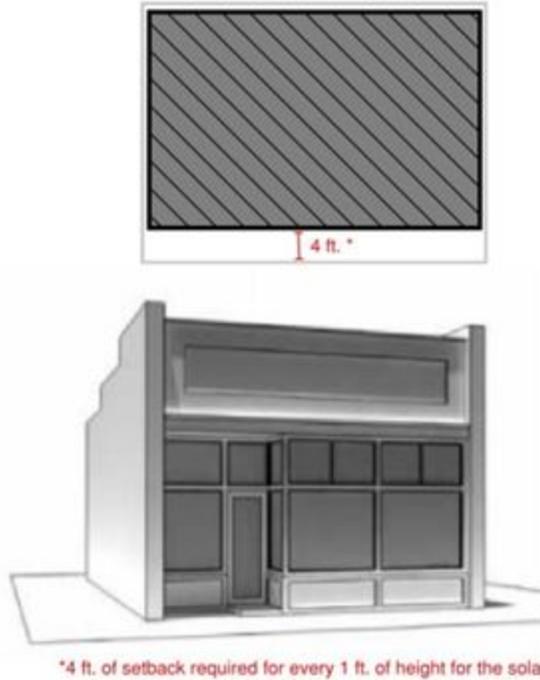
- 4804 1. Mansard or fake mansard roofs;
- 4805 2. Gambrel roofs;
- 4806 3. Curvilinear roofs;
- 4807 4. Domed roofs;
- 4808 5. Geodesic domes;
- 4809 6. Conical roofs, greater than 270 degrees around;
- 4810 7. A-frame or modified A-frame roofs.
- 4811 8. Mechanical equipment on roofs must be hidden with a visual barrier so it
4812 is not readily visible from nearby Properties.

4813 G. **SOLAR ENERGY SYSTEMS**. Any solar energy system shall be designed as
4814 follows:

- 4815 1. Solar Energy Systems shall be designed so as to be incorporated in the
4816 roof plan or architectural features of the structure to the best extent
4817 possible. Solar Energy Systems shall generally be mounted flush to the
4818 roof plane. In instances where due to the existing roof angle the panel
4819 needs to be angled from the roof plane for optimum solar gain, alternative
4820 designs may be considered upon review of a visual analysis and
4821 mitigation of visual impacts from surrounding properties.
- 4822 2. Solar panels, solar devices, and Solar Energy Systems and mounting
4823 equipment shall use non-reflective finishes such as an anodized finish.
- 4824 3. Solar energy systems in the Historic Districts are subject to the Design
4825 Guidelines for Historic Districts and Historic Sites and shall also meet the
4826 following:
 - 4827 a. On a Flat Roof, the Solar Energy System shall be mounted flush to
4828 the roof or on racks. When this is not possible, the Solar Energy
4829 System shall extend no more than five Feet (5') above the highest
4830 point of the roof. Solar Energy Systems shall be screened from
4831 view of the primary right-of-way by:
 - 4832 1) An existing parapet along the street-facing facade that is as
4833 tall as the tallest part of the Solar Energy System; or
 - 4834 2) Setting the Solar Energy System back from the edge of the
4835 roof facing the primary right-of-way at least four feet (4') for

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each one foot (1') of Solar Energy System height (including any necessary racks).

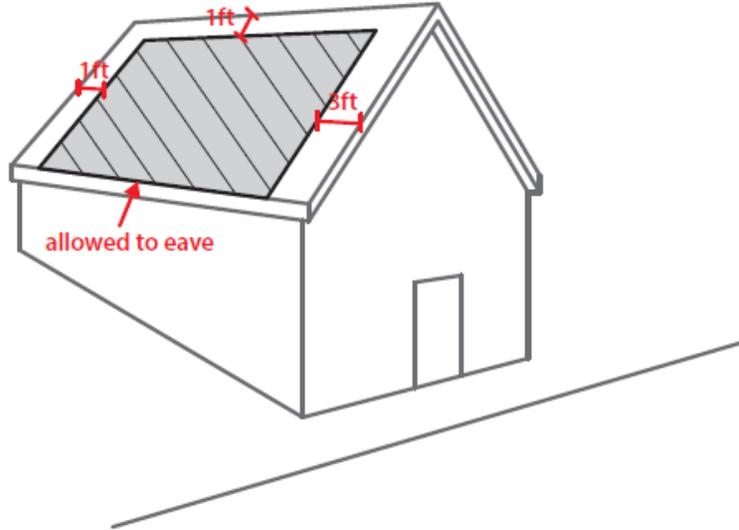


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- b. Solar Energy Systems are permitted on pitched roofs facing a rear or side lot line that is not visible from the right-of-way. The Solar Energy System shall be mounted flush on the pitched roof, with the system no more than one foot (1') from the surface of the roof at any point. Solar Energy Systems shall be screened from view of the primary right-of-way in the following ways:
- 1) The Solar Energy System shall be located at least one foot (1') from the ridgeline of the pitched roof.
 - 2) The Solar Energy System shall be located at least three feet (3') from the edge of the roof facing a right-of-way and one foot (1') from the edge of the roof facing the rear property line.

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3) The Solar Energy System shall not alter the slope of the roof.



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c. Solar shingles and Propanel-type/standing seam integrated products may be appropriate on roof surfaces visible from the primary right-of-way in the Historic Districts when it can be shown that they are sized similar to conventional asphalt shingles or metal roofing. They shall be similar in color to roofing materials in the Historic Districts and shall possess an anti-reflective top coating, such as Tempered Glass Tefzel Glazing or titanium dioxide. All metal surfaces shall have a matte finish.

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d. Freestanding Solar Energy Systems shall meet all the setback requirements of an Accessory Building as outlined in the Historic zoning districts. They shall be installed in locations that minimize visibility from the public right-of-way. These systems shall be screened from the public right-of-way with materials such as fencing or vegetation of suitable scale for the Historic District.

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e. Exceptions to the location and height of the Solar Energy System above the roof are subject to Planning Director approval based on a determination that:

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1) A professional experienced in energy-efficient construction has conducted an energy audit and the building has optimized its energy efficiency through other means; and

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2) The location of the Solar Energy System does not detract from the ~~historic~~Historic character of the site and/or the Historic District (by making the Solar Energy System a character-defining element of the building); and

4878 3) The application has demonstrated that the proposed plan will
4879 result in a net positive generation of 105% or greater.

4880 H. **SKYLIGHTS.** Any skylight, or other translucent roof material which allows the
4881 transmission of light from the interior of the Building to the exterior, shall be
4882 designed as follows:

- 4883 1. Skylights shall be limited to no more than twenty-five percent (25%) of the
4884 total roof Area;
- 4885 2. The skylight design shall facilitate the Use of natural light into the Building
4886 and any light emitted or reflected from the skylight shall be shielded from
4887 adjacent Properties;
- 4888 3. The skylight feature shall not be the highest point of the Structure; and
- 4889 4. The skylight feature shall be designed to fit as flush as possible with the
4890 roof. Skylights shall generally extend no more than two feet (2') above the
4891 roof plane.
- 4892 5. Skylights in the Historic Districts are subject to the Design Guidelines for
4893 Historic Districts and Historic Sites.

4894 I. **WINDOW TREATMENTS.** Windows other than rectangular windows may be
4895 used as accents and trim, but arched, rounded, or Bay Windows as the primary
4896 window treatment are prohibited. Untreated aluminum and untreated metal
4897 window frames are prohibited. Small pane colonial style windows are not
4898 allowed. Untreated aluminum, untreated metal, vinyl, and other similar window
4899 frames are generally not considered appropriate in the Historic Districts (HRL,
4900 HR-1, HR-2, HRM, HRC, HCB), and on any site designated as Historic outside of
4901 the Historic Districts. The Planning Director may, however, consider requests for
4902 the Use of these materials. The design of the Structure shall be consistent with
4903 the Park City Design Guidelines. The Applicant will be required to bring a sample
4904 of the type and color of the material to be approved by the Planning Director.

4905 J. **LIGHTING.**

4906 1. **PURPOSE.** The functional objectives in providing exterior Area lighting
4907 are to illuminate Areas necessary for safe, comfortable and energy
4908 efficient Use. The number of fixtures shall be limited to provide for safe
4909 entry and egress and for sign and Business identification. Illumination of
4910 new Building features for architectural enhancement is prohibited. Historic
4911 Buildings and/or Structures may be illuminated under the terms prescribed
4912 in this Code.

4913 With the exception of Americans with Disabilities Act lighting
4914 requirements, the minimum lighting standards generally applied and
4915 recommended by the Illuminating Engineering Society of North America
4916 (IES), are observed by this Code.

4917 2. **CONFORMANCE WITH APPLICABLE CODES.** All outdoor electrically
4918 powered illuminating devices shall be installed in conformance with the

4919 provisions of this Code, the International Building Code, the Electrical
4920 Code, and the Sign Code under the appropriate permit and inspection.
4921 When discrepancies in these Codes exist, the most restrictive shall apply.

4922 3. **APPROVED MATERIALS AND METHODS OF CONSTRUCTION OR**
4923 **INSTALLATION/OPERATION.** The provisions of this Code are not
4924 intended to prevent the Use of any design, material or method of
4925 installation or operation not specifically prescribed by this Code, provided
4926 any such alternate has been approved. The Chief Building Official may
4927 approve any such proposed alternate providing he/she finds that:

- 4928 a. The alternative provides approximate equivalence to the applicable
4929 specific requirement of this Code;
- 4930 b. The alternative is otherwise satisfactory and complies with the
4931 intent of this Code; or
- 4932 c. The alternate has been designed or approved by a registered
4933 professional engineer and the content and function promotes the
4934 intent of this Code.

4935 4. **SUBMISSION OF PLANS AND EVIDENCE OF COMPLIANCE WITH**
4936 **CODE.**

4937 a. The Applicant for any permit required by any provisions of the laws
4938 of this jurisdiction in connection with proposed work involving
4939 outdoor lighting fixtures shall submit, as part of the Application for
4940 permit, evidence that the proposed lighting fixtures and Light
4941 Source will comply with this Code. The submission shall contain the
4942 following:

- 4943 1) Plans indicating the location on the premises, and the type of
4944 illumination devices, fixtures, lamps, supports, reflectors, and
4945 installation and electrical details;
- 4946 2) Description of illuminating devices, fixtures, lamps, supports,
4947 reflectors, and other devices. The description may include,
4948 but is not limited to, catalog cuts by manufacturers, and
4949 drawings, including section where required;
- 4950 3) Photometric data, such as that furnished by manufacturers
4951 or similar showing the angle of the cut off or light emission. A
4952 point by point light plan may also be required to determine
4953 the adequacy of lighting over the entire Site.

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4955 Additional information may be required elsewhere in the laws
4956 of this jurisdiction upon Application for the required permit.

4957 b. Lamp or Fixture Substitution. On commercial Structures if any
4958 outdoor light fixture or the type of Light Source therein is proposed
4959 to be changed after the permit has been issued, a change request

4960 must be submitted to the Planning Department for approval.
 4961 Adequate information to assure compliance with this Code must be
 4962 provided and the request must be received prior to substitution.

4963 5. **SHIELDING.** All non-exempt outdoor lighting fixtures shall have shielding
 4964 as required by Table 1 of this Chapter below.

4965 a. Historic District Shielding and Fixture Exemption. Fixtures in the
 4966 HR-L, HR-1, HR-2, HCB, HRM, and HRC Zoning Districts that
 4967 replicate a Historic fixture shall be permitted to be installed without
 4968 partial shields with the approval of the Planning Director. All fixtures
 4969 shall be filtered and refractors that direct the light downward shall
 4970 be installed if the bulb is exposed.

4971 Historic fixtures that are fifty (50) years or older and contribute to
 4972 the architectural and cultural character of the Historic District, are
 4973 exempt from these requirements.

4974 Architectural features on Historic Buildings and/or Structures may
 4975 be illuminated with fully shielded fixtures.

4976 6. **WATTAGE/FIXTURE AND LIGHT SOURCE REQUIREMENTS.** Wattage,
 4977 fixture and Light Source requirements as outlined in the following Table 1
 4978 apply to all zones throughout the City:
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Table 1

Light Source	Fully Shielded	Partially Shielded	Watt (Maximum Per Fixture)
High Pressure Sodium ¹		x	50
Low Pressure Sodium		x	55
Metal Halide ²	x		1,500
L Voltage/Halogen ³		x	50
Compact Fluorescent		x	75

4981 Other Sources: As approved by the Planning Director

4982 Note: "x" indicates the required standard.

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 4984 ¹This is the standard Light Source for Park City and Summit County unless

4985 otherwise noted in a specific section. Fully shielded fixtures are preferred
4986 but not required with this Light Source. Other sources are only permitted
4987 as noted. Residential porch lights and exterior garage and post lights may
4988 utilize incandescent bulbs, provided that the bulbs are Shielded. Lighting
4989 for signs may use halogen bulbs, provided that they are Shielded and
4990 directed at the sign face. Wattages outlined are the maximum and can be
4991 decreased under the Building Permit review process depending on the
4992 number and location of the fixture on each project. In no case shall the
4993 levels be reduced to levels below the Illuminating Engineering Society
4994 (IES) minimum standards.

4995 ²Metal Halide sources shall be permitted only for recreational sport field or
4996 ski Area Uses and installed only in one hundred percent (100%) fully
4997 enclosed Luminaries. Metal Halide lights shall also be filtered.

4998 ³Low voltage/halogen sources are permitted in landscaping lighting only.

4999 7. **GAS STATION CANOPIES.** Gas station canopies may not exceed an
5000 average horizontal luminance level of eight (8) Foot Candles across the
5001 Site and the maximum point levels should not exceed fifteen (15) Foot
5002 Candles within the Area directly underneath the canopy.

5003 8. **AREA LIGHTING - BUILDING CANOPY AND SOFFIT, WALL**
5004 **MOUNTED.** Area, stand alone or wall mounted fixtures shall not be
5005 mounted above eighteen feet (18') as measured from the top of the fixture
5006 to the adjacent Grade or horizontal plane being lit by the fixture. The
5007 horizontal luminance level along the sidewalk or Building Facade shall not
5008 exceed one (1) Horizontal Foot Candle with a uniformity ratio of 4:1.

5009 9. **CONSTRUCTION SITES.** All commercial construction Sites shall submit a
5010 lighting plan as part of the Construction Mitigation Plan for the project prior
5011 to Building Permit issuance. Criteria for review shall include duration,
5012 number, location, height, Light Source, and hours of operation.

5013 10. **LANDSCAPE LIGHTING.** The primary function of landscape lighting is to
5014 provide illumination for pathways, steps, and entrances to Buildings.

5015 a. Pathway Lighting. Two types of lights can be selected: Three foot
5016 (3') bollards with louvers and ten foot (10') pole mounted, down
5017 directed Luminaries. Bollard lights shall be low voltage. The intent
5018 of pathway lights is to provide pools of light to help direct
5019 pedestrians along the path, not to fully illuminate the path. Steps
5020 and path intersections should be illuminated for safety. The
5021 maximum Foot Candle permitted on the ground is one (1)
5022 Horizontal Foot Candle or less.

5023 b. Highlighting, Backlighting. Only low voltage systems are permitted.
5024 Lights must be partially shielded and light must not be directly off
5025 the Property. A maximum Foot Candle permitted at ten feet (10') is

5026 0.6 Horizontal Foot Candles from the Light Source. Up-lighting is
5027 prohibited.

5028 c. Moonlighting. Low voltage systems may be placed in trees or on
5029 Buildings to give the effect of moonlight. Lights must be down-
5030 directed and partially shielded. A maximum Foot Candle permitted
5031 at ten feet (10') is 0.25 Horizontal Foot Candle from the Light
5032 Source. Up-lighting is prohibited.

5033 **11. RECREATIONAL LIGHTING.** Because of their unique requirements for
5034 nighttime visibility and their limited hours of operation, baseball diamonds,
5035 playing fields, tennis courts and ski area runs may Use the Light Source
5036 permitted under Table 1 above with the following conditions and
5037 exceptions:

5038 a. The height of outdoor recreational posts shall not exceed seventy
5039 feet (70') above Natural Grade. The average Horizontal Foot
5040 Candle shall not exceed 3.6 across the Area boundary with a
5041 uniformity ratio of 4:1. Ski area lighting may require higher
5042 illumination levels in some instances. Those levels shall be
5043 reviewed and approved by the Planning Commission under the
5044 Conditional Use process outlined in the LMC.

5045 b. All fixtures used for event lighting shall be fully shielded as defined
5046 in Section (4) herein, or be designed or provided with sharp, cutoff
5047 capability, so as to minimize up-light, spill light and glare.

5048 c. Recreational lighting shall be turned off within thirty (30) minutes of
5049 the completion of the last game, practice, or event. In general,
5050 recreational lighting shall be turned off after 11:00 p.m., unless an
5051 exception is granted by the Planning Director for a specific event or
5052 as approved as part of a Master Festival license.

5053 **12. RESIDENTIAL LIGHTING.**

5054 a. All exterior lights on porches, garage doors or entryways shall be
5055 shielded to prevent glare onto adjacent Property or public right of
5056 ways and light trespass into the night sky. Lights shall be directed
5057 at walkways or entries and shall not be directed into the night sky.

5058 b. Compact fluorescent fixtures are the recommended Light Source.
5059 High pressure sodium and incandescent bulbs may be permitted,
5060 provided the wattage is low and the light is Shielded and down-
5061 directed.

5062 c. Bare bulb light fixtures such as flood or spotlights are not permitted.

5063 d. Lighting exterior Building features for architectural interest is
5064 prohibited.

5065 e. Security lighting shall be fully shielded and shall be set on a timer
5066 or motion detector. Infrared sensor spotlights are the recommended
5067 light type for security.

5068 f. Private sport court facilities shall Use fully shielded fixtures and
5069 shall not Use the lights past 11 p.m.

5070 **13. SEASONAL DISPLAY OF LIGHTS.** Seasonal restrictions apply to the
5071 HCB, GC, LI and HRC zones. Residential Uses in the HR-1, HR-2, E,
5072 HRL, SF, RM, R-1, RDM, and RD zones are exempt from these
5073 requirements. Winter seasonal displays are permitted from the first of
5074 November to the 15th of April per the Park City Municipal Code.

5075 Displays should be turned off at midnight. Any color of lights may be used;
5076 however, the lights shall not be used to create advertising messages or
5077 signs. Spelling out the name of a Business is prohibited.

5078 **14. OUTDOOR DISPLAY LOTS.** Any Light Source permitted by this Code
5079 may be used for lighting of outdoor display Lots such as, but not limited to,
5080 automobile sales or rental, recreational vehicle sales, Building material
5081 sales, and seasonal goods, provided all the following conditions are met:

5082 a. All fixtures shall be Fully Shielded as defined in LMC Chapter 15-
5083 15.

5084 b. The maximum horizontal illumination across the Site shall not
5085 exceed an average Foot Candle of two (2) across the Site with a
5086 uniformity ratio of 4:1.

5087 c. Display lighting shall be turned off within thirty (30) minutes of
5088 closing of the Business. Lighting used after 11 p.m. shall be
5089 security lighting. Security lighting shall be required to be motion
5090 sensitive not permanently illuminated. Infrared sensor security
5091 lights are the only type of security light permitted.

5092 **15. PROHIBITIONS.** The following light fixtures and Light Sources are
5093 prohibited: mercury vapor lamps, laser Light Sources, unshielded
5094 floodlights or spotlights, metal halide, except for recreational Uses, see
5095 Section (10), and searchlights.

5096 **16. OTHER EXEMPTIONS.**

5097 a. Nonconformance. All other outdoor light fixtures lawfully installed
5098 prior to and operable on the effective date of the ordinance codified
5099 in this Chapter, including City owned or leased Street lights, are
5100 exempt from all requirements of this Code. On commercial projects,
5101 all such fixtures shall be brought into compliance with this Code
5102 upon any Application for any exterior Building Permit. On residential
5103 Structures, only new exterior fixtures on remodels or new additions
5104 must comply with this ordinance.

5105 b. Fossil Fuel Light. All outdoor light fixtures producing light directly by
5106 the combustion of natural gas or other fossil fuels are exempt from
5107 the requirements of this Code.

5108 c. Up-lighting. Up-lighting is permitted under the following conditions:

5109 1) The use of luminaires for up-lighting on any residentially or
5110 commercial zoned Lot or Property or within a City ROW or
5111 Open Space zone, is permitted only for City-funded or
5112 owned statues, public monuments, ground –mounted Public
5113 Art, or flags of the United States of America.

5114 2) All up-lighting shall be shielded and/or have beam-angle
5115 control and shall be aimed to limit the directed light to the
5116 illuminated object only.

5117 3) Up-lighting is permitted thirty (30) minutes before sunset and
5118 until 11:00 p.m.; or, one hour after the close of location
5119 based on normal hours of operations, whichever is later.

5120 **17. TEMPORARY EXEMPTION.**

5121 a. Requests. Any Person may submit a written request to the Planning
5122 Director for a temporary exemption. A temporary exemption request
5123 shall contain the following information:

5124 1) Specific exemption or exemption request;

5125 2) Type and Use of outdoor light fixtures involved;

5126 3) Duration of time for requested exemption;

5127 4) Total wattage;

5128 5) Proposed location on Site;

5129 6) Description of event or reason for need of exemption; and

5130 7) Other data as deemed necessary to adequately review and
5131 made a determination on the request.

5132 b. Approval; Duration. The Planning Department shall have ten (10)
5133 Business days from the date of a complete submission of the
5134 temporary request to act, in writing, on the request. The Planning
5135 Department shall approve the request if it finds that the exemption
5136 is necessary for public safety, security or other public necessity and
5137 the exemption does not materially subvert the purpose of this
5138 Chapter. If approved, the exemption shall be valid for not more than
5139 thirty (30) days from the date of approval. The approval shall be
5140 renewable by the Planning Director upon consideration of all the
5141 circumstances and provided a finding of public safety or necessity
5142 is made, and no intent to circumvent the intent of this Chapter is
5143 present. Each such renewed exemption shall be valid for not more
5144 than thirty (30) days.

5145 c. Denial/Appeal. If the request for a temporary exemption is denied,
5146 the Person making the request, in writing, may appeal the decision
5147 to the Planning Commission within ten (10) days of the denial as
5148 provided for in LMC Chapter 15-1.

5149 K. **TRASH AND RECYCLING ENCLOSURES**. In addition to County health
5150 standards, the following trash enclosure design standards shall apply:

- 5151 1. Trash and storage Areas shall be Screened by landscaping, Fencing,
5152 berms or other devices integral to overall Site and Building design;
- 5153 2. Trash and storage enclosures shall be designed and constructed of
5154 materials that are Compatible with the proposed or existing Building and
5155 with surrounding Structures. The enclosure's design, construction, and
5156 materials shall be substantial and consisting of masonry, steel, or other
5157 materials approved by the Planning and Building Department and capable
5158 of sustaining active use by residents and trash/recycling haulers. The
5159 design shall, if physically possible, include both a pedestrian door and a
5160 truck door or gate;
- 5161 3. Trash and storage Areas shall be well maintained including prompt repair
5162 and replacement of damaged gates, Fences and plants;
- 5163 4. Openings of trash enclosures shall be oriented away from public view or
5164 Screened with sturdy gates wide enough to allow easy Access for trash
5165 collection, where practical;
- 5166 5. The consolidation of trash Areas between Businesses and the Use of
5167 modern disposal techniques is encouraged.
- 5168 6. Exception. These standards shall not apply to existing Structures that
5169 have been built with zero Setbacks or when such enclosures would
5170 negatively impact Access, circulation, or snow removal efforts.

5171 L. **MECHANICAL EQUIPMENT**. All electrical service equipment and sub-panels
5172 and all mechanical equipment, including but not limited to, air conditioning, pool
5173 equipment, fans and vents, utility transformers, except those owned and
5174 maintained by public utility companies, and solar panels, shall be painted to
5175 match the surrounding wall color or painted or Screened to blend with the
5176 surrounding natural terrain. Roof mounted equipment and vents shall be painted
5177 to match the roof and/or adjacent wall color and shall be Screened or integrated
5178 into the design of the Structure. Minor exceptions to Setback requirements for
5179 Screened mechanical equipment may be approved by the Planning Director
5180 where the proposed location is the most logical location for the equipment and
5181 impacts from the equipment on neighboring properties, historic facades, and
5182 streetscapes can be mitigated and roof top mechanical placement and visual
5183 clutter is minimized.

5184 M. **PATIOS AND DRIVEWAYS**. A Building Permit is required for all non-bearing
5185 concrete flatwork, asphalt, and/or any Impervious Surface, regardless of size or

5186 area. This includes any repairs, alterations, modifications, and expansion of
5187 existing flatwork.

5188 N. **LANDSCAPING**. A complete landscape plan must be prepared for the limits of
5189 disturbance area for all Development activity. The landscape plan shall utilize the
5190 concept of Water Wise Landscaping for plant selection and location, irrigation,
5191 and mulching of all landscaped areas. The plan shall include foundation plantings
5192 and ground cover, in addition to landscaping for the remainder of the lot. The
5193 plan shall indicate the percentage of the lot that is landscaped, the percentage of
5194 the landscaping that is irrigated, the type of irrigation to be used, and
5195 Hydrozones. The plan shall identify all existing Significant Vegetation. The plan
5196 shall also identify the 50 percent (50%) of any Water Wise Landscaped area
5197 comprised of appropriate plants, trees, and shrubs. Any proposed boulders or
5198 rocks greater than two inches (2") in diameter and Gravel must be identified.

5199 Materials proposed for driveways, parking areas, patios, decks, and other hard-
5200 scaped areas shall be identified on the plan. A list of plant materials indicating
5201 the botanical name, the common name, quantity, and container or caliper size
5202 and/or height shall be provided on the plan. Refer to the Municipal Code of Park
5203 City Title 14-1-5 for a City approved Plant List. A diverse selection of plantings is
5204 suggested to provide plantings appropriate to the Park City climate and growing
5205 season, to provide aesthetic variety and to prevent the spread of disease
5206 between the same species. Artificial turf is allowed to be used in limited
5207 quantities on decks, pathways, recreation and play areas, or as a limited
5208 landscaping material on areas in which vegetation may be unsuccessful. Artificial
5209 turf's installation shall not pool water and be installed to allow for drainage. Areas
5210 of mulch shall be identified on the plan. Approved mulches include natural
5211 organic plant based or recycled materials. Gravel is only allowed in the following
5212 applications: as an approved walkway, patio, drainage plan, and/or defensible
5213 space. The Planning Director or his/her designee may determine if proposed
5214 defensible space areas are not required to include plantings. Any Gravel or stone
5215 within the HRL, HR-1, HR-2, HRM, HRC, or HCB Zoning Districts must meet the
5216 requirements of Park City's Design Guidelines for Historic District and Historic
5217 Sites. Gravel is not an allowed surface for parking, ground cover on berms or
5218 finished grade with a ratio greater than 3:1, within platted or zoned open space,
5219 or as a material in parking strips or City rights-of-way.

5220 To the extent possible, existing Significant Vegetation shall be maintained on Site
5221 and protected during construction. When approved to be removed, based on a
5222 Site Specific plan, Conditional Use, Master Planned Development, or Historic
5223 District Design Review approval, the Significant Vegetation shall be replaced with
5224 equivalent landscaping in type and size. The Forestry Manager or Planning
5225 Director may grant exceptions to this if upon their review it is found that
5226 equivalent replacement is impossible or would be detrimental to the site's existing
5227 and/or proposed vegetation. Multiple trees equivalent in caliper to the size of the
5228 removed Significant Vegetation may be considered instead of replacement in
5229 kind and size. Where landscaping does occur, it should consist primarily of native

5230 and drought tolerant species, drip irrigation, and all plantings shall be adequately
5231 mulched.

5232 A detailed irrigation plan shall be drawn at the same scale as the landscape plan
5233 including, but not limited to: a layout of the heads, lines, valves, controller,
5234 backflow preventer, and a corresponding legend and key. Landscaped areas
5235 shall be provided with a WaterSense labeled smart irrigation controller which
5236 automatically adjusts the frequency and/or duration of irrigation events in
5237 response to changing weather conditions. All controllers shall be equipped with
5238 automatic rain delay or rain shut-off capabilities.

5239 Irrigated lawn and turf areas are limited to a maximum percentage of the allowed
5240 Limits of Disturbance Area of a Lot or Property that is not covered by Buildings,
5241 Structures, or other Impervious paving, based on the size of the Lot or Property
5242 according to the following table:
5243

Lot Size	Maximum Turf or Lawn Area as a percentage of the allowed Limits of Disturbance Area of the Lot that is not covered by Buildings, Structures, or other Impervious paving
Greater than one (1) acre	25%
0.50 acres to one (1) acre	35%
0.10 acres to 0.49 acres	45%
Less than 0.10 acres	No limitation

5244 Where rock and boulders are allowed and identified on the Landscape Plan,
5245 these shall be from local sources. All noxious weeds, as identified by Summit
5246 County, shall be removed from the Property in a manner acceptable to the City
5247 and Summit County, prior to issuance of Certificates of Occupancy.

5248

5249 HISTORY

5250 *Adopted by Ord. 02-07 on 5/23/2002*

5251 *Amended by Ord. 06-56 on 7/27/2006*

5252 *Amended by Ord. 11-05 on 1/27/2011*

5253 *Amended by Ord. 12-37 on 12/20/2012*

5254 Amended by Ord. 2018-27 on 5/31/2018

5255 Amended by Ord. 2019-30 on 5/30/2019

5256

5257 **15-15 Defined Terms**

5258 (...)

5259 **Shared Driveway.** A single access vehicular way that is privately owned and
5260 maintained and provides access to two (2) or more Structures or off-street Parking
5261 Areas, which are located on individual Lots.

5262 (...)

