

Ordinance No. 2022-08

AN ORDINANCE AMENDING LAND MANAGEMENT CODE SECTIONS § 15-2.1-2, § 15-2.2-2, § 15-2.3-2, § 15-2.4-2, § 15-2.5-2, § 15-2.6-2, § 15-2.7-2, § 15-2.9-2, § 15-2.10-2, § 15-2.11-2, § 15-2.12-2, § 15-2.13-2, § 15-2.14-2, § 15-2.15-2, § 15-2.16-2, § 15-2.17-2, § 15-2.18-2, § 15-2.19-2, § 15-2.23-2, FOR ZONING DISTRICT USE TABLES, § 15-15-1 *DEFINITIONS*, AND ENACTING A NEW §15-4-22, *OUTDOOR PICKLEBALL COURTS IN RESIDENTIAL AREAS*

WHEREAS, Goal 1 of the Park City General Plan, is to protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods;

WHEREAS, Objective 1A of the General Plan is to direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity;

WHEREAS, Goal 4 of the Park City General Plan, is to conserve a connected, health network of open space for continued access and respect for the *Natural Setting*;

WHEREAS, Objective 4C of the General Plan is to minimize further land disturbance and conversation of remaining undisturbed land areas to development to minimize the effects of neighborhoods;

WHEREAS, Goal 9 of the General Plan is for Park City to continue to provide unparalleled parks and recreation opportunities for residents and visitors;

WHEREAS, Objective 9B of the General Plan is to locate recreation options within close vicinity to existing neighborhoods and transit for accessibility and to decrease vehicle miles driven, and to group facilities within recreational campuses to decrease trips;

WHEREAS, Goal 14 of the General Plan is to live within limits to foster innovated sustainable development, protect the community vision, and prevent negative impacts to the region;

WHEREAS, Objective 14B of the General Plan is to manage growth to protect the quality of life and preserve the unique *Park City Experience* by recognizing limits to growth and adopting responsible policies that are consistent with those limits;

WHEREAS, the Land Management Code implements the goals and policies of the General Plan in part to promote the health, safety, and welfare of the present and future inhabitants, to protect and enhance the vitality of the overall quality of life, to

protect and preserve peace and good order, comfort, convenience, and aesthetics of the city;

WHEREAS, Pickleball Courts are Private Recreation Facilities the proposed amendments are crafted to ensure pickleball courts are appropriately located and integrated into residential neighborhoods;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on February 23, 2022;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on March 23, 2022, and voted 5-1 to forward a positive recommendation for City Council's consideration on proposed amendments;

WHEREAS, the City Council conducted a duly noticed public hearing on April 7, 2022.

WHEREAS, the City Council conducted a duly noticed public hearing on April 28, 2022.

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

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT CODE TITLE 15. The recitals are incorporated herein as findings of fact. Municipal Code of Park City Title 15 Land Management Code § 15-2.1-2, § 15-2.2-2, § 15-2.3-2, § 15-2.4-2, § 15-2.5-2, § 15-2.6-2, § 15-2.7-2, § 15-2.9-2, § 15-2.10-2, § 15-2.11-2, § 15-2.12-2, § 15-2.13-2, § 15-2.14-2, § 15-2.15-2, § 15-2.16-2, § 15-2.17-2, § 15-2.18-2, § 15-2.19-2, § 15-2.23-2, and § 15-15-1 are hereby amended and § 15-4-22 enacted as outlined in Attachment 1.

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

PASSED AND ADOPTED this 28th day of April 2022.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
Nann Worel
57775BCB46414F6...

Nann Worel, Mayor

Attest:



DocuSigned by:
Michelle Kellogg
E5F905BB533F431...

City Recorder

Approved as to form:

DocuSigned by:
Mark Harrington
B7478B7734C7490...

City Attorney's Office

Attachment 1

1 **15-2.1-2 Uses**

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

3 **A. ALLOWED USES.**

4 1. Single Family Dwelling

5 2. Home Occupation

6 3. Child Care, In-Home Babysitting

7 4. Child Care, Family¹

8 5. Child Care, Family Group¹

9 6. Accessory Building and Use

10 7. Conservation Activity

11 8. Agriculture

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

13 10. Internal Accessory Dwelling Unit⁹

14 11. Accessory Apartment³

15 **B. CONDITIONAL USES.**

16 1. Nightly Rentals²

17 2. Lockout Unit

18 3. Child Care Center¹

19 4. Essential Municipal and Public Utility Use, Facility, Service and Structure

20 5. Telecommunication Antenna⁴

21 6. Satellite dish greater than thirty-nine inches (39") in diameter⁵

22 7. Residential Parking Area or Structure five (5) or more spaces

23 8. Temporary Improvement⁶

- 24 9. Passenger Tramway Station and Ski Base Facility⁷
- 25 10. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge⁶
- 26 11. Recreation Facility, Private¹⁰
- 27 12. Fences greater than six feet (6') in height from Final Grade^{5,8}

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

30 ¹See Section 15-4-9, Child Care and Child Care Facilities.

31 ²No more than twelve (12) Conditional Use Permits shall be allowed only in the West sub-neighborhood
32 located south of platted 2nd Avenue, west of Upper Norfolk and Daly Avenues, and east of King Road.
33 No Nightly Rentals are allowed elsewhere in this Zoning District. In addition to the Conditional Use Permit
34 criteria in LMC § 15-1-10(E), the Planning Commission shall consider whether or not the proposed Nightly
35 Rental mitigates the impacts of and addresses the following items: (a) all rental agreements for Nightly
36 Rental shall include language that limits the vehicles allowed to the number of on-site Parking Spaces; (b)
37 all rental agreements shall include language indicating that all-wheel drive vehicles are required during
38 the winter season; (c) all rental agreements shall provide Nightly Renters with information regarding
39 walkable access to skiing, to Park City's Historic Main Street, to Old Town, and to Park City's free transit
40 service; and (d) property management contact information shall be displayed in a prominent location
41 inside the Nightly Rental.

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

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

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

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

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

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

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

51 [¹⁰See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

52 HISTORY

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

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

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

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

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

58 *Amended by Ord. [2020-37](#) on 7/30/2020*

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

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

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

62

63 **15-2.2-2 Uses**

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

65 **A. ALLOWED USES.**

66 1. Single Family Dwelling

67 2. Lockout Unit¹

68 3. Nightly Rental¹

69 4. Home Occupation

70 5. Child Care, In-Home Babysitting²

71 6. Child Care, Family²

72 7. Child Care, Family Group²

73 8. Accessory Building and Use

74 9. Conservation Activity

75 10. Agriculture

76 11. Residential Parking Area or Structure, with four (4) or fewer spaces

77 12. Internal Accessory Dwelling Unit¹⁰

78 13. Accessory Apartment³

79 **B. CONDITIONAL USES.**

80 1. Duplex Dwelling

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

82 3. Secondary Living Quarters

83 4. Group Care Facility

84 5. Child Care Center

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

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

87 8. Telecommunication Antenna⁴

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

89 10. Bed and Breakfast Inn⁶

90 11. Boarding House, hostel⁶

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

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

93 14. Temporary Improvement⁷

94 15. Passenger Tramway Station and Ski Base Facility⁸

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

96 17. Recreation Facility, Private¹¹

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

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

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

101 ²See Section 15-4-9, Child Care and Childcare Facilities.

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

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

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

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

106 ⁷Subject to Administrative or Administrative Conditional Use permit.

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

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

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

112 ¹¹ [See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

113 HISTORY

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

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

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

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

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

119 Amended by Ord. 2020-42 on 9/17/2020

120 Amended by Ord. 2021-38 on 9/23/2021

121 Amended by Ord. 2021-51 on 12/16/2021

122

123 **15-2.3-2 Uses**

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

125 **A. ALLOWED USES.**

- 126 1. Single Family Dwelling
- 127 2. Lockout Unit¹
- 128 3. Nightly Rental²
- 129 4. Home Occupation
- 130 5. Child Care, In-Home Babysitting³
- 131 6. Child Care, Family³
- 132 7. Child Care, Family Group³
- 133 8. Accessory Building and Use
- 134 9. Conservation Activity
- 135 10. Agriculture
- 136 11. Residential Parking Area or Structure with four (4) or fewer spaces
- 137 ~~12. Recreation Facility, Private~~
- 138 13. Internal Accessory Dwelling Unit¹²
- 139 14. Accessory Apartment⁴

140 **B. CONDITIONAL USES.**

- 141 1. Duplex Dwelling
- 142 2. Secondary Living Quarters
- 143 3. Group Care Facility
- 144 4. Child Care Center
- 145 5. Public or Quasi-Public institution, church or school
- 146 6. Essential municipal and public utility Use, facility, service, and Structure
- 147 7. Telecommunication Antenna⁵

- 148 8. Satellite Dish Antenna greater than thirty-nine inches (39") in diameter⁶
- 149 9. Bed and Breakfast Inn⁷
- 150 10. Boarding House, Hostel⁷
- 151 11. Hotel, Minor, fewer than sixteen (16) rooms⁷
- 152 12. Office, General⁸
- 153 13. Office, Moderate Intensive⁸
- 154 14. Office and Clinic, Medical⁸
- 155 15. Retail and Service Commercial, Minor⁸
- 156 16. Retail and Service Commercial, personal improvement⁸
- 157 17. Cafe or Deli⁸
- 158 18. Restaurant, General⁸
- 159 19. Restaurant, Outdoor Dining⁸
- 160 20. Outdoor Events
- 161 21. Residential Parking Area or Structure with five (5) or more spaces, associated
- 162 with a residential Building on the same Lot
- 163 22. Temporary Improvement
- 164 23. Passenger Tramway Station and Ski Base Facility¹⁰
- 165 24. Ski tow rope, ski lift, ski run, and ski bridge¹⁰
- 166 25. Recreation Facility, Private¹³
- 167 26. Fences greater than six feet (6') in height from Final Grade¹¹
- 168 27. Limited Commercial expansion necessary for compliance with Building/ Fire
- 169 Code egress and Accessibility requirements and support Uses associated
- 170 with HCB Commercial Use

171 28. Bar⁸

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

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

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

176 ³See Section 15-4-9 Child Care And Child Care Facilities.

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

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

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

180 ⁷In Historic Buildings and/or Structures only.

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

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

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

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

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

190 ¹³ [See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

191 HISTORY

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

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

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

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

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

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

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

199 Amended by Ord. 2020-36 on 7/30/2020

200 Amended by Ord. 2020-42 on 9/17/2020

201 Amended by Ord. 2021-38 on 9/23/2021

202 Amended by Ord. 2021-51 on 12/16/2021

203

204 **15-2.4-2 Uses**

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

206 **A. ALLOWED USES.**

- 207 1. Single Family Dwelling
- 208 2. Duplex Dwelling
- 209 3. Secondary Living Quarters
- 210 4. Lockout Unit¹
- 211 5. Accessory Apartment²
- 212 6. Nightly Rental³
- 213 7. Home Occupation
- 214 8. Child Care, In-Home Babysitting
- 215 9. Child Care, Family⁴
- 216 10. Child Care, Family Group⁴
- 217 11. Accessory Building and Use
- 218 12. Conservation Activity
- 219 13. Agriculture
- 220 14. Parking Area or Structure with four (4) or fewer spaces
- 221 15. Internal Accessory Dwelling Unit¹¹

222 **B. CONDITIONAL USES.**

- 223 1. Triplex Dwelling
- 224 2. Multi-Unit Dwelling
- 225 3. Group Care Facility
- 226 4. Child Care Center⁴
- 227 5. Public and Quasi-Public Institution, Church, and School
- 228 6. Essential Municipal and Public Utility Use, Facility Service, and Structure
- 229 7. Telecommunication Antenna⁵
- 230 8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁶
- 231 9. Bed and Breakfast Inn⁷
- 232 10. Boarding House, Hostel⁷
- 233 11. Hotel, Minor⁷
- 234 12. Office, General⁸
- 235 13. Retail and Service Commercial, Minor⁸
- 236 14. Retail and Service Commercial, personal improvement⁸
- 237 15. Neighborhood Market, without gasoline sales⁸
- 238 16. Cafe, Deli⁸
- 239 17. Café, Outdoor Dining⁹
- 240 18. Parking Area or Structure with five (5) or more spaces
- 241 19. Temporary Improvement¹⁰
- 242 20. Recreation Facility, Public
- 243 21. Recreation Facility, Private¹²
- 244 22. Outdoor Events¹⁰
- 245 23. Fences greater than six feet (6') in height from Final Grade¹⁰

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

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

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

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

251 ⁴See Section 15-4-9 Child Care and Child Care Facilities.

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

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

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

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

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

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

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

261 ¹²[See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

262 HISTORY

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

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

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

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

267 Amended by Ord. 2020-42 on 9/17/2020

268 Amended by Ord. 2021-38 on 9/23/2021

269 Amended by Ord. 2021-51 on 12/16/2021

270

271 **15-2.5-2 Uses**

272 Uses in the HRC are limited to the following:

273 A. **ALLOWED USES.**¹⁰

- 274 1. Single Family Dwelling⁵
- 275 2. Duplex Dwelling⁵
- 276 3. Secondary Living Quarters⁵
- 277 4. Lockout Unit^{1,5}
- 278 5. Accessory Apartment^{2,5}
- 279 6. Nightly Rental⁵
- 280 7. Home Occupation⁵
- 281 8. Child Care, In-Home Babysitting
- 282 9. Child Care, Family³
- 283 10. Child Care, Family Group³
- 284 11. Child Care Center³
- 285 12. Accessory Building and Use
- 286 13. Conservation Activity
- 287 14. Agriculture
- 288 15. Bed and Breakfast Inn^{4,5}
- 289 16. Boarding House, hostel⁵
- 290 17. Hotel, Minor, fewer than sixteen (16) rooms⁵
- 291 18. Office, General⁵
- 292 19. Parking Area or Structure, with four (4) or fewer spaces⁵
- 293 20. Food Truck Location¹¹

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

- 295 1. Triplex Dwelling⁵

- 296 2. Multi-Unit Dwelling⁵
- 297 3. Guest House, on Lots one (1) acre⁵
- 298 4. Group Care Facility⁵
- 299 5. Public and Quasi-Public institution, church, or school
- 300 6. Essential Municipal public utility Use, facility, service, and Structure
- 301 7. Telecommunication Antenna⁶
- 302 8. Satellite dish, greater than thirty-nine inches (39") in diameter⁷
- 303 9. Plant and Nursery stock products and sales
- 304 10. Hotel, Major⁵
- 305 11. Timeshare Projects and Conversions⁵
- 306 12. Private Residence Club Project and Conversion^{4,5}
- 307 13. Office, Intensive⁵
- 308 14. Office and clinic, Medical⁵
- 309 15. Financial institution, without drive-up window⁸
- 310 16. Commercial Retail and Service, Minor⁸
- 311 17. Commercial Retail and Service, Personal Improvement⁸
- 312 18. Neighborhood Convenience Commercial, without gasoline sales
- 313 19. Café or Deli⁸
- 314 20. Restaurant, General⁸
- 315 21. Restaurant and Café, outdoor dining⁴
- 316 22. Outdoor Events and Uses⁴
- 317 23. Bar
- 318 24. Parking Area or Structure, with five (5) or more spaces⁵

- 319 25. Temporary Improvement⁴
- 320 26. Passenger Tramway station and ski base facility
- 321 27. Ski tow, ski lift, ski run, and ski bridge
- 322 28. Recreation Facility, Commercial, Public, and Private¹²
- 323 29. Entertainment Facility, Indoor
- 324 30. Fences greater than six feet (6') in height from Final Grade⁴
- 325 31. Private Residence Club, Off-Site⁵
- 326 32. Private Event Facility⁵

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

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

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

331 ³See Section 15-4-9, Child Care And Child Care Facilities.

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

333 ⁵Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue and Park Avenue,
334 excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC
335 Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the
336 plaza side storefronts), 780 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street,
337 890 Main Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within
338 Storefront Property; however access, circulation, and lobby areas are permitted within Storefront
339 Property.

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

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

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

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

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

348 ¹¹The Planning Director, or his or her designee shall, upon finding a Food Truck Location in compliance
349 with Municipal Code 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

350 ¹²[See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

351 HISTORY

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

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

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

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

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

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

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

359 Amended by Ord. 2017-45 on 8/17/2017

360 Amended by Ord. 2018-55 on 10/23/2018

361 Amended by Ord. 2020-36 on 7/30/2020

362 Amended by Ord. 2020-42 on 9/17/2020

363 Amended by Ord. 2021-51 on 12/16/2021

364

365 **15-2.6-2 Uses**

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

367 A. **ALLOWED USES**.¹¹

368 1. Single Family Dwelling¹

369 2. Multi-Unit Dwelling¹

- 370 3. Secondary Living Quarters¹
- 371 4. Lockout Unit^{1,2}
- 372 5. Accessory Apartment^{1,3}
- 373 6. Nightly Rental⁴
- 374 7. Home Occupation¹
- 375 8. Child Care, In-Home Babysitting¹
- 376 9. Child Care, Family^{1,5}
- 377 10. Child Care, Family Group^{1,5}
- 378 11. Child Care Center^{1,5}
- 379 12. Accessory Building and Use¹
- 380 13. Conservation Activity
- 381 14. Agriculture
- 382 15. Bed and Breakfast Inn^{1, 6}
- 383 16. Boarding House, hostel¹
- 384 17. Hotel, Minor, fewer than 16 rooms¹
- 385 18. Office, General¹
- 386 19. Office, Moderate Intensive¹
- 387 20. Office and clinic, Medical¹
- 388 21. Financial institution, without drive-up window
- 389 22. Commercial Retail and Service, Minor
- 390 23. Commercial Retail and Service, Personal Improvement
- 391 24. Commercial Neighborhood Convenience, without gasoline sales
- 392 25. Restaurant, Cafe or Deli

- 393 26. Restaurant, General
- 394 27. Bar
- 395 28. Parking Lot, Public or Private with four (4) or fewer spaces
- 396 29. Entertainment Facility, Indoor
- 397 30. Salt Lake City 2002 Winter Olympic Games Legacy Displays⁷
- 398 31. Temporary winter Balcony enclosures
- 399 32. Food Truck Location¹²

400 B. **CONDITIONAL USES.**^{10, 11}

- 401 1. Group Care Facility¹
- 402 2. Public and Quasi-Public institution, church, or school
- 403 3. Essential municipal public utility Use, facility, service, and Structure
- 404 4. Telecommunication Antenna⁸
- 405 5. Satellite dish, greater than thirty-nine inches (39") in diameter⁹
- 406 6. Plant and Nursery stock products and sales
- 407 7. Hotel, Major¹
- 408 8. Timeshare Projects and Conversions¹
- 409 9. Timeshare Sales Office, Off-Site within an enclosed Building¹
- 410 10. Private Residence Club Project and Conversion^{1,6}
- 411 11. Commercial Retail and Service, Major
- 412 12. Office, Intensive¹
- 413 13. Restaurant, outdoor dining⁶
- 414 14. Outdoor Events and Uses⁶
- 415 15. Hospital, Limited Care Facility¹

- 416 16. Parking Area or Structure for five (5) or more cars¹
- 417 17. Temporary Improvement⁶
- 418 18. Passenger Tramway station and ski base facility
- 419 19. Ski tow, ski lift, ski run, and ski bridge
- 420 20. Recreation Facility, Public [~~or Private~~]
- 421 21. Recreation Facility Private¹³
- 422 22. Recreation Facility, Commercial
- 423 23. Fences greater than six feet (6') in height from Final Grade⁶
- 424 24. Private Residence Club, Off-Site¹
- 425 25. Private Event Facility¹

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

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

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

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

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

434 ⁵See Section 15-4-9, Child Care And Child Care Facilities.

435 ⁶Requires an Administrative or Administrative Conditional Use permit.

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

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

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

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

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

447 ¹²The Planning Director or his or her designee shall, upon finding a Food Truck Location in compliance
448 with Municipal Code 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

449 ¹³ [See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

450 HISTORY

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

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

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

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

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

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

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

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

459 *Amended by Ord. [16-01](#) on 1/7/2016*

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

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

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

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

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

465

466 **15-2.7-2 Uses**

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

468 **A. ALLOWED USES.**

469 1. Conservation Activity

470 2. Food Truck Locations⁴

471 **B. ADMINISTRATIVE CONDITIONAL USES¹.**

472 1. Trail and Trailhead Improvement

473 2. Outdoor Recreation Equipment

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

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

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

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

479 7. Outdoor Event, Outdoor Music

480 8. Temporary Construction Improvement

481 9. Raising, grazing of horses

482 10. Raising, grazing of livestock

483 11. Anemometer and Anemometer Towers

484 **C. CONDITIONAL USES.**

485 1. Agriculture

486 2. Recreational Outdoor and Trail Lighting

487 3. Recreation Facility, Private⁵

488 4. Recreation Facility, Public

489 5. Recreation Facility, Commercial

490 6. Golf Course

491 7. Passenger Tramway Station and Ski Base Facility

- 492 8. Ski Tow Rope, Ski Lift, Ski Run and Ski Bridge
- 493 9. Recreational Sports Field
- 494 10. Skating Rink
- 495 11. Skateboard Park
- 496 12. Public and Quasi-Public Institution, Church, and School, Park, Plaza,
- 497 Structure for Public Assembly, greater than 600 sq. ft.
- 498 13. Essential Municipal Public Utility Use, Facility, Service, and Structure, greater
- 499 than 600 sq. ft.
- 500 14. Accessory Building, greater than 600 sq. ft.
- 501 15. Ski-Related Accessory Building, greater than 600 sq. ft.
- 502 16. Child Care Center
- 503 17. Commercial Stable, Riding Academy
- 504 18. Vehicle Control Gates²
- 505 19. Resort Support, Commercial
- 506 20. Cemetery
- 507 21. Parking Area or Structure with five (5) or more spaces
- 508 22. Telecommunications Antenna³
- 509 23. Mines and Mine Exploration
- 510 24. Plant and Nursery stock products and sales
- 511 25. Fences greater than six feet (6') in height from Final Grade.
- 512 26. Small Wind Energy Systems
- 513 D. **PROHIBITED USES.** Any use not listed above as an Allowed or Conditional Use
- 514 is a prohibited Use.

515 ¹Subject to an Administrative Conditional Use permit and/or Master Festival license review process.
516 Master Festivals are temporary in nature. All related temporary Structures are restricted to specific time
517 frames and shall be removed at the expiration of the Master Festival permit.

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

519 ³Subject to LMC Chapter 15-4-14, Telecommunications

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

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

523 HISTORY

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

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

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

527 Amended by Ord. 2018-55 on 10/23/2018

528

529 **15-2.9-2 Uses**

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

531 **A. ALLOWED USES.**

- 532 1. Single Family Dwelling
- 533 2. Secondary Living Quarters
- 534 3. Lockout Unit¹
- 535 4. Accessory Apartment²
- 536 5. Nightly Rental³
- 537 6. Home Occupation
- 538 7. Child Care, In-Home Babysitting
- 539 8. Child Care, Family⁴
- 540 9. Child Care, Family Group⁴

- 541 10. Accessory Building and Use
- 542 11. Conservation Activity
- 543 12. Agriculture
- 544 13. Raising, grazing of horses
- 545 14. Residential Parking Area or Structure, with four (4) or fewer spaces
- 546 15. Internal Accessory Dwelling Unit⁹

547 **B. CONDITIONAL USES.**

- 548 1. Guest House
- 549 2. Group Care Facility
- 550 3. Child Care Center⁴
- 551 4. Public and Quasi-Public Institution, Church and School
- 552 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 553 6. Telecommunication Antenna⁶
- 554 7. Satellite Dish, greater than thirty-nine inches (39") diameter⁶
- 555 8. Plant and Nursery Stock Production and Sales
- 556 9. Raising, grazing of livestock
- 557 10. Cemetery
- 558 11. Bed and Breakfast Inn
- 559 12. Parking Lot or Structure with five (5) or more space
- 560 13. Temporary Improvement⁷
- 561 14. Passenger Tramway Station and Ski Base Facility
- 562 15. Ski Rope Tow, Ski Lift, Ski Run, and Ski Bridge
- 563 16. Outdoor Event⁷

564 17. Recreation Facility, Public and Private¹⁰

565 18. Recreation Facility, Commercial

566 19. Commercial Stables, Riding Academy

567 20. Mines and Mine Exploration

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

569 22. Vehicle Control Gates⁸

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

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

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

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

575 ⁴See LMC Chapter 15-4-9 for Child Care Regulations

576 ⁵See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

577 ⁶See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

578 ⁷Requires an Administrative Conditional Use permit.

579 ⁸See Section 15-4-19 for specific review criteria for gates.

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

581 ¹⁰ [See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

582 HISTORY

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

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

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

586 Amended by Ord. 2021-38 on 9/23/2021

587 Amended by Ord. 2021-51 on 12/16/2021

588

589 **15-2.10-2 Uses**

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

591 **A. ALLOWED USES.**

- 592 1. Single Family Dwelling
- 593 2. Duplex Dwelling
- 594 3. Secondary Living Quarters
- 595 4. Lockout Unit¹
- 596 5. Accessory Apartment²
- 597 6. Nightly Rental^{1,3}
- 598 7. Home Occupation
- 599 8. Child Care, In-Home Babysitting⁴
- 600 9. Child Care, Family⁴
- 601 10. Child Care, Family Group⁴
- 602 11. Accessory Buildings and Uses
- 603 12. Conservation Activity
- 604 13. Agriculture
- 605 14. Raising, grazing of horses
- 606 15. Parking Area or Structure with four (4) or fewer spaces
- 607 16. Internal Accessory Dwelling Unit¹²

608 **B. CONDITIONAL USES.**

- 609 1. Guest House
- 610 2. Group Care Facility
- 611 3. Child Care Center⁴
- 612 4. Public and Quasi-Public Institution, Church and School

- 613 5. Essential Municipal Public Utility Use, Facility, Services, and Structure
- 614 6. Telecommunication Antenna⁵
- 615 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁶
- 616 8. Plant and Nursery stock products and sales
- 617 9. Raising, grazing of livestock
- 618 10. Cemetery
- 619 11. Bed and Breakfast Inn
- 620 12. Hotel, Minor⁷
- 621 13. Hotel, Major⁷
- 622 14. Parking Area or Structure with five (5) or more spaces
- 623 15. Temporary Improvement⁸
- 624 16. Passenger Tramway Station and Base Facility⁹
- 625 17. Ski Tow Rope, Ski Run, Ski Lift, and Ski Bridge
- 626 18. Outdoor Event⁷
- 627 19. Recreation Facility, Public and Private¹³
- 628 20. Recreation Facility, Commercial
- 629 21. Commercial Stables, Riding Academy
- 630 22. Mines and Mine Exploration
- 631 23. Vehicle Control Gates¹⁰
- 632 24. Fences greater than six feet (6') in height from Final Grade⁸
- 633 25. Support Retail and Minor Service Commercial¹¹
- 634 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
- 635 is a prohibited Use.

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

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

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

639 ⁴See Section 15-4-9 Child Care and Child Care Facilities

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

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

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

643 ⁸Requires an Administrative Conditional Use permit

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

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

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

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

648 ¹³[See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

649 HISTORY

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

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

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

653 Amended by Ord. 2020-45 on 10/1/2020

654 Amended by Ord. 2021-38 on 9/23/2021

655 Amended by Ord. 2021-51 on 12/16/2021

656

657 **15-2.11-2 Uses**

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

659 **A. ALLOWED USES.**

660 1. Single Family Dwelling

661 2. Duplex Dwelling¹

662 3. Secondary Living Quarters²

663 4. Accessory Apartment³

- 664 5. Nightly Rental⁴
- 665 6. Home Occupation
- 666 7. Child Care, In-Home Babysitting⁵
- 667 8. Child Care, Family⁵
- 668 9. Child Care, Family Group⁵
- 669 10. Accessory Building and Use
- 670 11. Conservation Activity
- 671 12. Agriculture
- 672 13. Parking Area or Structure with four (4) or fewer spaces
- 673 14. Internal Accessory Dwelling Unit¹⁰

674 **B. CONDITIONAL USES.**

- 675 1. Guest House⁶
- 676 2. Group Care Facility
- 677 3. Child Care Center⁵
- 678 4. Public and Quasi-Public Institution, Church, and School
- 679 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 680 6. Telecommunication Antenna⁷
- 681 7. Satellite Dish, greater than thirty-nine inches (39") diameter⁸
- 682 8. Raising, grazing of horses
- 683 9. Bed and Breakfast Inn
- 684 10. Parking Area or Structure with five (5) or more spaces⁹
- 685 11. Temporary Improvements⁹
- 686 12. Outdoor Event⁹

687 13. Recreation Facility, Public or Private¹¹

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

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

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

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

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

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

698 ⁵See Section 15-4-9 Child Care and Child Care Facilities.

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

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

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

703 ⁹Requires an Administrative Conditional Use permit.

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

705 ¹¹ [See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

706 HISTORY

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

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

709 Amended by Ord. 2020-45 on 10/1/2020

710 Amended by Ord. 2021-38 on 9/23/2021

711 Amended by Ord. 2021-51 on 12/16/2021

712

713 **15-2.12-2 Uses**

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

715 **A. ALLOWED USES.**

- 716 1. Single Family Dwelling
- 717 2. Duplex Dwelling
- 718 3. Secondary Living Quarters
- 719 4. Lockout Unit¹
- 720 5. Accessory Apartment²
- 721 6. Nightly Rental³
- 722 7. Home Occupation
- 723 8. Child Care, In-Home Babysitting⁴
- 724 9. Child Care, Family⁴
- 725 10. Child Care, Family Group⁴
- 726 11. Accessory Building and Use
- 727 12. Conservation Activity
- 728 13. Agriculture
- 729 14. Parking Area or Structure with four (4) or fewer spaces
- 730 15. Internal Accessory Dwelling Unit¹¹

731 **B. CONDITIONAL USES.**

- 732 1. Triplex Dwelling⁵
- 733 2. Guest House, on Lots one (1) acre or larger
- 734 3. Group Care Facility
- 735 4. Child Care Center⁴
- 736 5. Public or Quasi-Public Institution, Church, and School

- 737 6. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 738 7. Telecommunication Antenna⁶
- 739 8. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 740 9. Bed and Breakfast Inn
- 741 10. Temporary Improvement⁸
- 742 11. Ski tow rope, ski lift, ski run, and ski bridge⁹
- 743 12. Outdoor Event⁸
- 744 13. Recreation Facility, Private¹²
- 745 14. Fences and walls greater than six feet (6') in height from Final Grade⁸
- 746 15. Residential and transient lodging Uses¹⁰

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

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

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

751 ³Commercial Uses are not allowed within Nightly Rental Units

752 ⁴See Section 15-4-9 Child Care and Child Care Facilities

753 ⁵Must comply with special parking requirements, see Chapter 15-3.

754 ⁶See Section 15-4-14, Telecommunications Facilities

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

756 ⁸Subject to an Administrative Conditional Use permit.

757 ⁹As part of an approved Ski Area Master Plan. See Section 15-4-18, Passenger Tramways and Ski Base
758 Facilities

759 ¹⁰Subject to Master Planned Development approval. See Chapter 15-6

760 ¹¹See Section 15-4-7.1, Internal Accessory Dwelling Units.

761 ¹²[See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

762 HISTORY

- 763 Adopted by Ord. 00-51 on 9/21/2000
- 764 Amended by Ord. 06-76 on 11/9/2006
- 765 Amended by Ord. 2020-45 on 10/1/2020
- 766 Amended by Ord. 2021-38 on 9/23/2021
- 767 Amended by Ord. 2021-51 on 12/16/2021
- 768

769 **15-2.13-2 Uses**

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

771 A. **ALLOWED USES.**

- 772 1. Single-Family Dwelling
- 773 2. Duplex Dwelling
- 774 3. Secondary Living Quarters
- 775 4. Lockout Unit¹
- 776 5. Accessory Apartment²
- 777 6. Nightly Rental³
- 778 7. Home Occupation
- 779 8. Child Care, In-Home Babysitting⁴
- 780 9. Child Care, Family⁴
- 781 10. Child Care, Family Group⁴
- 782 11. Accessory Building and Use
- 783 12. Conservation Activity Agriculture
- 784 13. Parking Area or Structure with four (4) or fewer spaces
- 785 14. ~~Recreation Facility, Private~~
- 786 15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵

787 16. Food Truck Location¹⁶

788 17. Internal Accessory Dwelling Unit¹⁷

789 **B. CONDITIONAL USES.**

790 1. Triplex Dwelling⁶

791 2. Multi-Unit Dwelling⁶

792 3. Guest House

793 4. Group Care Facility

794 5. Child Care Center⁴

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

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

797 8. Telecommunication Antenna⁷

798 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁸

799 10. Raising, grazing of horses

800 11. Cemetery

801 12. Bed and Breakfast Inn

802 13. Hotel, Minor⁶

803 14. Hotel, Major⁶

804 15. Private Residence Club Project and Conversion¹⁰

805 16. Office, General^{6,9}

806 17. Office, Moderate Intensive^{6,9}

807 18. Office, Medical^{6,9}

808 19. Financial Institution without drive-up window^{6,9}

809 20. Commercial Retail and Service, Minor^{6,9}

- 810 21. Commercial Retail and Service, personal improvement^{6,9}
- 811 22. Commercial, Resort Support^{6,9}
- 812 23. Café or Deli^{6,9}
- 813 24. Restaurant, Standard^{6,9}
- 814 25. Restaurant, Outdoor Dining¹⁰
- 815 26. Outdoor Event¹⁰
- 816 27. Bar^{6,9}
- 817 28. Hospital, Limited Care Facility^{6,9}
- 818 29. Parking Area or Structure with five (5) or more spaces
- 819 30. Temporary Improvement¹⁰
- 820 31. Passenger Tramway Station and Ski Base Facility¹¹
- 821 32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
- 822 33. Recreation Facility, Public
- 823 34. Recreation Facility, Commercial⁶
- 824 35. Recreation Facility, Private¹⁸
- 825 36. Entertainment Facility, Indoor^{6,9}
- 826 37. Commercial Stables, Riding Academy¹²
- 827 38. Heliport¹²
- 828 39. Vehicle Control Gate¹³
- 829 40. Fences and walls greater than six feet (6') in height from Final Grade¹⁰
- 830 41. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴
- 831 42. Amenities Club
- 832 43. Club, Private Residence Off-Site¹⁵

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

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

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

837 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses and Nightly Rentals are not

838 permitted in the April Mountain, Mellow Mountain Estates Subdivisions, Meadows Estates Subdivision

839 Phases #1A and #1B, Fairway Meadows Subdivision, and Hidden Oaks at Deer Valley Phases 2 and 3.

840 ⁴See Section 15-4-9 Child Care and Child Care Facilities

841 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City

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

843 on the original Property set forth in the services agreement and/or Master Festival License

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

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

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

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

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

849 ¹⁰Requires an Administrative Conditional Use permit.

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

851 Facilities.

852 ¹²Omitted.

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

854 ¹⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City

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

856 in an Area other than the original location set forth in the services agreement and/or Master Festival

857 License.

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

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

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

865 ¹⁸ [See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

866 HISTORY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

882 . . .

883 **15-2.14-2 Uses**

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

885 A. **ALLOWED USES.**

- 886 1. Single Family Dwelling
- 887 2. Duplex Dwelling
- 888 3. Triplex Dwelling
- 889 4. Secondary Living Quarters
- 890 5. Lockout Unit¹
- 891 6. Accessory Apartment²
- 892 7. Nightly Rental³
- 893 8. Home Occupation
- 894 9. Child Care, In Home Babysitting⁴
- 895 10. Child Care, Family⁴
- 896 11. Child Care, Family Group⁴
- 897 12. Accessory Building and Use
- 898 13. Conservation Activity
- 899 14. Agriculture
- 900 15. Parking Area or Structure with four (4) or fewer spaces
- 901 16. ~~Recreation Facility, Private~~
- 902 17. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 903 18. Food Truck Location¹⁴
- 904 19. Internal Accessory Dwelling Unit¹⁵

905 B. **CONDITIONAL USES.**

- 906 1. Multi Unit Dwelling⁶

- 907 2. Guest House
- 908 3. Group Care Facility
- 909 4. Child Care Center
- 910 5. Public and Quasi Public Institution, Church, and School
- 911 6. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 912 7. Telecommunication Antenna⁷
- 913 8. Satellite Dish, greater than thirty nine inches (39") in diameter⁸
- 914 9. Raising grazing of horses
- 915 10. Cemetery
- 916 11. Bed and Breakfast Inn
- 917 12. Boarding House, Hotel
- 918 13. Hotel, Minor⁶
- 919 14. Hotel, Major⁶
- 920 15. Private Residence Club Project and Conversion¹¹
- 921 16. Office, General⁶
- 922 17. Office, Moderate Intensive^{6,9}
- 923 18. Office and Clinic, Medical^{6,10}
- 924 19. Financial Institution, without drive up window^{6,10}
- 925 20. Commercial Retail and Service, Minor^{6,10}
- 926 21. Commercial Retail and Service, personal improvement^{6,10}
- 927 22. Commercial, Resort Support^{6,10}
- 928 23. Cafe or Deli^{6,10}
- 929 24. Restaurant, Standard^{6,10}

- 930 25. Restaurant, Outdoor Dining¹¹
- 931 26. Outdoor Event¹¹
- 932 27. Bar^{6,10}
- 933 28. Hospital, Limited Care Facility^{6,9}
- 934 29. Parking Area or Structure with five (5) or fewer spaces
- 935 30. Temporary Improvement¹¹
- 936 31. Passenger Tramway Station and Ski Base Facility¹²
- 937 32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹²
- 938 33. Recreation Facility, Public
- 939 34. Recreation Facility, Commercial⁶
- 940 35. Recreation Facility, Private¹⁶
- 941 36. Entertainment Facility, Indoor^{6,9}
- 942 37. Commercial Stables, Riding Academy^{6,10}
- 943 38. Fences greater than six feet (6') in height from Final Grade
- 944 39. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹³

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

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

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

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

950 ⁴See Section 15-4-9, Child Care and Child Care Facilities

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

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

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

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

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

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

968 ¹¹Requires an administrative Conditional Use permit.

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

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

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

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

979 ¹⁶ [See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

980 HISTORY

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

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

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

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

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

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

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

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

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

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

991 . . .

992 **15-2.15-2 Uses**

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

994 **A. ALLOWED USES.**

995 1. Single Family Dwelling

996 2. Duplex Dwelling

997 3. Triplex Dwelling

998 4. Secondary Living Quarters

999 5. Lockout Unit¹

1000 6. Accessory Apartment²

1001 7. Nightly Rental³

1002 8. Home Occupation

1003 9. Child Care, In-Home Babysitting⁴

1004 10. Child Care, Family⁴

- 1005 11. Child Care, Family Group⁴
- 1006 12. Accessory Building and Use
- 1007 13. Conservation Activity
- 1008 14. Agriculture
- 1009 15. Bed and Breakfast Inn
- 1010 16. Parking Area or Structure with four (4) or fewer spaces
- 1011 17. Internal Accessory Dwelling Unit⁹

1012 **B. CONDITIONAL USES.**

- 1013 1. Multi-Unit Dwelling
- 1014 2. Guest House, on Lot greater than one (1) acre
- 1015 3. Group Care Facility
- 1016 4. Child Care Center⁴
- 1017 5. Public and Quasi-Public Institution, Church, and School
- 1018 6. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 1019 7. Telecommunication Antenna⁵
- 1020 8. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁶
- 1021 9. Boarding House, Hostel
- 1022 10. Hotel, Minor⁷
- 1023 11. Outdoor Event⁸
- 1024 12. Parking Area or Structure with five (5) or more spaces
- 1025 13. Temporary Improvement⁸
- 1026 14. Recreation Facility, Public and Private¹⁰
- 1027 15. Fences greater than six feet in Height from Final Grade⁸

1028 16. Residential and transient lodging Uses⁷

1029 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use

1030 is a prohibited Use.

1031 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

1032 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1033 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses.

1034 ⁴See Section 15-4-9, Child Care and Child Care Facilities.

1035 ⁵See Section 15-4-14, Telecommunications Facilities.

1036 ⁶See Section 15-4-13, Placement of Satellite Receiving Antennas.

1037 ⁷Subject to Master Planned Development approval. See Chapter 15-6.

1038 ⁸Requires an Administrative Conditional Use permit.

1039 ⁹See Section 15-4-7.1, Internal Accessory Dwelling Units.

1040 ¹⁰[See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

1041 HISTORY

1042 Adopted by Ord. 00-51 on 9/21/2000

1043 Amended by Ord. 2020-45 on 10/1/2020

1044 Amended by Ord. 2021-38 on 9/23/2021

1045 Amended by Ord. 2021-51 on 12/16/2021

1046

1047 **15-2.16-2 Uses**

1048 Uses in the RC District are limited to the following:

1049 **A. ALLOWED USES.**

1050 1. Single Family Dwelling

1051 2. Duplex Dwelling

1052 3. Triplex Dwelling

1053 4. Secondary Living Quarters

- 1054 5. Lockout Unit¹
- 1055 6. Accessory Apartment²
- 1056 7. Nightly Rental³
- 1057 8. Home Occupation
- 1058 9. Child Care, In-Home Babysitting⁴
- 1059 10. Child Care, Family⁴
- 1060 11. Child Care, Family Group⁴
- 1061 12. Child Care Center⁴
- 1062 13. Accessory Building and Use
- 1063 14. Conservation Activity
- 1064 15. Agriculture
- 1065 16. Bed and Breakfast Inn
- 1066 17. Boarding House, Hostel
- 1067 18. Hotel, Minor
- 1068 19. Parking Area or Structure with four (4) or fewer spaces
- 1069 20. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 1070 21. Food Truck Location¹²
- 1071 **B. CONDITIONAL USES.**
- 1072 1. Multi-Unit Dwelling
- 1073 2. Group Care Facility
- 1074 3. Public and Quasi-Public institution, church, and school
- 1075 4. Essential municipal and public utility Use, facility, service, and Structure
- 1076 5. Telecommunications Antenna⁶

- 1077 6. Satellite dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 1078 7. Raising, grazing of horses
- 1079 8. Cemetery
- 1080 9. Hotel, Major
- 1081 10. Timeshare Project and Conversion
- 1082 11. Timeshare Sales Office
- 1083 12. Private Residence Club Project and Conversion⁹
- 1084 13. Office, General⁸
- 1085 14. Office, Moderate⁸
- 1086 15. Office and clinic, Medical⁸
- 1087 16. Financial institution without drive-up window⁸
- 1088 17. Minor Retail and Service Commercial⁸
- 1089 18. Retail and Service Commercial, Personal Improvement⁸
- 1090 19. Transportation Service⁸
- 1091 20. Neighborhood Market, without gasoline sales⁸
- 1092 21. Café or Deli⁸
- 1093 22. Restaurant, General⁸
- 1094 23. Restaurant, outdoor dining^{8,9}
- 1095 24. Bar⁸
- 1096 25. Hospital, Limited Care Facility⁸
- 1097 26. Parking Area or Structure with five (5) or more spaces
- 1098 27. Temporary Improvement⁹
- 1099 28. Passenger Tramway station and ski base facility¹⁰

- 1100 29. Ski tow rope, ski lift, ski run, and ski bridge¹⁰
- 1101 30. Outdoor Events and Uses⁹
- 1102 31. Recreation Facility, Public and Private^{8, 13}
- 1103 32. Recreation Facility, Commercial⁸
- 1104 33. Entertainment Facility, Indoor⁸
- 1105 34. Commercial Riding Stable(s), riding academy⁸
- 1106 35. Heliport⁸
- 1107 36. Amenities Club
- 1108 37. Club, Private Residence Off-Site¹¹
- 1109 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
- 1110 is a prohibited Use.

- 1111 ¹Nightly Rental of Lockout Units requires a Conditional Use permit
- 1112 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments
- 1113 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses
- 1114 ⁴See Section 15-4-9, Child Care And Child Care Facilities
- 1115 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
- 1116 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
- 1117 on the original Property set forth in the services agreement and/or Master Festival License. Requires an
- 1118 Administrative Permit.
- 1119 ⁶See Section 15-4-14, Telecommunication Facilities
- 1120 ⁷See Section 15-4-13, Placement Of Satellite Receiving Antennas
- 1121 ⁸As support Use to primary Development or Use, subject to provisions of LMC Chapter 15-6, Master
- 1122 Planned Developments
- 1123 ⁹Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4
- 1124 ¹⁰As part of an approved Ski Area Master Plan

1125 ¹¹Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial
1126 spaces or Developments that have ten (10) or more units with approved Support Commercial space. A
1127 Parking Plan shall be submitted to determine site specific parking requirements.

1128 ¹²The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1129 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1130 letter.

1131 [¹³See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

1132 HISTORY

1133 Adopted by Ord. 00-51 on 9/21/2000

1134 Amended by Ord. 02-38 on 9/12/2002

1135 Amended by Ord. 04-39 on 3/18/2004

1136 Amended by Ord. 06-76 on 11/9/2006

1137 Amended by Ord. 09-10 on 3/5/2009

1138 Amended by Ord. 11-05 on 1/27/2011

1139 Amended by Ord. 15-35 on 10/12/2015

1140 Amended by Ord. 2018-23 on 5/17/2018

1141 Amended by Ord. 2018-55 on 10/23/2018

1142 Amended by Ord. 2020-36 on 7/30/2020

1143 Amended by Ord. 2020-45 on 10/1/2020

1144 Amended by Ord. 2021-51 on 12/16/2021

1145

1146 **15-2.17-2 Uses**

1147 Uses in the RCO District are limited to the following:

1148 **A. ALLOWED USES.**

1149 1. Secondary Living Quarters

1150 2. Lockout Unit¹

1151 3. Accessory Apartment²

- 1152 4. Nightly Rental
- 1153 5. Home Occupation
- 1154 6. Child Care, In-Home Babysitting³
- 1155 7. Child Care, Family³
- 1156 8. Child Care, Family Group³
- 1157 9. Accessory Building and Use
- 1158 10. Conservation Activity
- 1159 11. Agriculture
- 1160 12. Parking Area or Structure with four (4) or fewer spaces
- 1161 13. Recreation Facility, Private¹²
- 1162 14. Allowed Uses in the Underlying Zoning District
- 1163 15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁴
- 1164 16. Food Truck Location¹¹
- 1165 **B. CONDITIONAL USES.**
- 1166 1. Multi-Unit Dwelling⁵
- 1167 2. Group Care Facility⁵
- 1168 3. Child Care Center^{3,5}
- 1169 4. Public and Quasi-Public Institution, Church and School⁵
- 1170 5. Essential Municipal Public Utility Use, Facility, Service, and Structure⁵
- 1171 6. Telecommunication Antenna⁶
- 1172 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 1173 8. Plant and Nursery stock products and sales⁵
- 1174 9. Bed and Breakfast Inn⁵

- 1175 10. Boarding House, Hostel⁵
- 1176 11. Hotel, Minor⁵
- 1177 12. Hotel, Major⁵
- 1178 13. Private Residence Club Project and Conversion⁹
- 1179 14. Timeshare Sales Office, off-site⁵
- 1180 15. Office, General⁵
- 1181 16. Office, Moderate Intensive⁵
- 1182 17. Office, Intensive⁵
- 1183 18. Office and Clinic, Medical⁵
- 1184 19. Financial Institution, with and without drive-up window^{5,8}
- 1185 20. Retail and Service Commercial, Minor⁵
- 1186 21. Retail and Service Commercial, personal improvement⁵
- 1187 22. Retail and Service Commercial, Major⁵
- 1188 23. Transportation Service⁵
- 1189 24. Retail Drive-Up Window⁸
- 1190 25. Neighborhood Convenience Commercial⁵
- 1191 26. Commercial, Resort Support⁵
- 1192 27. Gasoline Service Station⁵
- 1193 28. Cafe, Deli⁵
- 1194 29. Restaurant, General⁵
- 1195 30. Restaurant, Outdoor Dining⁹
- 1196 31. Outdoor Event⁹
- 1197 32. Restaurant, Drive-up window⁸

- 1198 33. Bar⁵
- 1199 34. Hospital, Limited Care Facility⁵
- 1200 35. Hospital, General⁵
- 1201 36. Parking Area or Garage with five (5) or more spaces⁸
- 1202 37. Temporary Improvement⁹
- 1203 38. Passenger Tramway Station and Ski Base Facility⁵
- 1204 39. Ski tow rope, ski lift, ski run, and ski bridge⁵
- 1205 40. Recreation Facility, Public⁵
- 1206 41. Recreation Facility, Commercial⁵
- 1207 42. Entertainment, Indoor⁵
- 1208 43. Heliport⁵
- 1209 44. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁰
- 1210 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
- 1211 is a prohibited Use.

1212 ¹Nightly Rental of Lockout Units requires a Conditional Use permit.

1213 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1214 ³See Section 15-4-9, Child Care and Child Care Facilities.

1215 ⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
1216 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
1217 on the original Property set forth in the services agreement and/or Master Festival License.

1218 ⁵Subject to Master Planned Development approval. See Chapter 15-6.

1219 ⁶See Section 15-4-14, Telecommunication Facilities.

1220 ⁷See Section 15-4-13, Placement of Satellite Receiving Antennas.

1221 ⁸See Section 15-2.18-5 criteria for drive-up windows.

1222 ⁹Requires an administrative Conditional Use permit.

1223 ¹⁰Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
1224 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
1225 in an Area other than the original location set forth in the services agreement and/or Master Festival
1226 License.

1227 ¹¹The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1228 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1229 letter.

1230 [12 See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

1231 HISTORY

1232 Adopted by Ord. 00-51 on 9/21/2000

1233 Amended by Ord. 02-38 on 9/12/2002

1234 Amended by Ord. 04-39 on 9/23/2004

1235 Amended by Ord. 06-76 on 11/9/2006

1236 Amended by Ord. 2018-55 on 10/23/2018

1237 Amended by Ord. 2018-55 on 10/23/2018

1238 Amended by Ord. 2020-45 on 10/1/2020

1239 Amended by Ord. 2021-51 on 12/16/2021

1240

1241 **15-2.18-2 Uses**

1242 Uses in the GC District are limited to the following:

1243 **A. ALLOWED USES.**

1244 1. Secondary Living Quarters

1245 2. Lockout Unit¹

1246 3. Accessory Apartment²

1247 4. Nightly Rental

1248 5. Home Occupation

- 1249 6. Child Care, In-Home Babysitting³
- 1250 7. Child Care, Family³
- 1251 8. Child Care, Family Group³
- 1252 9. Child Care Center³
- 1253 10. Accessory Building and Use
- 1254 11. Conservation Activity
- 1255 12. Agriculture
- 1256 13. Plant and Nursery Stock production and sales
- 1257 14. Bed and Breakfast Inn
- 1258 15. Boarding House, Hostel
- 1259 16. Hotel, Minor
- 1260 17. Hotel, Major
- 1261 18. Office, General
- 1262 19. Office, Moderate Intensive
- 1263 20. Office, Intensive
- 1264 21. Office and Clinic, Medical and Veterinary Clinic
- 1265 22. Financial Institution without a drive-up window
- 1266 23. Commercial, Resort Support
- 1267 24. Retail and Service Commercial, Minor
- 1268 25. Retail and Service Commercial, Personal Improvement
- 1269 26. Retail and Service Commercial, Major
- 1270 27. Cafe or Deli
- 1271 28. Restaurant, General

- 1272 29. Hospital, Limited Care Facility
- 1273 30. Parking Area or Structure with four (4) or fewer spaces
- 1274 31. Parking Area or Structure with five (5) or more spaces
- 1275 32. ~~Recreation Facility, Private~~
- 1276 33. Food Truck Location¹⁰

1277 **B. CONDITIONAL USES.**

- 1278 1. Single Family Dwelling
- 1279 2. Duplex Dwelling
- 1280 3. Triplex Dwelling
- 1281 4. Multi-Unit Dwelling
- 1282 5. Group Care Facility
- 1283 6. Public and Quasi-Public Institution, Church, and School
- 1284 7. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 1285 8. Telecommunication Antenna⁴
- 1286 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁵
- 1287 10. Timeshare Project and Conversion
- 1288 11. Timeshare Sales Office, off-site within an enclosed Building
- 1289 12. Private Residence Club Project and Conversion⁸
- 1290 13. Financial Institution with a Drive-up Window⁶
- 1291 14. Retail and Service Commercial with Outdoor Storage
- 1292 15. Retail and Service Commercial, Auto Related
- 1293 16. Transportation Service
- 1294 17. Retail Drive-Up Window⁶

- 1295 18. Gasoline Service Station
- 1296 19. Restaurant and Cafe, Outdoor Dining⁷
- 1297 20. Restaurant, Drive-up Window⁶
- 1298 21. Outdoor Event⁷
- 1299 22. Bar
- 1300 23. Sexually Oriented Businesses⁸
- 1301 24. Hospital, General
- 1302 25. Light Industrial Manufacturing and Assembly
- 1303 26. Temporary Improvement⁷
- 1304 27. Passenger Tramway and Ski Base Facility
- 1305 28. Ski tow rope, ski lift, ski run, and ski bridge
- 1306 29. Commercial Parking Lot or Structure
- 1307 30. Recreation Facility, Public
- 1308 31. Recreation Facility, Commercial
- 1309 32. Recreation Facility, Private⁹
- 1310 33. Indoor Entertainment Facility
- 1311 34. Heliport
- 1312 35. Temporary Sales Trailer in conjunction with an active Building permit for the
- 1313 Site.⁸
- 1314 36. Fences greater than six feet (6') in height from Final Grade⁷
- 1315 37. Household Pet, Boarding⁷
- 1316 38. Household Pet, Daycare⁷
- 1317 39. Household Pet, Grooming⁷

1318 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1319 is a prohibited Use.

1320 ¹Nightly rental of Lockout Units requires Conditional Use permit.

1321 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1322 ³See Section 15-4-9, Child Care and Child Care Facilities.

1323 ⁴See Section 15-4-14, Telecommunication Facilities.

1324 ⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.

1325 ⁶See Section 15-2.18-6 for Drive-Up Window review.

1326 ⁷Requires an Administrative Conditional Use permit.

1327 ⁸See Section 15-4-16 for additional criteria.

1328 ⁹ [See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

1329 ¹⁰The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1330 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1331 letter.

1332 HISTORY

1333 Adopted by Ord. 00-51 on 9/21/2000

1334 Amended by Ord. 04-39 on 9/23/2004

1335 Amended by Ord. 06-76 on 11/9/2006

1336 Amended by Ord. 14-57 on 11/20/2014

1337 Amended by Ord. 2018-55 on 10/23/2018

1338 Amended by Ord. 2018-55 on 10/23/2018

1339 Amended by Ord. 2020-45 on 10/1/2020

1340 Amended by Ord. 2021-51 on 12/16/2021

1341

1342 **15-2.19-2 Uses**

1343 Uses in the LI District are limited to the following:

1344 A. **ALLOWED USES.**

- 1345 1. Secondary Living Quarters
- 1346 2. Accessory Apartment¹
- 1347 3. Nightly Rental
- 1348 4. Home Occupation
- 1349 5. Child Care, In-Home Babysitting²
- 1350 6. Child Care, Family²
- 1351 7. Child Care, Family Group²
- 1352 8. Child Care Center²
- 1353 9. Agriculture
- 1354 10. Plant and Nursery Stock
- 1355 11. Office, General
- 1356 12. Office, Moderate Intensive
- 1357 13. Office, Intensive
- 1358 14. Financial Institution without drive-up window
- 1359 15. Retail and Service Commercial, Minor
- 1360 16. Retail and Service Commercial, Personal Improvement
- 1361 17. Retail and Service Commercial, Major
- 1362 18. Commercial, Resort Support
- 1363 19. Hospital, Limited Care
- 1364 20. Parking Area or Structure with four (4) or fewer spaces
- 1365 21. ~~Recreation Facility, Private~~
- 1366 22. Food Truck Location⁸
- 1367 **B. CONDITIONAL USES.**

- 1368 1. Multi-Unit Dwelling
- 1369 2. Group Care Facility
- 1370 3. Child Care Center²
- 1371 4. Public and Quasi-Public Institution, Church, and School
- 1372 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 1373 6. Telecommunication Antenna³
- 1374 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁴
- 1375 8. Accessory Building and Use
- 1376 9. Raising, grazing of horses
- 1377 10. Bed and Breakfast Inn
- 1378 11. Boarding House, Hostel
- 1379 12. Hotel, Minor
- 1380 13. Private Residence Club Project and Conversion⁶
- 1381 14. Office and Clinic, Medical and Veterinary Clinic
- 1382 15. Financial Institutions with Drive-Up Window⁵
- 1383 16. Retail and Service Commercial with Outdoor Storage
- 1384 17. Retail and Service Commercial, Auto-Related
- 1385 18. Transportation Services
- 1386 19. Retail Drive-Up Window⁵
- 1387 20. Gasoline Service Station
- 1388 21. Café or Deli
- 1389 22. Restaurant, General
- 1390 23. Restaurant, Outdoor Dining

- 1391 24. Restaurant, Drive-Up Window⁵
- 1392 25. Outdoor Event⁶
- 1393 26. Bar
- 1394 27. Hospital, General
- 1395 28. Light Industrial Manufacturing and Assembly Facility
- 1396 29. Parking Area or Structure with five (5) or more spaces
- 1397 30. Temporary Improvement⁶
- 1398 31. Passenger Tramway Station and Ski Base Facility
- 1399 32. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge
- 1400 33. Recreation Facility, Public
- 1401 34. Recreation Facility, Commercial
- 1402 35. Recreation Facility, Private⁷
- 1403 36. Entertainment Facility, Indoor
- 1404 37. Commercial Stables, Riding Academy
- 1405 38. Heliports
- 1406 39. Commercial Parking Lot or Structure
- 1407 40. Temporary Sales Office, in conjunction with an active Building permit.
- 1408 41. Fences and Walls greater than six feet (6') in height from Final Grade⁶
- 1409 42. Household Pet, Boarding⁶
- 1410 43. Household Pet, Daycare⁶
- 1411 44. Household Pet, Grooming⁶
- 1412 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
- 1413 is a prohibited Use.

1414 ¹Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1415 ²See Section 15-4-9, Child Care and Child Care Facilities.

1416 ³See Section 15-4-14, Telecommunication Facilities.

1417 ⁴See Section 15-4-13, Placement of Satellite Receiving Antennas.

1418 ⁵See Section 15-2.19-8, Criteria for Drive-Up Windows.

1419 ⁶Subject to an Administrative Conditional Use permit.

1420 ⁷[See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas](#)

1421 ⁸The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1422 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1423 letter.

1424 HISTORY

1425 Adopted by Ord. 00-51 on 9/21/2000

1426 Amended by Ord. 04-39 on 9/23/2004

1427 Amended by Ord. 06-76 on 11/9/2006

1428 Amended by Ord. 14-57 on 11/20/2014

1429 Amended by Ord. 2018-55 on 10/23/2018

1430 Amended by Ord. 2018-55 on 10/23/2018

1431 Amended by Ord. 2020-45 on 10/1/2020

1432 Amended by Ord. 2021-51 on 12/16/2021

1433

1434 **15-2.23-2 Uses**

1435 Uses in the Community Transition District are limited to the following:

1436 **A. ALLOWED USES.**

1437 1. Conservation Activities

1438 2. Home Occupation

1439 3. In-Home Babysitting

1440 4. Family Child Care

1441 5. Secondary Living Quarters

1442 6. Agriculture

1443 7. Food Truck Location²

1444 8. Accessory Apartments³

1445 **B. ADMINISTRATIVE CONDITIONAL USES.**

1446 1. Trails and trailhead improvements

1447 2. Outdoor Recreation Equipment

1448 3. Essential public utility Use, service, or Structure less than 600 sq. ft.

1449 4. Accessory Buildings less than 600 sq. ft.

1450 5. Parking Areas with four (4) or fewer spaces

1451 6. Outdoor Events and Outdoor Music, see Section 15-4

1452 7. Temporary Improvement

1453 8. Outdoor dining and support retail associated with support Uses with an MPD

1454 9. Fences and walls, see Section 15-4-2

1455 10. Anemometer and Anemometer Towers

1456 **C. CONDITIONAL USES.**

1457 1. Public, Quasi-Public, civic, municipal Uses

1458 2. General acute Hospital

1459 3. Alternative professional health-related services

1460 4. Athletic training and testing Offices and facilities

1461 5. Athletic program administrative Offices

1462 6. Support short-term athlete housing or lodging associated with an approved

1463 Recreation Facility (within an approved MPD)

- 1464 7. Accredited physician Office space
- 1465 8. Accredited Medical and dental clinics
- 1466 9. Medical Heliport
- 1467 10. Group Care Facility
- 1468 11. Ancillary Support Commercial (within an approved MPD)
- 1469 12. Gift shop
- 1470 13. Dispensing pharmacy
- 1471 14. Medical supply
- 1472 15. Restaurant
- 1473 16. Deli
- 1474 17. Outdoor grills/ beverage service stations
- 1475 18. Child Care Center
- 1476 19. Recreation Facility, Public [~~and Private~~]
- 1477 20. Recreation Facility, Private⁴
- 1478 21. Recreation Facility, Commercial
- 1479 22. Park and ride Lot
- 1480 23. Municipal/institutional Accessory Building and Use
- 1481 24. Parking Lot, Public
- 1482 25. Public utility or essential services
- 1483 26. Single Family Dwelling (with an approved MPD1)
- 1484 27. Duplex Dwelling (with an approved MPD1)
- 1485 28. Multi-Unit Dwelling (with an approved MPD1)
- 1486 29. Telecommunication Antenna

- 1487 30. Transit facilities
- 1488 31. Parking Areas, Lots, and Structures with more than five (5) Parking Spaces
- 1489 32. Raising, grazing of horses
- 1490 33. Commercial Riding Stable(s)
- 1491 34. Small Energy Wind Systems

1492 D. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1493 is a prohibited Use.

1494 ¹Residential Uses cannot exceed one (1) unit/acre.

1495 ²The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1496 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1497 letter.

1498 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments

1499 ⁴ See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas

1500 HISTORY

1501 Adopted by Ord. 06-48 on 6/29/2006

1502 Amended by Ord. 07-25 on 4/19/2007

1503 Amended by Ord. 09-10 on 3/5/2009

1504 Amended by Ord. 2018-55 on 10/23/2018

1505 Amended by Ord. 2020-36 on 7/30/2020

1506 Amended by Ord. 2020-45 on 10/1/2020

1507 Amended by Ord. 2021-51 on 12/16/2021

1508

1509 **15-4-22 Outdoor Pickleball Courts in Residential Areas**

1510 In addition to the criteria outlined in Section 15-1-10 for Conditional Use Permit review,

1511 the Planning Commission shall also consider the criteria of this Section 15-4-22. Prior to

1512 the issuance of a Conditional Use Permit for an outdoor Pickleball Court on a residential

1513 Lot adjacent to residential Lots, the Planning Commission shall make findings and the

1514 Applicant must meet the following requirements:

1515 A. PRE-APPLICATION CONFERENCE. An Applicant may request an optional pre-
1516 Application conference with Planning and Engineering Department staff to
1517 become acquainted with Pickleball Court regulations on residential Lots.

1518 B. APPLICATION. A complete Application must be submitted to the Planning
1519 Department including the following:

1520 1. GENERAL DESCRIPTION. An overview of the proposed outdoor Pickleball
1521 Court, including hours of operation, anticipated use, evidence of sufficient
1522 required off-street parking, and other applicable information.

1523 2. SITE PLAN. The site plan shall be to scale not to exceed one inch to 100 feet
1524 indicating in detail how the proposal will comply with the International Building
1525 Code and this Section. The site plan shall indicate the location of the outdoor
1526 Pickleball Court on the Property and clearly show distances from all Property
1527 Lines and Structures. The site plan shall include elevation contours, adjacent
1528 neighboring properties, and neighboring residences. The site plan shall
1529 include a grading and drainage plan with stormwater runoff calculations.

1530 3. NOISE STUDY. The noise study shall be prepared by a certified professional
1531 and shall simulate through engineering models, field noise level data
1532 collection, computer generation, or similar techniques, the impact of the
1533 proposed outdoor Pickleball Court. The noise study shall indicate the noise
1534 impact from at least five (5) locations around and within 150 feet of the
1535 proposed outdoor Pickleball Court, in addition to the noise impact measured

1536 at all property boundaries. The noise study must also show what alternatives
1537 have been considered for the mitigation of noise with the pre- and post-
1538 development noise levels. The noise study shall demonstrate that the outdoor
1539 Pickleball Court will be constructed and used in compliance with Municipal
1540 Code Chapter 6-3, *Noise*.

1541 4. ADDITIONAL STUDIES. The Applicant shall pay for the third-party review of
1542 the submitted noise study, as directed by the City Engineer. The Planning
1543 Commission may require Applicants to submit and fund additional studies,
1544 including a visual analysis of the proposed outdoor Pickleball Court. If the
1545 Planning Commission requires the Applicant to submit additional studies, the
1546 Planning Department and City Engineer may recommend the scope and
1547 method of study.

1548 5. FEES. The Applicant shall pay all fees outlined in the adopted Park City Fee
1549 Schedule, including fees for public notice mailings.

1550 6. NOTICE. Staff shall mail courtesy notice pursuant to Sections 15-1-12 and
1551 15-1-21.

1552 C. SETBACKS.

1553 a. The minimum Setback is 600 feet from lot lines of adjacent residential
1554 property lines.

1555 b. The Planning Commission may reduce the minimum Setback to no less
1556 than 150 feet when:

- 1557 i. The Applicant submits a noise study prepared by a certified
- 1558 professional that demonstrates compliance with Municipal Code of
- 1559 Park City Chapter 6-3, Noise.
- 1560 ii. The approval is conditioned upon construction and completion of
- 1561 the noise mitigating features included in the noise study.
- 1562 iii. The Planning Commission may require additional landscaping for
- 1563 noise mitigating measures.

1564 c. In the instance of a conflict in Setback requirements, the more restrictive

1565 Setback shall apply.

1566 d. In considering a reduction in Setbacks, the Planning Commission may

1567 consider whether a homeowner association (HOA) registered with the City

1568 pursuant to Section 15-1-12(F) approves or objects to the proposed use

1569 and mitigation. However, applicant failure to obtain such approvals shall

1570 not be the sole basis for Planning Commission denial.

1571 D. HOURS OF OPERATION. Unless otherwise established by Planning

1572 Commission, the Use of outdoor Pickleball Courts on residential Lots shall be

1573 limited to 8 AM to 8 PM. The Planning Commission may establish more

1574 restrictive hours of operations upon findings that corroborate the appropriateness

1575 of alternative times of use.

1576 E. OUTDOOR LIGHTING PROHIBITED. Artificial lighting of outdoor Pickleball

1577 Courts in residential areas is prohibited.

1578 F. PARKING. The Applicant shall demonstrate compliance with Section 15-3-6,
1579 Parking Ratio Requirements For Specific Land Use Categories. It is required that
1580 guest parking shall be provided on site.

1581 G. OWNER ASSOCIATION NOTIFICATION. For properties within a homeowner
1582 association, the Applicant must submit with the Conditional Use Permit
1583 application evidence of notification to the appropriate Owner association
1584 registered with the City, pursuant to Section 15-1-12 (F), Owner Association
1585 Registration and Notification.

1586 H. FEES PROHIBITED. No fee may be charged for use of the outdoor pickleball
1587 court. Commercial Use of the outdoor pickleball court is prohibited.

1588 I. PERMIT REVOCATION. The Private Recreation Facility permit may be revoked
1589 by the Planning Department for non-compliance with the criteria of this Section.
1590 The permittee may appeal the determination to the Board of Adjustment, which
1591 will evaluate the Planning Department's determination of permit non-compliance
1592 and decide if permit revocation should occur.

1593 . . .

1594 **15-15-1 Definitions**

1595

1596 **Recreation Facilities, Private.** Recreation facilities operated on private Property and
1597 not open to the general public,[-] including Recreation Facilities [~~typically associated~~
1598 ~~with a homeowner or Condominium association,~~] such as swimming pools, tennis
1599 courts, outdoor Pickleball Courts playgrounds, spas, picnic Areas, and similar facilities
1600 for the Use by Owners and guests.

1601 **Pickleball Court.** Recreation Facilities for an indoor or outdoor game that is played on
1602 a level court measuring approximately 20 feet by 44 feet, but no greater than 30 feet by
1603 60 feet, with short-handled paddles and a perforated plastic ball volleyed over a low net
1604 by two single players or two pairs of players (4 players).
1605