Park City Heights

Neighborhood Design Guide

Final Draft

June 17, 2011

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Area History

The Park City Heights neighborhood is situated in an area commonly referred to as Quinn's Junction. This area today is home to the United States Ski and Snowboard Association, the National Ability Center and a growing first rate medical community anchored by the Park City Medical Center. Quinn's Junction takes its name from Mr. Quinn who homesteaded the area in the 1920's. He was a cigar maker in Park City.

This area also has a connection to Park City's rich mining history. The intersection of what is today Hwy 248 and Hwy 40 was named Keetley Junction by the Union Pacific railroad after John (Jack) Keetley who was the Superintendent of the Ontario Mine from 1902 until his death in 1912. This was the point where the Ontario Branch of the Union Pacific Railroad left the Park City Branch to serve the station at the Ontario drainage tunnel at Keetley in Wasatch County. This was a major traffic point on the Park City Branch, loading 200 tons per day when in 1925 several mining companies merged to form the Park Utah Consolidated Mining Company. In 1995 this area was flooded as part of the Jordanelle Dam project.

The Union Pacific Park City Branch Railroad grade has been preserved as a 28-mile rail-trail and bikeway providing recreational and alternative transportation options. The "Rail Trail," as it is commonly known, follows the historic route of the Union Pacific railroad spur from the mining town of Park City to the main Union Pacific Railroad line still in use at Echo. A connector trail is provided in the Park City Heights neighborhood to access this historic trail. The Historic Union Pacific Rail Trail has been open since 1992, and is one of America's first 500 rail trails.

The Park City Heights neighborhood is south of Silver Creek and Richardson Flats, areas historically used for mining-related activities. The road currently known as Richardson Flats Road has gone by several names over the years, some more colorful than others including Highway (US) 40, Gun Club Road and Old Dump Road. In 1980 the Utah Department of Transportation built a relocation of US-40 to get it out of the valley that would be filled by the Jordanelle Reservoir. The locally popular name "Old Dump Road" refers to its use as the path to the official county landfill that used to be located by Richardson Flat near what is today the Park and Ride. Local lore attributes the name Gun Club Road to another hobby – shooting at road signs and other items dumped in the area. Today the road is owned by Summit County.

Design Philosophy

Park City has a rich Architectural Heritage that has created a collection of neighborhoods, remarkable for their diversity and unique character. Park City Heights is a new mountain neighborhood that blends a variety of home and lot types, architectural styles and landscapes that use key character elements found in these diverse Park City neighborhoods. Located within an important entry corridor to Park City, Park City Heights must establish itself as a distinct neighborhood while still fitting within the context of the existing and surrounding natural and architectural fabric. It is important to represent an "Old Town" and "Park City" character within the development, but replicating these styles is not desired. Park City Heights strives to become an "authentic" neighborhood designed around neighborhood parks, open spaces and trails, a variety of home types and lot sizes and diverse architectural elements. For homes in Park City Heights, the emphasis is on simple structural expressions using a vocabulary of architectural elements found within Park City including Victorian, Cottage, Arts and Crafts, Prairie Style, and Modern and Contemporary styles. Each Home within Park City Heights with the exception of the 2 lots accessed from Deer Valley will be required to meet and adhere to the following guide with the intent that each and every Home contributes to the community as a whole. The Deer Valley lots must adhere to the C.C. & R's of the Oaks at Deer Valley.

Applicability

Design Guidelines have been created to ensure all improvements at Park City Heights preserve the natural beauty of the surrounding landscape and generate a unified community design. The Guidelines are intended to provide direction to owners and designers to ensure compatibility with the desired character at Park City Heights. They explain the architectural aesthetics and site considerations that are to guide the design and construction of all new buildings, building additions, site work, and landscaping within Park City Heights. These Guidelines are not intended to create a homogenous, look alike neighborhood of earth tones and mountain timbers, but rather are intended to create a harmonious and diverse community of unique and varied homes that will form the foundation for a vibrant and successful mountain neighborhood.

The Design Guidelines are organized into six sections:

- Overview
- Park Homes
- Cottage Homes
- Homesteads
- Landscape Patterns
- Sustainability

Each section is designed to provide key information that will help homeowners make architectural and site planning decisions for their homes within Park City Heights. Each Lot Type is provided with a set of specific Community and Architectural Patterns. The Community Patterns section provides building setback, street character, garage placement and orientation for each product type within the development. The Architectural Patterns section presents Guidelines for individual architectural elements and key details, materials and applications to help owners create compatible homes within a neighborhood setting.

The Landscape Patterns and Sustainability sections apply to each Lot Type throughout the development. The Landscape Patterns provide a list of appropriate landscape materials for all lot and home types and emphasizes the importance of appropriate plant materials for the various landscape forms and spaces for each home and lot. The Sustainability section focuses on specific sustainable measures that must be incorporated by every home within the project.

Each Lot owner or Builder must also refer to the Park City Heights Codes, Covenants and Restrictions for specific requirements and design review submittal requirements.

Lot Types

Park City Heights is comprised of a variety of architectural styles found within three (3) unique and diverse Lot types: Park Homes, Cottage Homes and Homesteads.

Park Homes

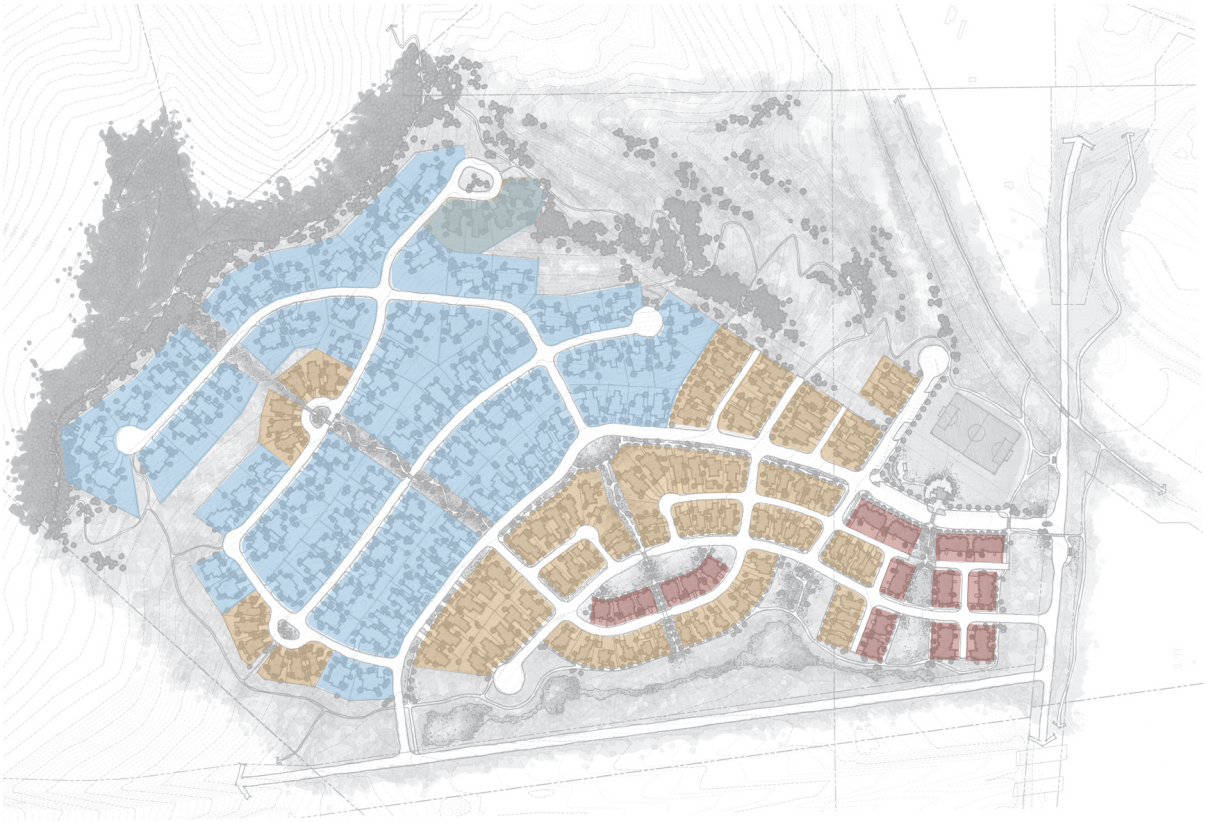
Park Homes consist of various attached housing types with varying lot sizes to accommodate these home types. All Park Homes front a park or open space and are accessed by rear lanes and rear garages providing a focus on the front doors and front porches.

Cottage Homes

Cottage Homes consist of smaller single family homes on lots that range in size from 40’ to 70’ in width and 90’ to 120’ in depth. The majority of Cottage Homes are accessed from local drives at the rear of the homes with an emphasis on orienting front doors and porches to the residential street or open space.

Homesteads

Homesteads consist of larger single family homes generally on lots ranging in size from 6,500 square feet to 25,000 square feet. Homesteads are located across the upper slopes of the development and these lots will form the visual transition to the surrounding open space and will require the most sensitive placement to respect and respond to the existing terrain.

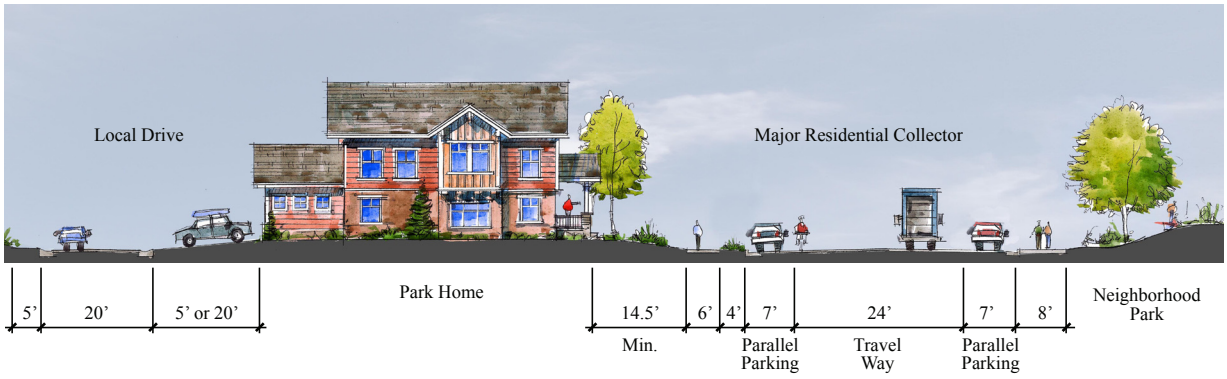


Park Homes

Community & Architecture Patterns

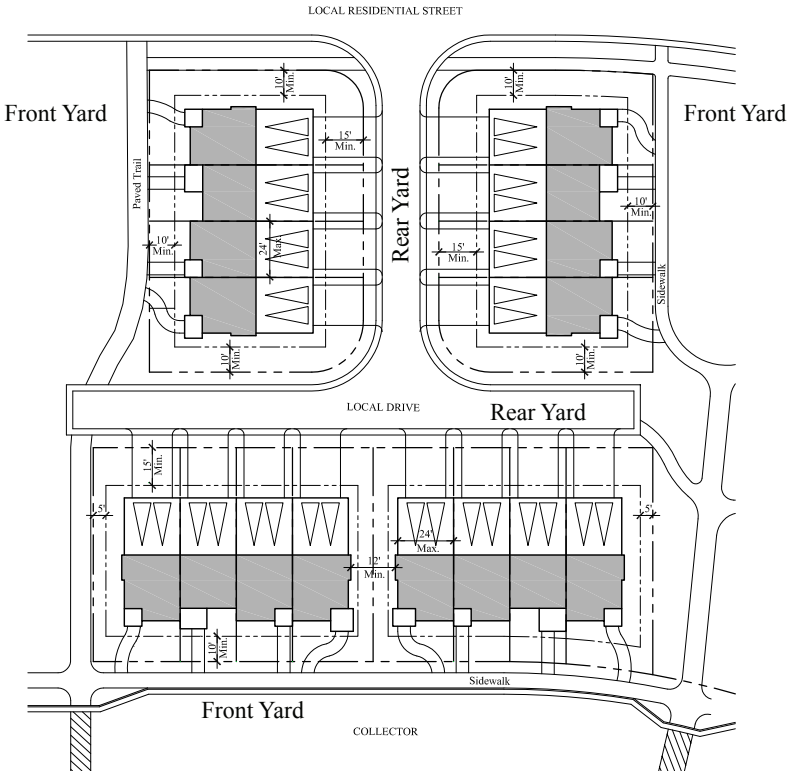
Street Patterns

All Park Homes front a public park space or community open space and have garage or structured parking behind the homes. The front facades of these homes are oriented to walkways and trails providing great access to the neighborhood amenities surrounding them. Front porches are critical elements of these typically larger buildings helping to reduce the impacts of the mass on the streetscape and surrounding views into the project. Park Homes also utilize on-street parking to provide varied and shared parking alternatives minimizing the impact of the automobile within this neighborhood.



Park Homes

Building Placement



Park Homes vary from 2-unit to 15-unit Multi-Family buildings.

Front Yard Setback: Minimum 10’ to Main Structure or Front Porches.

Side Setback: Minimum side separtion to any adjacent Structure shall be 12’.

Side Street Setback (Corner Lot): 10’ to all structures.

Side Open Space Setback (Lot adjacent to Open Space): 5’ to all structures.

Rear Yard Setback: Minimum setback to Main structure shall be 15’.

Front Facade: At least 40% of the Primary Facade must be placed within 10’ of the required minimum Front Yard Setback.

Local Drive Accessed Garages: Shall be a maximum of 24 feet wide. Garages must be placed at either 5’ from the edge of the Local Drive or a minimum of 20’ from the edge of the Local Drive.

Local Residential Street Accessed Garages: Shall be a maximum of 24 feet wide.

Garage Doors: Must be oriented to the Local Drive. Two (2) car garage doors may be a maximum 18’ wide. Single doors may be a maximum of 10’ wide.

Parking: Owner and guest parking located to the rear of homes is to be screened from off-site views, to the extent possible, through the use of proper placement, architectural screens and/or landscape planting. No enclosed structures for the storage of boats and/or motor homes are permitted.

Park Homes

Massing & Composition

Scale of Buildings
It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. This is especially true in the Park Home area where some of the buildings may be larger than in other areas of the development. Park Homes range in size from two (2) unit to fifteen (15) unit multi family buildings. To avoid building forms that are boxy in massing the following criteria should be met.

a. Buildings with between two and four units must comply with the following requirement:

• No unbroken expanse of building mass may exceed 25'. If the 25' is reached the wall line must step a minimum of 3'.

b. Buildings housing more than four (4) units must meet the following requirements:

• No unbroken expanse of building mass may exceed 35'. If the 35' is reached the wall line must step a minimum of 3' and one of the following must occur:
  • The building mass should bend
  • The roof line should shift up or down at least 3'or take on a different ridge alignment.
  • Roof areas must provide variation in roof shape. No single roof shape may cover more than 2/3 the total roof area.

Horizontal & vertical variation must occur

Repetition
Buildings of similar plans must offer up differentiation in elevation. Repetition of like elevations will not be permitted. The Review Board shall approve exterior elevations of multi family buildings and require variation between building facades to ensure diversity within the development. These requirements are applied so that the building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest.

Repetition of like elevations is prohibited

Unit Size
Units in the Park Homes area will have a minimum square footage of 800 sq ft. The first floor area shall not be less than 800 sq. ft. for two story units. The maximum square footage for any unit is 2,500 sq. ft.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by Park City Municipal Code.

Building Height
The intent of the height guideline is to present an appropriately scaled roofscape that is compatible with its use and placement.

Allowable building heights are limited by Park City Municipal Code. Generally building heights cannot exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Walls

Foundation Walls
Foundation walls form the base or grounding element of the structure. These walls should be a continuation of the building wall. Foundation walls must step down with the grade change so that their exposed surface is covered. All exposed concrete must be clad or finished for appearance with an approved exterior wall material, see Building Walls for approved materials.

Building Walls
Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Park Homes area.

Approved materials are:

- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Composite siding or approved similar
- Stucco (as approved by the Review Board)
- Steel (as approved by the Review Board)

Vertical siding

Horizontal & vertical siding material combinations

Wall Appurtenances
Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.

- Window and Door Shutter - Should be less prominent in the Park Homes. If used they should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Design should be simple and straightforward, without undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.

- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner.

Simple wall decoration

Shutters not prominent in Park Homes

Porches

Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street. Massing of porch elements also can help to further ground the building by forming a base from which the building mass can grow. To this end, porches should be made to convey a sense of human scale and are limited to one-story in height. *Integration of the front porch is required in the Park Homes area.*

• Porches usually shall be located at the front setback line.

• Porches often will have deep eaves repeating the same rafter treatment as the main roof.

• Porch roof forms shall be consistent with the architectural style of the home.

• Porches must be a minimum of 18" above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.

• Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.

• Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.

• Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.

• Minimum porch depth is 6' with a minimum of 48 square

• All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers

Porches located at front setback

Properly detailed porch elements

Porch reduces impact of building mass to street

Porches 18" above grade

Windows & Doors

Windows
Windows should be predominantly rectangular in shape and vertical in orientation. Octagonal, circles and hexagons will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.
Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the Review Board.


Predominantly rectangular


Vertical proportion

Doors
Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest. Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used. The use of limited glass in entry doors in encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged

Doorway is complimentary to materials of the home

Door is protected from weather

Trim
Within the Park Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).

Trim proportion to the size of the openings

Expressive trim

Trim with simple profile

Garages & Garage Doors

Garages
Garages or Parking Structures are required in the Park Homes area of the development. They can be attached or detached and must provide a minimum of one car per residential unit. Garages must not dominate the structure when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. All garages must be accessed from the Local Street. Parking Structures may be accessed from Residential Streets. Garages may be side entry designs or accessed perpendicular from the Local Street. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).

Paneled doors are encouraged to incorporate glass

Door is painted to match body of the home

Garage Doors
Garage doors must be provided with detailing that is tied to the homes overall design themes. Garage doors must appear as traditional swinging, folding or sliding doors. Segmented doors are only permitted if they are constructed to appear to be one of these traditional door types and are subject to Design Board approval.

• Doors should be paneled and may incorporate glass.

• Doors should be painted colors similar to the body of the home to lessen their visual impact.

• Single garage doors are preferred. The use of single doors allows for more variety in the garage elevation.

• Garages for an individual unit are limited to 2 garage doors in the Park Home area. A 2 car tandem garage is allowed.

• No garage door over 9’ high will be approved.

Single doors are preferred where feasible

Living area overhangs garage to lessen visual impact

Driveways
Shared Driveways are allowed and encouraged but their width at the curb must be minimized.
Driveways are encouraged to be concrete, colored concrete, stamped colored concrete, unit pavers turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be maintained properly.

Not this - Garage door is dominant element

Roof Patterns & Materials

Roofing Patterns

Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable roof pitches for sloped roofs are between 4:12 and 8:12
- Allowable roof types are: gable, hip, partial hip and flat.
- Shed roofs may only be used as secondary roof forms.

Roof forms need to be broken down to address human scale so as not to become boxy. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the buildings mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Park Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces.

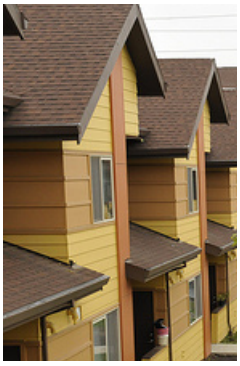
Building designs will incorporate a primary roof form with secondary elements attached to the primary form. See Massing & Composition for additional criteria.

The following roof shapes are not permitted:

- Mansard, fake mansard, Gambrel or Domed

Roof Overhangs

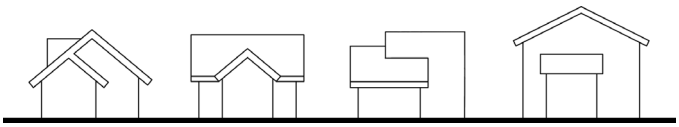
Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 24". Roof overhangs less than 12" requires review committee approval.



Roof overhangs protect walls

Flat roof elements are appropriate and encouraged

added flat roof to exhibit



Variation in Roof Forms Contributes to a more Visually Rich Neighborhood

Materials

Allowed roofing materials are:

- Architectural composition shingles, minimum 30 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Primary roof form broken up with secondary roof elements

Roof is broken up to relate to human scale

Roof Appurtenances

Roof Appurtenances
Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should only be considered when all other alternatives have been explored fully. Proper roof design is imperative to eliminate the dependancy of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the review committee.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6” or larger must be enclosed in an appropriate architectural structure to match building components. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the review committee.

• Solar Panels are allowed and encouraged and should be placed to maximize their effectiveness while also minimizing their visual impacts on adjacent owners and the community as a whole.

Gutters and Downspouts
Gutters and downspouts should be metal or copper, have a factory finished metallic patina, painted to match the surface to which they are attached or match the trim color of the home.

Rain Storage Devices
All rain storage devices must be placed underground.

Mechanical vents reflect architectural style

Gutters match surface or trim color

Solar panels located to maximize effectiveness and minimize visual impact

Skylight placed flush to roof and color blends well with roof

Park Homes

Home Appurtenances

Mechanical Equipment
Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting
Outdoor and indoor lighting will be carefully reviewed to ensure that neighboring properties are protected from direct light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source shall be shielded from view to the greatest extent possible. Floodlighting and moonlighting are prohibited.

Antennae and Satellite Dishes
When possible, satellite dishes, television or radio aerials, or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39” in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers
Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accomodate at least one trash and one large recycling container per unit and must be concealed from view from the Street or Local Street.

Accessory Structures
No accessory structures are permitted.

Lights should complement architectural style but remain simple in form

Example Gallery

Exterior Colors

The Park Homes have a diverse range of building size. With this diversity comes an opportunity to introduce color ranges seen in other phases of the development. Smaller buildings, such as duplex & fourplex buildings, should follow the standard established by the Cottage Homes guidelines & utilize primary colors. White & light gray are not considered primary colors. Buildings larger than four units must utilize colorful earth tones in an effort to lessen their visible mass.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Low Sloping/Flat Roofs
- Emphasis on Front Porches
- Mining Meets Modern
- Not Resort Mountain Timber
- Mountain Contemporary
- Simple Forms
- Garages Secondary
- Grouped Windows
- Creative Materials



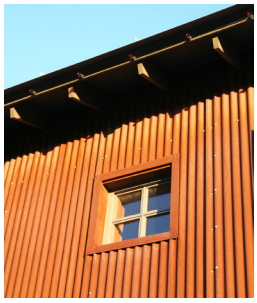












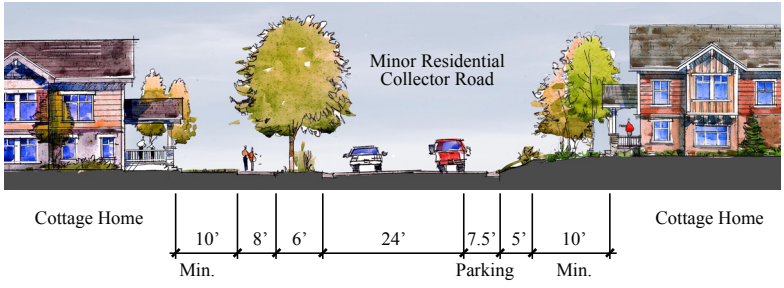
Park Homes

Cottage Homes

Community & Architecture Patterns

Street Patterns

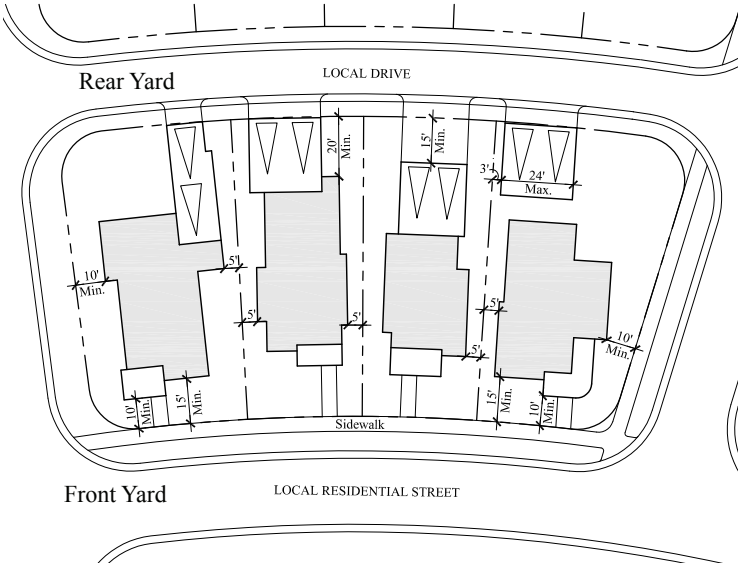
Typical Cottage Homes are single story, story and a half and two story homes placed on small traditional lots located in the heart of the neighborhood. The Cottage Homes are primarily accessed from Local Streets placing an emphasis on the homes front facades and front porches and de-emphasizing garages. The Cottage Homes are placed close to the Street and Sidewalks creating an intimate setting that should include appropriate front yard landscaping and garden fencing common to traditional neighborhoods while still providing on street parking and sufficient snow storage areas.



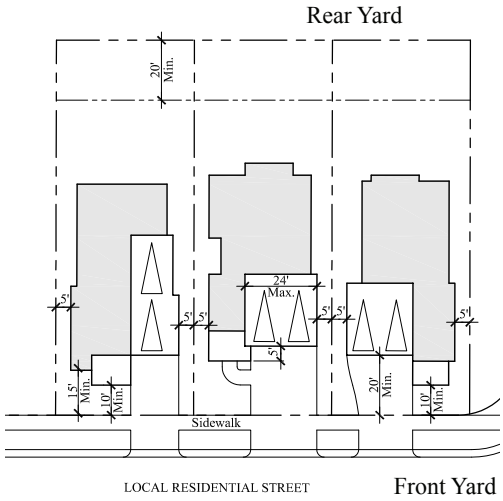
Cottage Homes

Building Placement

Local Drive Accessed Lots



Local Residential Street Accessed Lots



Note: All Cottage Homes served by a Local Drive are required to access the garage from the Local Drive.

Cottage Home Lots are typically 35 feet to 60 feet wide by 85 feet to 130 feet deep.

Front Yard Setback: 15 feet to Main House. Front Porches or Single Story Bays may extend to within 10' of the Sidewalk or Street ROW.

Side Yard Setback: Minimum setback for all homes is 5 feet.

Side Street Setback (Corner Lot): 10 feet for all structures.

Rear Yard Setback: 20 feet to Main House.

Front Facade: At least 40% of the Primary Facade must be within 5' of the required minimum Front Yard Setback.

Local Drive Accessed Garages: Shall be a maximum of 24 feet wide. Garages must be placed at either 5' from the edge of the Local Drive or a minimum of 20' from the edge of the Local Drive but must be placed within the Lot.

Single Story Detached Garages with Local Drive access may be placed at 3 feet from the side property line. Two Story or attached Local Drive accessed Garages must be placed at 5 feet from the side property line.

Local Residential Street Accessed Garages: Shall be a maximum of 24 feet wide. Garages at front or side yard shall be setback 20 feet or five feet behind Front or side Facade (Whichever is greater). Garages must be placed a minimum of 5' from the Side Property Line.

Garage Doors: May be oriented perpindicular to the Local Drive. On Corner Lots with Local Drive access provided, garage doors shall not face Local Streets. 2 car garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.

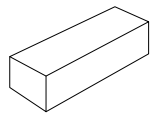
Parking: Owner and guest parking located to the rear of homesites are to be screened from off-site views, to the extent possible, through proper placement, the use of architectural screens and/or landscape planting. No enclosed structures for the storage of boats and/or motor homes are permitted.

Cottage Homes

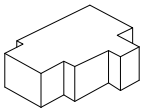
Massing & Composition

Built Forms Follow Contours
Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.

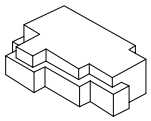
Scale of Buildings
It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 35' in length on all side elevations and 25' on all front and rear elevations. If the maximum length is reached the wall line must step a minimum of 4'.



Undesirable



Vertical Articulation added



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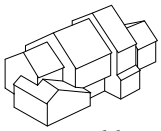
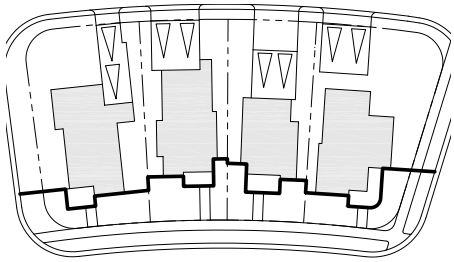


Desirable

This requirement is applied to ensure that building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest. Additive building volumes give the home an apperance that it was built over time.



Variation in individual structures contribute to a varied streetscape.

Repetition
Repetitive massing is prohibited. There should be substantial variation in individual building forms. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and a half story or one-story home. Also, no more than 2 similar floor plans may occur consecutively along a street. The Design Review Board shall review these requirements on a case-by-case basis per specific site conditions.

Avoid Consecutive Massing

Residence Size
Residences in the Cottage Homes area will have a minimum square footage of 900 sq ft for single story structures. The first floor area (defined as that floor that is accessed by the front door) shall not be less than 800 sq. ft. for two-story structures. The maximum square footage for any residence is 3,500 sq. ft.
Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by Park City Municipal Code.

Building Height
The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting.
Allowable building heights are limited by Park City Municipal Code. Generally building heights can not exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Side Elevations
All Cottage units with side elevations exposed or clearly visible from a public road shall pay special attention to the massing and composition to ensure appropriate scale and form to fit visually into the landscape and windows should occur in these visible end walls. Additional landscape measures may be required to achieve this requirement.

Cottage Homes

Walls

Foundation and Retaining Walls
Foundation walls form the base or grounding element of the structure. These walls should be a continuation of the building wall. Foundation walls must step down with the grade change so that the exposed surface is limited. All exposed concrete must be clad or finished for appearance with stone veneer, board formed concrete or concrete with an exposed aggregate. Retaining Walls should appear to be an extension of the foundation walls of the structure. Retaining Wall materials may include stacked rock or materials to match foundation wall material. No Retaining Walls may be placed within the side yard setbacks unless they are placed perpendicular to the lot line.

Foundation wall too exposed

Building Walls
Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Cottage Homes area.

Approved materials are:

- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Composite Board siding or approved similar
- Stucco (as approved by the Review Board)
- Steel (as approved by the Review Board)

Wall Appurtenances
Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

• Wall Decoration - Painted, relief or trimmed detail work is not recommended.

• Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.

• Bay Windows and Flower Boxes - These should be designed in a simple and direct manner.

Shutters sized to match openings

Shutters are simple and straightforward

Simple Bay Window adds interest to home

Does not appear operable

Porches

Porches
A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street.

Massing of porch elements also can help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height. *Integration of the front porch is required in the Cottage Homes area.*

• Porches are usually located at the front setback line.

• Porches will often have deep eaves repeating the same rafter treatment as the main roof.

• Porch roof forms shall be consistent with the architectural style of the home.

• Porches must be a minimum of 18" above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.

• Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.

• Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.

• Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.

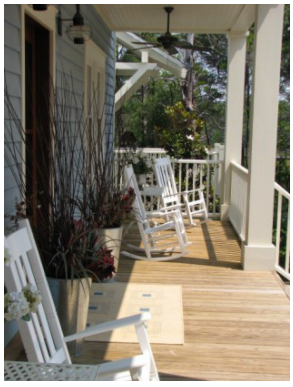
• Minimum porch depth is 6' with a minimum of 60 square. feet.

• All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers

Appropriate porch detailing



Authentic flooring materials

Porch roof forms are consistent with home

Porches are elevated 18" above finished grade

Windows & Doors

Windows
Windows should be predominantly rectangular in shape and vertical in orientation.

Windows are often single, paired or in strips of 3 or more.

Octagonal, circles, arched and hexagon shaped windows will not be approved. Window heads must be level.

Windows should not be placed within 12” of any building corner.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the review of the committee.

Doors
Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest.

Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

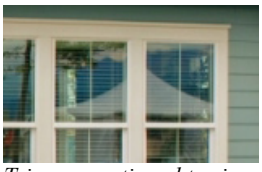
Doors are encouraged to be colorful architectural focal points.

The use of limited glass in entry doors in encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.

Windows predominantly rectangular and vertical in proportion

Window heads must be level

Trim
Within the Cottage Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening with a minimum width of three and one-half inches. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



Trim proportioned to size of opening

Expressive trim

Trim should be simple, flat

Doors should be colorful, architectural focal points

Garages & Garage Doors

Garages

Garages are required in the Cottage Homes area of the development. They can be attached or detached and must accommodate at least one car. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. All garages accessed from the street must either be side entry designs or if parallel to the street, setback a minimum of 5' from the front entry elevation of the main structure. Alley loaded garages may face the alleyway and must meet all site design standards.

The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance.

Single garage doors are preferred

Front loaded garage is secondary to the home

Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. Garage doors must appear as traditional swinging, folding or sliding doors. Segmented doors are only permitted if they are constructed to appear to be one of these traditional door types and are subject to Design Review Board approval.

• Doors should be vertical paneled or planked and may incorporate glass.

• Doors may not include Diagonal, X-Bracing or Z-Braced Planks or Panels.

• Doors should be painted or stained colors similar to the body of the home to lessen their visual impact.

• Single car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.

• Three car garages are permitted in the Cottage Homes area but must incorporate a tandem garage to do so. Garages may only have a maximum of 2 garage doors.

• No garage door over 9' high will be approved.

Not this - door dominates visually

Paneled door incorporates glass

Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized.
Driveways are encouraged to be concrete, colored concrete, stamped colored concrete, unit pavers turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be maintained properly.

Roof Patterns & Materials

Roofing Patterns

Roofscapes dramatically shape a neighborhood and therefore require special design attention. In Historic Neighborhoods, it is obvious that a variety of roof forms, masses and slopes give great diversity to communities. Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable sloped roof pitches are between 6:12 and 12:12.
- Allowable roof types are; gable, hip, partial hip and flat.
- Shed roofs and flat roofs may be used as secondary forms.
- Roof dormers are encouraged to punctuate second story roof mass.

Roof forms should remain simple.
All two story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Cottage Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces.

Home designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed

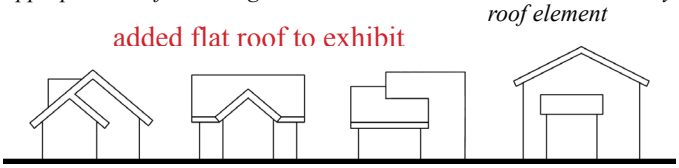
Two story homes incorporate single story elements

Roof Overhangs

Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 12"and a max of 24". Roof overhangs less than 12" requires review committee approval.

Appropriate roof overhangs

Metal as secondary roof element



Variation in roof forms contributes to a more visually rich neighborhood

Materials

Allowed roofing materials are:

- Architectural composition shingles, min. 40 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Cottage Homes

Roof Appurtenances

Roof Appurtenances
Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should only be considered when all other alternatives have been explored fully. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the review committee.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6” or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the review committee.

• Solar Panels are allowed and encouraged but must be placed to minimize their visual impact to the neighborhood while maximizing their effectiveness.

Gutters and Downspouts
Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface to which they are attached.

Rain Storage Devices
All rain storage devices must be placed underground.

Skylights are flat to roof and do not extend to eavelines or roof peaks

Solar panels visual impacts are minimized

Gutters match trim or are appropriate for the architectural style

Cottage Homes

Home Appurtenances

Mechanical Equipment
Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.
No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting
Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from direct light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars.
Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.
The light source shall be shielded from view to the greatest extent possible. Floodlighting and moonlighting are prohibited.

Antennae and Satellite Dishes
When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39” in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers
Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accomodate at least one trash and one large recycling container per unit and must be concealed from view from the Street or Local Street.

Accessory Structures
No accessory structures are permitted.

Lights should complement architectural style but remain simple in form

Cottage Homes

Example Gallery

Exterior Colors

With the smaller homes on smaller lots there is a much higher density within the Cottage Home area than in other areas of the development. The use of rich and lively colors will help to add visual interest to this area as well as help create a strong sense of place. Earth tones are allowed but primary colors are encouraged. Building color palletes will be limited to a body, trim and window color.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Varied Roof Forms
- Emphasis on Front Porches
- Colorful Exteriors
- Vertical Proportions for Windows
- Classic Forms
- Simple Forms
- Garages Secondary
- Grouped Windows
- Use of Special Windows
- Architecture Forward
- Not Mountain Timber

revised photo

revised photo

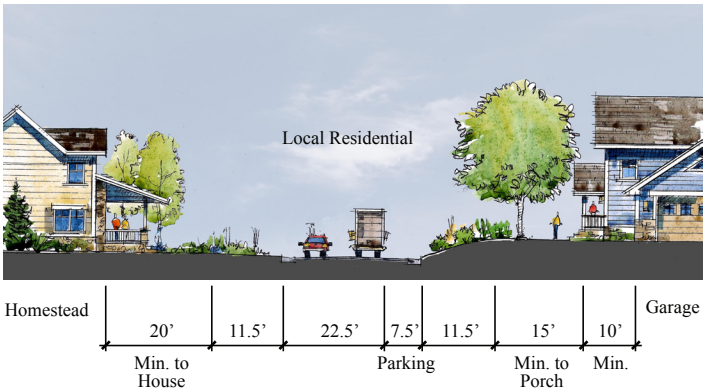
Cottage Homes

Homesteads

Community & Architecture Patterns

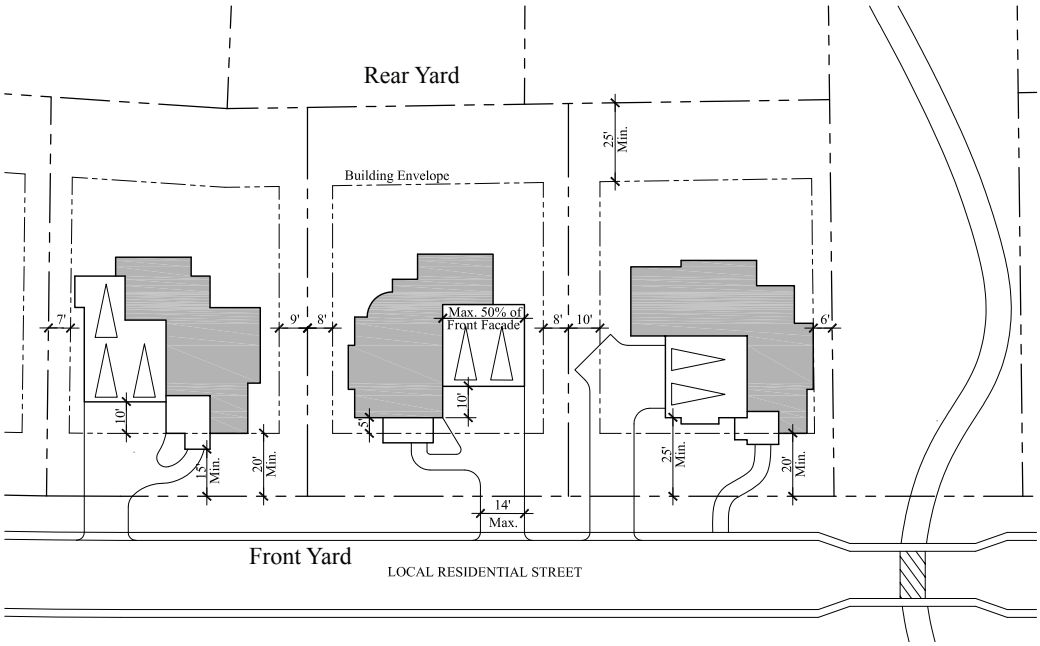
Street Patterns

Homesteads are typically one and one-half to two story homes on the largest lots within the neighborhood providing for a varied streetscape. All Homestead lots are accessed from the Street creating a need to vary driveway alignments and garage orientations. Homestead streetscapes must provide for a variety of landscapes while also providing adequate snow storage opportunities. Emphasis should remain on the front facades and the front doors and porches for all Homesteads maintaining a consistency within the project across all product types.



Homesteads

Building Placement



Homestead Lots range in size from 60’ to 195’ wide by 110’ to 200’ deep.

Front Yard Setback: 20’ to Main House. Front Porches or Single Story Bays may extend to within 15’ of the Sidewalk or Street ROW.

Side Yard Setback: Total side setbacks shall equal 16’ with a minimum setback for all homes is 6’.

Side Street Setback (Corner Lot): 15’ for all structures.

Rear Yard Setback: 25’ to Main House.

Front Facade: Where possible it is encouraged to place the Primary Facade within 5’ of the required minimum Front Yard Setback.

Street Accessed Garages: Garage width must not exceed 50% of the width of the front facade of the house. Front-loaded garages at front yard shall be setback 25’ from the property line or 10’ behind the Home Facade at the front setback, whichever is greater. Side loaded garages may be placed at the 25’ setback.

Garage Doors: Two-Car Garage doors may be 18’ wide. Individual Garage Doors are encouraged and may be a maximium of 10’ wide.

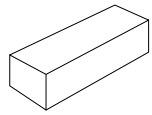
Homesteads

Massing & Composition

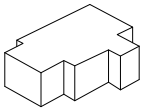
Built Forms Follow Contours
Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.

Home responds to natural grade

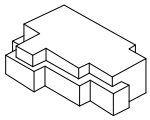
Scale of Buildings
It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 35' in length on all side elevations and 25' on all front and rear elevations. If the maximum length is reached the wall line must step a minimum of 4'.



Undesirable



Vertical Articulation added



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Desirable

This requirement is applied to ensure that building mass does not become overpowering. Changing the plains of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest.
Additive building volumes give the home an appearance that it was built over time.

Repetition
Repetitive massing is prohibited. There should be substantial variation in individual building forms. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and one-half story or one story home. Also, no more than two similar floor plans may occur consecutively along a street.
The Design Review Board shall review these requirements on a case-by-case basis per specific site conditions.

Not this - Similar two-story homes repeated too often

Residence Size
Residences in the Homesteads will have a minimum square footage of 2,000 sq ft for single story structures.

The first floor area shall not be less than 1,500 sq. ft. for two story structures and the second level shall be no more than 2/3 the main floor area.

The maximum square footage for residences varies throughout the Homesteads. Refer to the recorded community plat for individual lot requirements.

Note: All areas noted are gross living areas and exclude porches, decks, garages and uninhabitable basements as defined by Park City Municipal Code.

Building Height
The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting.

Allowable building heights are limited by Park City Municipal Code. Generally building heights can not exceed 28' as measured from existing natural grade at any point, excluding chimneys.

Walls

Foundation and Retaining Walls
Foundation walls form the base or grounding element of the structure. These walls should give the building the impression of solidity and repose. Foundation walls must step down with the grade change so that their exposed surface is limited. All exposed concrete must be clad or finished for appearance with a durable material such as stone veneer, board formed concrete, or concrete with an exposed aggregate. These treatments will protect the lower wall from impact and snow damage.

Under no circumstances should lower walls be surfaced with wood, plywood, aluminum siding, steel or plastic siding, asphalt composition or brick. Retaining Walls should appear to be an extension of the foundation walls of the structure.


Stone wall matches home


Not this

Building Walls
Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Homestead area.

Approved materials are:

- Wood shingles and wood siding
- Composite Board siding or approved similar
- Natural Stone Veneer - Rectilinear stone only (No river rock)
- Stucco (as approved by the Review Board) *
- Steel (as approved by the Review Board)
- Exposed aggregate concrete
- Board formed concrete

* Stucco may only be used as an accent material.

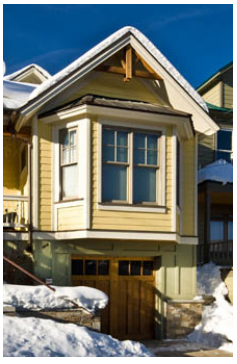

Varied wall materials provide interest and distinction to wall planes

Wall Appurtenances
Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

• Wall Decoration - Painted, relief or trimmed detail work is not recommended.

• Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.

• Bay Windows and Flower Boxes - These should be designed in a simple and direct manner


Window bay extends over garage to minimize visual mpact


Flower boxes detail and charm

Homesteads

Porches

Porches
A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street. Massing of porch elements can also help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height. The use of porch elements in the Homestead area is highly encouraged.

• Porches shall usually be located at the front setback line.

• Porches will often have deep eaves repeating the same rafter treatment as the main roof.

• Porch roof forms shall be consistent with the architectural style of the home.

• Porches must be a minimum of 18" above finished grade unless ADA access is required to the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.

• Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.

• Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.

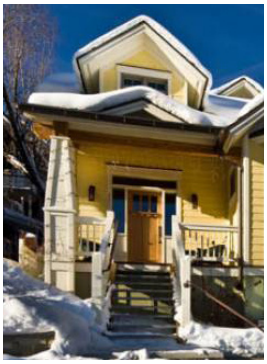
• Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.

• Minimum porch depth is 8' with a minimum of 80 square feet.

• All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers
- Natural Stone



Columns and posts are an integral part of architectural style

Front steps are integral part of home

Porch roof breaks up two story element

Porch raised a minimum of 18" above finished grade

Windows & Doors

Windows
Windows should be predominantly rectangular in shape and may be square, horizontal or vertical in orientation.

Octagonal, circles, arched and hexagon shape windows will not be approved.

Window heads must remain level.

Windows should not be placed within 12” of any building corner.

Windows should be utilized as a feature element within a wall plane.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: If divided light windows are proposed the window most be a true divided light. Snap in grids, or grids between glass pains will not be approved.

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the review of the Review Board.

Windows are rectangular and window heads must remain level

Window is a feature element within this wall plane

Doors
Door openings should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest. Door ways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

Doors are encouraged to be architectural focal points.

Doors should be significant architectural features of the Homestead homes

Homestead Homes

Garages & Garage Doors

Garages

Garages are required in the Homestead area of the development. They can be attached or detached and must accommodate two cars at a minimum. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. Side entry garages are preferred where feasible. Side entry garages may be placed at the front setback. Front entry garages must be setback a minimum of 10' from the front facade of the main structure. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance.

Garage Doors

• Garage doors must be provided with detailing that is tied to the homes overall design themes.

• Doors should be paneled or planked and may include Diagonal framing, X-bracing and Z-bracing and may incorporate glass.

• Doors should be painted or stained colors similar to the body of the home to lessen their visual impact.

• Single-car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.

• If more than a two car garage is planned, no more than a two-car garage door or two single-car garage doors can occur on the same wall plane. Must offset third door wall plain by a minimum of 24". No more than three garage doors may occur in the same elevation.

• Two-car tandem garages are allowed.

• No garage door over 9' high will be approved.

Not this - Garage doors for three cars occur on the same wall plane

Patio over garage lessens its visual impact

Door stain compliments the homes architectural style

Driveways

Driveway accesses are to be a maximum of 14 feet wide, except where they provide a turnaround or parking at a garage. Driveways and parking designs are to consider snow shed and snow storage requirements. Every effort shall be made to minimize the paved areas of driveways and turnarounds while still conforming to parking requirements.

Only one driveway entry is permitted per Homesite. All driveways are to follow alignments that minimize grading, tree/shrub removal, or other disruption of the Homesite.

Driveways that cross challenging slopes may require special grading and/or retaining wall treatments. Owners and their Consultants are to design site-specific solutions that maintain a balance between minimizing site disturbance and creating driveways that do not compromise the community aesthetic.

Driveway and garage layouts are to minimize the visibility of garage doors and driveway parking from off-site.

Driveways are encouraged to be natural stone, unit pavers, concrete, colored concrete, stamped colored concrete, unit pavers, turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be maintained properly.

Roof Patterns & Materials

Roofing Patterns
Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable sloped roof pitches are between 4:12 and 8:12.
- Allowable roof types are; gable, hip, partial hip and flat.
- Shed roofs and flat roofs may be used as secondary forms.
- Roof dormers are encouraged to punctuate second story roof mass.

Roof forms should remain simple.

Roof forms need to be broken down to address human scale so as not to become boxy. To that end, all two-story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Homesteads where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces.

Home designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

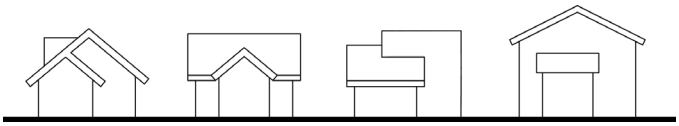
- Mansard, Fake Mansard, Gambrel and Domed

Roof dormer punctuates second story mass

Simple roof forms

Roof Overhangs
Roof overhangs protect walls and openings from weather and contribute to the buildings character. Roofs should overhang walls a minimum of 24". Roof overhangs less than 24" require Design Review Board approval.

Prominent overhangs contribute to a home's character



Variation in roof forms contributes to a more visually rich neighborhood

added flat roof to exhibit

Materials
Allowed roofing materials are:

- Architectural composition shingles, min. 40 year
- Copper, must be allowed to oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Self adhering single ply membrane roofing, at flat roofs
- Green roofs
- Solar Shingles

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Homesteads

Roof Appurtenances

Roof Appurtenances
Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should be only considered when all other alternatives have been explored. Proper roof design is imperative to eliminate the dependency of snow melt systems and their enegry consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions will be approved by the Review Board.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, and stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6” or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the review committee.

• Solar Panels are allowed but must be placed to minimize their visual impact to the neighborhood while maximizing their effectiveness.

Gutters and Downspouts
Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface they are attached to.

Rain Storage Devices
Any above ground rain storage devices should be appropriately screened from neighboring properties and roadways. All devices should be painted to match the building color or be of similar materials to limit the visual impacts. Below grade devices are encouraged where possible.

Chimneys enclosed with stone and wood provide architectural feature

Solar panels visual impacts are minimized

Gutters must complement the homes style

Homesteads

Home Appurtenances

Mechanical Equipment
Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.
No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting
Outdoor and indoor lighting will be carefully reviewed to ensure that neighboring properties are protected from direct light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths. The light source shall be shielded from view to the greatest extent possible. Floodlighting and moonlighting are prohibited.

Antennae and Satellite Dishes
When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39” in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review Board approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers
Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accomodate at least one trash and one large recycling container per unit and must be concealed from view from the Street.

Accessory Structures
Accessory structures will be permitted per Park City Municipal Code. It is important that the massing and scale, as well as forms, materials, and other detailing be coordinated with the main buildings. Design and materials shall be consistent with the guidelines for the homes.

Lights should complement architectural style but remain simple in form

Homesteads

Example Gallery

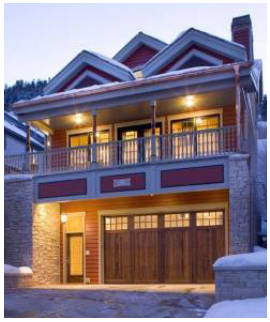
Exterior Colors

Since the sizes of residences in the Homestead area are larger than in other areas of the development the use of earth tone colors are encouraged. The use of earth tone colors will allow the larger forms to blend better with the natural landscape and create some distinction between this area and other areas of the development. The use of accent colors will be allowed and is encouraged at entries and gathering points.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Varied Roof Forms
- Emphasis on Front Porches
- Stone Integrating Building to Site
- Not Resort Mountain Timber
- Mountain Contemporary
- Simple Forms
- Garages Secondary
- Grouped Windows
- Creative Materials
- Mountain Cottage
- Second Story Porches













Landscape Guidelines

Landscape Appurtenances

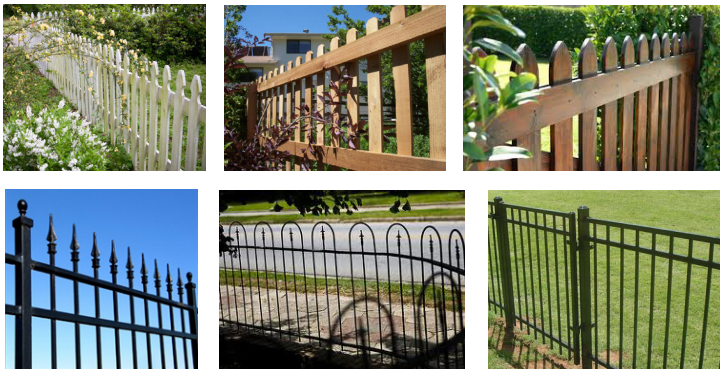
Paths, Outdoor Stairs and Terraces
Paths, outdoor stairs and terraces are to follow the natural topography and respond to existing vegetation patterns. Retaining walls and building foundations are to be used together with paths, outdoor stairs and terraces to tie the architecture to the land. All Improvements are to be located within the Enhanced and Transitional Landscape Zones.

Approved materials for outdoor use include stone, chipped stone, decomposed granite and/or wood. The use of stone that is similar to or matches that found naturally within the Wasatch Mountain region is encouraged for terraces, stairs, paths and other landscape structures.

Outdoor Fireplaces
Outdoor wood burning fire pits or fireplaces are prohibited. Apparatus that utilize alternate energy sources are encouraged.

Lighting
All outdoor landscape lighting should be low voltage lighting and should meet all night sky requirements within Park City. All lighting must be controlled with a timer or motion sensor to limit lighting use and shall conform to LMC sections 15-5-5(i) and 15-3-3(c) and these design guides.

Fences, Garden Walls and Gates
The use and placement of Fences are to be minimized. In the Park Home and Cottage Home Products fences are allowed in the front and side yards. Front yard fences shall be a minimum of 30" in height and a maximum of 42" in height. Side yard and rear yard fencing may be a maximum of 6 feet in height and may not start until 10 feet behind the front facade of the home.



Fences should be open picket or rail fences

No fences are allowed within the Homestead Lots with the exception of pet enclosures or pool fencing.

All fences should be open picket or rail fencing to provide physical separation but not complete visual separation. Additional screening may be achieved through the use of landscape screens.

Pool fences shall be a minimum of 6 feet in height as required by Code. Pool and spa fences may require additional detailing and landscape treatments, as specified by the Design Review Board, to mitigate off-site visibility.

Fences used as pet enclosures may likewise extend up to 6 feet in height provided they are not visible from the street. Wire mesh, finished to recede into the landscape, may be added to wood rail fence at pet enclosures. Pet enclosure size and location shall be as approved by the Design Review Board.

Fence and gate designs are to utilize styles consistent with the homes architectural vernacular. Materials may include wood picket, metal picket, wrought iron, stone or a combination.

Vegetation is to be planted in front of and behind fences to blend them with the surrounding vegetation.

Gates are permitted only as a component of an approved fence or wall and are to be located within the Enhanced Landscape Zone and not at driveway entries.

Trellises
Trellises are permitted and should occur in the landscape or as an attachment to the home. Trellis material should match materials used on the home and should be appropriately scaled and located to function as a secondary element.

Trellises provide visual interest to the home and landscape

Landscape Appurtenances

Play Structures
Play structures, trampolines, swing sets, slides, or other such devises are allowed only when the application is made in advance with the Design Review Board. Approval for such equipment may be granted when it is proposed to be placed within fenced, rear yard areas, is constructed and finished with materials which are complementary to the structure, is limited in height to eight feet or less, and for which the colors of the equipment are in keeping with the intent of these guidelines.

Tennis, Sports Courts and Basketball Standards
Due to the extensive clearing required by tennis courts, they will not be permitted.
Sport courts will be allowed only when acceptable measures to minimize their impacts are included in the plan. Wall-mounted or freestanding basketball goals may be allowed subject to the Design Review Board approval. Support posts of a freestanding basketball goal shall be painted to blend unobtrusively with its visual backdrop surrounding, and the backboard must be clear. No Lighting may be used for any of the above mentioned uses.

Address Markers
Address marker designs for homes within Park City Heights should meet Park City standards (Title 12).

Sound Barriers
No sound walls or structures are permitted within Park City Heights. Sound mitigation shall be provided with landscaping, berms, appropriate home and site design incorporating sound mitigation construction practices as approved by the Design Review Board.

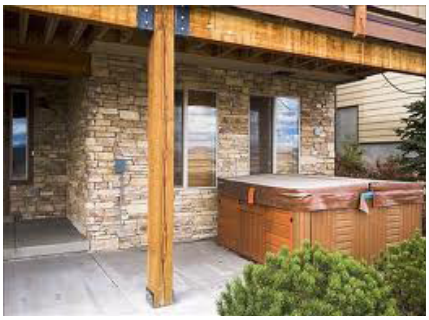
Pools, Spas and Water Features
All pools, spas and water features are to adhere to the following Guidelines:

Pools, Spas and other water features are to be located within the Enhanced Landscape Zone only. These must be visually connected to the Residence and designed as an integral part of the house's exterior design.

The introduction of landscaped water features, such as artificial creeks, is not allowed. Small decorative fountains are permitted within courtyards and/or other outdoor spaces not visible from off-site.

Swimming pools will be approved within the Homesteads only and on a Lot by Lot basis. Pool safety measures are to be taken in accordance with local governmental regulations. All pool heaters or pool heat sources must be powered by alternative energy sources or offsets.

All above ground Spas should be located to minimize the visual impact of the spa structure to adjacent homes and to the street. Privacy screening may be required.



Spa is tucked under a deck and screened with an evergreen shrub hedge

Spa and water feature equipment enclosures are to appear as extensions of the home and/or located in underground vaults to contain noise. Solid noise absorbing covers for equipment will be required after installation if it is discovered that the equipment is audible from adjacent properties.

Grading and Retaining

Site Grading

The objective in site grading shall be to preserve the integrity and form of the natural landscape by responding sensitively to existing topography and maintaining the natural drainage patterns and to conserve the general visual character of grading/clearing sites and settings. All work on roads, driveways or lots must be done in a manner that minimizes disruption and alteration of existing topography. Grading, clearing and retaining activities shall be in accordance with Park City standards. Over-excavation or excessive clearing of cut and fill slopes will not be allowed.

Grading must be limited to what is reasonably necessary for the construction of roads, driveways and homes. The maximum gradient allowed on cut and fill slopes shall not exceed 2:1. However, because soil on fill slopes as steep as 2:1 is difficult to protect from erosion, it is recommended that these slopes be gentler in gradient wherever the terrain permits (3:1 is a more workable maximum gradient for successful revegetation). All approved cut and fill slopes shall be revegetated by the placement of topsoil, plant materials, and/or the approved seed mix appropriate for slope stabilization within the time frame specified by Park City. When slopes are greater than 3:1, soil stabilization mats are required. Topsoil will be the key to the revegetation effort and will require enough thickness so as to be effective in the revegetation success.

Clearing and Grubbing

Clearing and grubbing of vegetation and soils shall be minimized from April thru July to avoid disturbance of nesting birds, unless a detailed search for active nests is conducted and submitted to the Planning Commission for review by a certified wildlife biologist.

Roadway Retaining Walls

Where possible, road cut and fill treatments shall minimize the horizontal length by utilizing a retaining wall. Retaining walls shall be natural rock. No manufactured materials will be allowed. All stone shall be of a consistent color throughout the project and should generally be a beige or light tan sandstone similar to the Sunrise Blend available in Brown's Canyon.

New Photo

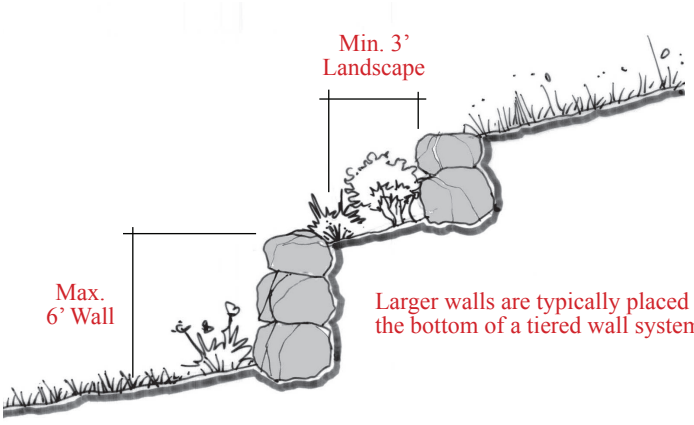
Wall Color

Minimum 3' landscaped shelf between walls

Site/Lot Retaining Walls

Proposed retaining walls shall not exceed 6 feet where they are necessary. A system of 4' to 6' walls (i.e. tiered walls) with no individual wall exceeding 6' may be used. The walls shall be separated by a minimum 3' landscaped area from top back of lower wall to toe of upper wall.

Retaining walls located within property setbacks must be setback from the property line at least the distance equivalent to the height of the wall, e.g. a 4' wall must be located a minimum of 4' from the property line. A maximum 4:1 slope shall also be provided from the bottom of the wall to the property line to ensure a smooth transition between lots.



Tiered Retaining Wall Section

Grading and Retaining

Driveways
Driveways shall be placed along roads to help reduce the visual effects of cuts and fills. Each lot may be accessed by a single driveway only. Access drives, especially in the Homesteads, shall be located so as to preserve and avoid important natural features, such as large or significant plant materials, drainage ways, and rock outcroppings, so as to minimize disruption of the existing landscape. Retaining walls may be required on driveways to reduce the visual effect and should be incorporated into the design and construction of the road providing access to the lot.

Lot Grading
All lot development must generally conform to the existing landform. Grading shall be minimized. The extent of any site grading shall be approved by the Design Review Board based on a determination not only of its impact on the natural landform and existing vegetation, but also on the determination of the visual impacts that may result from the grading. The construction of cut and fill slopes will be performed to neat and clean lines that are visually appealing. Excavation or fill must be limited to four (4) feet vertically outside of the structure that is exposed to view. Walk-out basements must meet this requirement. The Design Review Board reserves the authority to disapprove of any exposed excavation or fill transition that is abrupt or unnatural in appearance.

Topsoil should be separated from other excavated material and stockpiled on site for later re-use. As much as possible, cut and fill grading quantities should balance to minimize excessive excavation or fill requirements. Every attempt must be made to minimize cut and fill necessary for the construction of a home to reduce heavy truck traffic to the home site. The project developer is providing an on-site excavation storage area for any materials to be re-used. This storage area will be available at a minimum thru Phase 1 and 2 of the development. No excess fill may be placed on a lot. Fill locations within the development may be appropriate for excess fill placement and lot owners are encouraged to coordinate with the master developer for location and timing if possible. If no site is available within the project it is the responsibility of the lot owner to legally dispose of excess fill material outside of the project.

Revegetation
All disturbed areas must be revegetated with approved plant material or seed mix per Park city standards to reduce propagation of noxious weeds and minimize adverse storm water impacts. See Plant List C for the approved Native Grass seed mix and application rate.

Noxious Weeds
Noxious weeds must be managed consistent with the Park City Municipal Code, Title 6, Section 6-1-1 and the Summit County Weed Management Plan.

Noxious weeds which become established on graded land in the project area should be physically removed or herbicide treated to prevent their spread throughout the project area and onto adjacent lands.


Dyer's Woad


Thistle

General Landscape Guidelines

Landscape Improvements should incorporate, rehabilitate and enhance existing vegetation, utilize indigenous and/or regional species, and minimize areas of intensive irrigation.

New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation near the developments edges.

The landscape design on each Homesite is to gradually transition from the Home to the lot edge or Natural Area to match adjacent landscapes and/or enhance existing native landscape patterns.

Three Landscape Zones have been created within the development areas.

- Enhanced Landscape Zone
- Transitional Landscape Zone
- Natural Landscape Zone

Wildlife

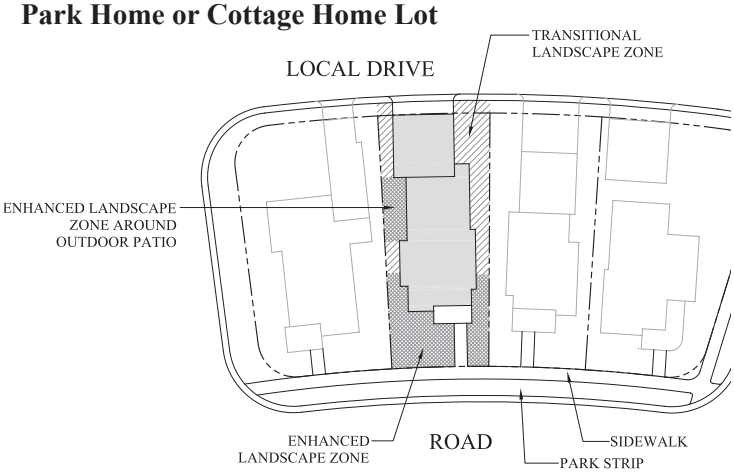
Due to the proximity to the natural open space surrounding the proposed development and the potential to attract foraging animals, landscape plans should be sensitive to the use and protection of plants that may be desirable to animals.

Approved Plant List

The Design Review Board has approved a list of plants and trees deemed to be inherently compatible with the natural Park City Heights landscape, including indigenous and non indigenous species. Such plants are listed in Plant Lists A, B and C of this Design Guide.

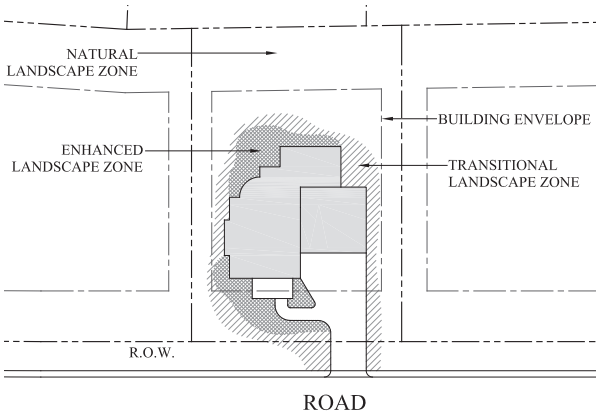
Proposed plant materials that are not on the Approved Plant List are to be identified on all landscape submissions with a full description of the plant and the intent of its proposed use.

Park Home or Cottage Home Lot



Diverse landscape with minimal irrigation needs

Homestead Lot



The use of turf should be minimized and placed for maximum use or visual appeal.

Enhanced Landscape Zone

The Enhanced Landscape Zone is that portion of the building lot adjacent to the home and exterior living spaces including front porches, patios and terraces. In the Park Home and Cottage Home lots the Enhanced Landscape Zone may extend to the Street right-of-way (ROW). Plant lists A, B and C contains a list of plant materials that are appropriate for use in the Enhanced Landscape Zone.

Plant materials may be planted in more formal planting patterns within the Enhanced Landscape Zone adjacent to the home (generally within 10' of the structure). Planting beyond this area should begin to transition to a more natural and random planting pattern.

New plantings are to be used to frame important view sheds, reduce the visual impact of the residence, and screen outdoor service areas and other Improvements from adjacent Homesites and off-site views.

Larger scale planting materials including small trees and large shrubs are to be planted adjacent to building walls to help soften the architectural edge and to blend buildings with the landscape.

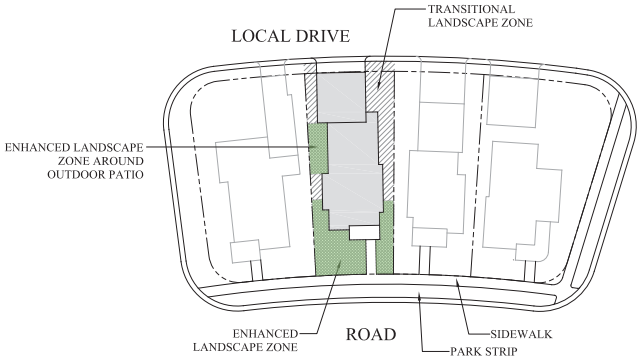
Manicured or groomed yards shall only be located within the Enhanced Landscape Zones.

Grasses are to be used only as specimen plants.

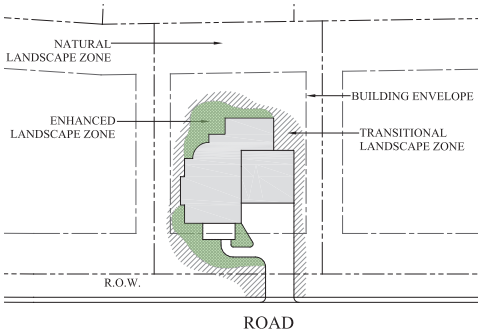
Plant material and irrigation in the ROW and/or park strip shall be installed and maintained by the Lot Owner and is subject to any requirements of Park City Municipal Code.

Enhanced landscaping around porches should be emphasized

Park Home or Cottage Home Lot



Homestead Lot



Park Strip Landscaping

The intent of the park strip landscaping standard is that thirty-three percent (33%) or more of the park strip surface be covered with vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Gravel, rocks, and boulders, may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from existing street trees. Organic mulch or gravel shall be used near existing street trees. No annuals are allowed within the park strip landscape.

Transitional Landscape Zone

The Transitional Landscape Zone is that portion of a homesite that falls outside of the Enhanced Landscape Zone but is disturbed during construction and within which an Owner must enhance/revegetate the landscape. All areas of the homesite which were disturbed by construction activity must be restored and revegetated, and must be appropriately tended, until the new landscape and natural vegetation is reestablished. The Transitional Landscape Zone is that area that transitions from the Enhanced Landscape Zone to an adjacent homesite or to a Natural Landscape Zone. Plant lists B and C contain a list of plant materials that are appropriate for use in the Transitional Landscape Zone.

In order to blend Improvements with the site, plant materials are to be planted in natural groupings to mimic the natural planting patterns found on and around the site.

The line of interface between this Transitional Zone and the natural landscape or adjacent home shall occur along a soft edged irregular creating a smooth, natural transition.

New plantings are to be used to frame important view sheds, reduce the visual impact of the residence, and screen outdoor service areas and other Improvements from adjacent Homesites and off-site views.

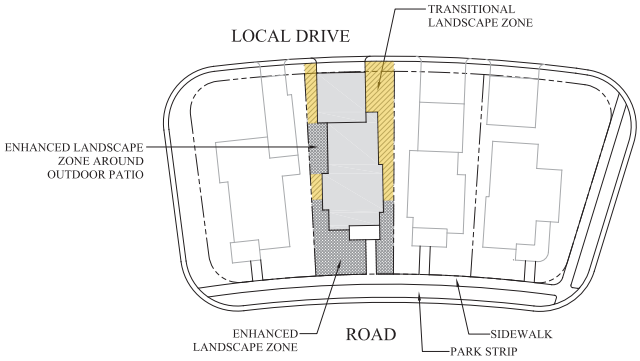
No manicured or groomed yards shall be located within the Transitional Landscape Zone.

Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

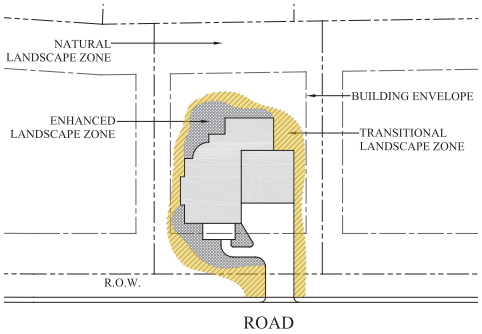
Only Drip Irrigation is allowed in the Transitional Zone.

Landscaping should transition from enhanced plantings to adjacent homes or native areas

Park Home or Cottage Home Lot



Homestead Lot



Park Strip Landscaping

The intent of the park strip landscaping standard is that thirty three percent (33%) or more of the park strip surface be covered with vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Gravel, rocks, and boulders, may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from existing street trees. Organic mulch or gravel shall be used near existing street trees. No annuals are allowed within the park strip landscape.

Natural Landscape Zone

The Natural Landscape Zone is that portion of the lot that lies outside of the homes disturbed area of construction, and must remain as natural area, or revegetated area to the standards outlined in this section.

Most Cottage and Park Home lots will not contain natural landscape zones. Only those lots adjacent to existing natural open space may have natural landscape zones within the lot area.

The Natural Landscape Zone is to be planted only with those plant materials identified within Plant List C.

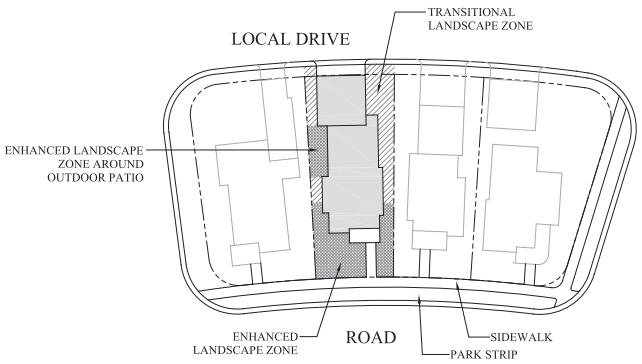
Landscape transitions to existing open spaces should be carefully planted so as to best create a seamless revegetated landscape. In addition, the density and mix of any added plant material in the Natural Landscape Zone will be required to approximate the density and mix found in the general area.

Excluding trees, permanent irrigation of the Natural Area on homesites with existing vegetation is not permitted, since the indigenous vegetation does not require additional water. Permanent irrigation of the Natural Area can lead to disease and death of the native plants, and aid in the spread of undesirable plant species or weeds.

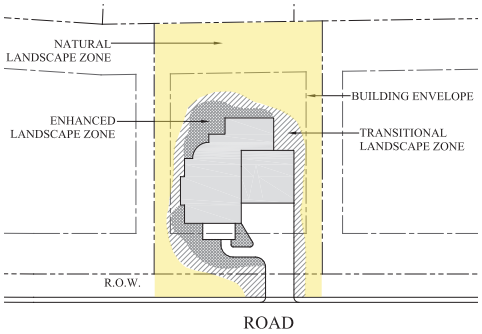
Temporary irrigation of all revegetation in the Natural Areas is allowed. Permanent irrigation for newly planted trees is permitted.

Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Park Home or Cottage Home Lot



Homestead Lot



Plant List A

Trees
Celtis reticulata - Western Hackberry
Malus spp. – Crabapple
Pinus contorta - Lodgepole Pine
Prunus padus - Mayday Tree
Pyrus calleryana – Flowering Pear
Robinia pseudoacacia - Black Locust

Shrubs
Cornus alba - Variegated Dogwood
Cornus sericea flaviramea - Yellowtwig Dogwood
Cotoneaster acutifolius' - Peking Cotoneaster
Euonymus alatus 'compacta' - Burning Bush
Pinus mugo - Mugo Pine
Pinus mugo - Big Tuna Mugo Pine
Prunus besseyi - Western Sand Cherry
Prunus tomentosa - Nanking Cherry
Syringa vulgaris - Lilac

Perennials
Alcea rosea - Hollyhock
Alchemilla spp. - Lady's Mantle
Armeria maritima - Sea Thrift or Sea Pink
Artemisia spp. - Silermound
Astilbe spp. – Astilbe
Centaurea dealbata – Bachelor Button
Cerastium tomentosum - Snow in Summer
Chrysanthemum spp. - Daisy
Coreopsis - Coreopsis
Delphinium - Larkspur
Dianthus - Dianthus
Dicentra spectabilis - Bleeding Heart
Doronicum spp. - Leopard's Bane
Hemerocallis - Daylilly
Heuchera - Coral Bells
Iris missouriensis - Western Blue Flag
Iris siberica - Siberian Iris
Lavendula spp. - Lavender
Liatris spp. - Gayfeather
Lysimachia punctata - Loosestrife
Monarda didyma - Bee balm
Nepeta mussini - Catmint
Papaver orientale - Oriental Poppy
Prunella - Prunella
Pulsatilla vulgaris - Pasque Flower
Rudbeckia spp. - Black-eyed Susan
Sagina subulata. - Irish Moss
Salvia spp. - Sage
Tradescantia spp. - Spider Wart
Pulsatilla vulgaris - Pasque Flower
Rudbeckia spp. - Black-eyed Susan
Sagina subulata. - Irish Moss
Salvia spp. - Sage
Tradescantia spp. - Spider Wart

Grasses
Aristada purpurea - Purple Threeawn
Bouteloua curtipendula - Side Oats Grama
Elymus cinerus - Great Basin Wild Rye
Lolium spp. - Ryegrass
Miscanthus spp. - Maidengrass
Panicum spp. - Switchgrass
Phalaris spp. - Ribbongrass
Poa alpina - Alpine Bluegrass
Poa secunda - Sandberg Bluegrass
Schizachyrium spp. - Little Bluestem

Groundcover
Aegopodium podagraria - Bishop's Weed
Ajuga spp. - Bugleweed
Arctostaphylos uva-ursi - Kinnikinnick
Fragraria sp. - Strawberry
Gallium odoratum - Sweet Woodruff
Hypericum calycinum - St. John's Wort
Juniperus horizontalis - Wiltoni Juniper
Juniperus sabina - Calgary Carpet & Buffalo
Lamium spp. - Nettle
Lysimachia nummularia - Creeping Jenny
Phlox - subulata - Creeping Phlox
Potentilla verna nana - Spring Cinquefoil
Saponaria sp. - Soapwort
Thymus spp. - Thyme
Veronica spp. - Veronica
Vinca minor - Vinca

Vines
Clematis sp. - Clematis
Lonicera x brownii 'Dropmore Scarlet' - Dropmore Scarlet Honeysuckle
Parthenocissus quinquefolia - Virginia Creeper

Plant List B

Trees

Abies concolor - White Fir
Acer x freemanii - Autumn Blaze Maple
Acer ginnala - Amur Maple
Acer platanoides - Norway Maple
Acer truncatum - Norwegian Sunset Maple
Acer truncatum - Crimson Sunset Maple
Alnus incana - Thinleaf Alder
Amelanchier x grandiflora - Autumn Brilliance Serviceberry
Crataegus crus-galli 'Inermis' - Thornless Cockspur Hawthorn
Crataegus crus-galli 'Inermis' - Crusader Hawthorn
Picea pungens - Colorado Green Spruce
Pinus flexilis - Limber Pine
Pinus mugo - Tannenbaum Mugo Pine
Pinus nigra - Austrian Pine
Pinus silvestris - Scotch Pine
Populus x acuminata - Lanceleaf Cottonwood
Populus angustifolia – Narrowleaf Cottonwood
Populus tremuloides 'Erecta' - Swedish Aspen
Tilia sp. - Linden

Shrubs

Caragana arborescens - Siberian Pea Shrub
Cornus sericea - Redtwig & Alleman's Compact Dogwood
Cornus sericea - Baileyi Dogwood
Fallugia paradoxa - Apache Plume
Lonicera tatarica - Tatarian Honeysuckle
Mahonia repens - Creeping Oregon Grape
Paxistima myrsinites - Mountain Lover or Oregon Boxwood
Physocarpus malvaceus – Ninebark
Potentilla fruiticosa – Shrubby Cinquefoil
Ribes alpinum - Alpine Currant
Ribes aureum - Golden Currant
Rosa Woodsii - Wood's Rose
Salix spp. - Willow
Sorbaria sorbifolia - Ashleaf Spirea
Spiraea sp - Spiraea

Perennials

Achillea millefolium - Western Yarrow
Aconitum columbianum - Monkshood
Agastache rupestris - Hyssop
Alcea sp. - Hollyhock
Antennaria rosea - Pussy Toes
Aquilegia caerulea - Columbine
Arctostaphylos uva-ursi - Kinnikinnick
Campanula spp. - Bellflower
Fragaria spp. - Strawberry
Gaillardia spp. - Gaillardia
Hosta sp. - Hosta
Linum spp. - Flax
Lupinus spp. - Lupine
Papaver nudicaule - Iceland Poppy
Sedum spp. - Sedum
Solidago sphacelata - Goldenrod
Viguirea multiflora (Heliomeris multiflora) - Showy Goldeneye

Bulbs - As appropriate for Region

Plant List C

Trees
Abies lasiocarpa – Subalpine Fir
Acer glabrum - Rocky Mountain Maple
Juniperus scopulorum-Rocky Mountain Juniper
Pinus aristata - Bristlecone Pine
Prunus virginiana – Chokecherry
Populus tremuloides - Quaking Aspen
Pseudotsuga menziesii - Douglas Fir
Quercus gambelii - Gambel Oak

Shrubs
Amelanchier alnifolia - Saskatoon Serviceberry
Artemisia tridentata - Big Sage
Atriplex canescens - Four Wing Saltbrush
Cercocarpus ledifolius - Curleaf Mountain Mahogany
Chrysothamnus nauseosus - Rubber Rabbitbrush
Gutierrezia Sarothrae - Snakeweed
Purshia tridentata - Antelope Bitterbrush
Rhus glabra - Smooth Sumac
Rhus trilobata - Three Leaf/Oakbrush Sumac
Sambucus canadensis - Adams Elderberry
Sambucus canadensis aurea - Golden Elderberry
Shepherdia argentia - Buffalo Berry
Symphoricarpos occidentalis - Western Snowberry

Perennials
Allium acuminatum - Tapertip or Wild Onion
Aster spp. - Aster
Balsamorhiza sagittata - Arrowleaf Balsamroot
Calochortus nuttallii - Sego Lily
Castilleja chromosa - Indian Paintbrush
Erigeron spp. - Fleabane
Eriogonum umbellatum - Sulfer Flower
Geranium spp. - Geranium
Helianthus - Sunflower
Oenothera spp. - Evening Primrose
Penstemon spp. - Penstemon
Sphaeralcea spp. - Globemallow
Vicia americana - American Vetch
Wyethia amplexicaulis - Mule's Ear

Grasses
Achnatherum hymenoides - Indian Ricegrass
Bromus marginatus - Mountain Brome
Elymus lanceolatus spp. - Streambank Wheatgrass
Festuca longifolia - Hard Fescue
Festuca ovina - Sheep Fescue
Festuca rubra - Red Fescue
Festuca rubra commutata - Chewing Fescue
Pascopyrum smithii - Western Wheatgrass
Pseudoroegneria spicata - Bluebunch Wheatgrass
Poa bulbosa - Bulbous Bluegrass
Sitanion elymoides - Bottlebrush Squirreltail
Stipa viridula - Needle Grass

Native Grass Seed Mix - Granite Seed (801)-768-4422
20.0% Slender Wheatgrass
(Elymus trachycaulus ssp. trachycaulus)
26.25% Western Wheatgrass
(Pascopyrum smithii)
22.5% Bluebunch Wheatgrass
(Pseudoroegneria spicata ssp. spicata)
5.0% Sheep Fescue
(Fustuca ovina)
3.75% Sandberg Bluegrass
(Poa sandbergii)
22.5% Indian Ricegrass
(Achnatherum hymenoides)

Seeding Rate
Broadcast - 30 pls pounds per acre

Seeding shall be applied by broadcast and raked into the top 1/4" of the top layer of soil. Hydro-mulch shall be sprayed over the prepared seeded areas. Hydro-mulch shall consist of fertilizer at the rate of six (6) pounds per one thousand (1000) square feet and "fiber mulch" at the rate of fourteen hundred pounds (1400) per acre of area

Seeding shall occur only during the following seasons:
Spring - Spring thaw to May 1st
Fall - September 15th until consistent ground freeze.

Building Sustainability

Park City Heights has been conceived and planned using sustainable site design concepts and green building principles. The main objectives are: (1) Create a standard where homes are durable, healthy, comfortable, affordable and energy-efficient; and (2) Protect, conserve and ensure the long-term availability of water, one of the community's most precious and scarce natural resources.

The Leadership in Energy and Environmental Design (LEED™) Green Building Rating System represents the U.S. Green Building Council's effort to provide a national standard for green building. By using established and innovative practices, standards and technologies, LEED provides common design guidelines and a third-party certification tool.

Sustainable building is a whole systems approach to the design, construction, and operation of the home and the community. By incorporating the building standards of the U.S. Green Building Council, Park City Heights will ensure that energy and resources are used efficiently.

Residential building quality is a very important and integral part of a sustainable community because it directly contributes to the long-term satisfaction of the people who live there. Park City's semi-arid climate makes certain that effective and sustainable water management is a constant priority. Reducing water consumption is critical to water conservation.

LEED™ FOR HOMES

To create a more sustainable community and environment the following standards apply:

Each home must meet the LEED for Homes Silver Rating but owners are strongly encouraged to achieve a higher LEED for Homes rating when physically and economically viable establishing Park City Heights as the leading example in Park City's sustainability goals and objectives.

AND

Each home must achieve a combined 10 points within the Sustainable Sites Landscaping and the Water Efficiency sections of LEED for Homes Checklist.

Points achieved in this Landscaping and Water Efficiency section will count towards the overall score.

A Third Party Inspection is required to ensure that the home meets the LEED for Homes Silver rating. An industry standard third party inspector shall be selected by the Park City Chief Building official prior to permit issuance.

WaterSense Meets EPA Criteria

In addition to the requirements above, there are other fundamental elements that may be applied to achieve higher levels of sustainability and should be incorporated into each home. These sustainability elements include design practices that apply to three specific categories within the development:

- Building Sustainability
- Community Sustainability
- Landscape Sustainability

Building Sustainability

Park City Heights has been conceived and planned using sustainable site design concepts and "green building" principles. The main objectives are: (1) Create a standard where homes are durable, healthy, comfortable, affordable and energy-efficient; and (2) Protect, conserve and ensure the long-term availability of one of the community's most precious and scarce natural resources: water.

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Building Sustainability

Home Size
All homes within Park City Heights should strive to be "modest" in scale and reflect historical development patterns of Old Town. LEED for Homes requirements provide incentives for smaller, more efficiently designed homes and may be the single most important component of attaining a home's LEED rating. The size of a home is directly related to the short and long term material and energy consumption and should be carefully analyzed early in this process.

Building Materials
Encourage the use of sustainable construction materials and products, including recycled content, salvaged, and FSC-certified materials. Promote sustainability through building practices that reduce energy consumption, as well as through the continued review of viable alternative energy sources.

Alternative (Renewable) Energy Sources
Alternative energy should be used where physically viable and economically feasible. As financing options for alternative energy systems continue to evolve it may be necessary to amend the Park City Heights Design Guides to accommodate alternative methods for employing these systems into the Park City Heights development, e.g. creation of a solar garden. While energy conservation is an integral component of sustainability, alternative energy sources may provide a more effective solution to reducing the impact and consumption of fossil fuel energy.

Solar
The use of solar equipment (e.g. panels, shingles & cells) is strongly encouraged and can be used as a Solar Electric or Solar Water Heat System. Solar Electric Systems, also known as photovoltaic (PV) systems, use solar panels to convert sunlight into electricity. Federal and State incentive programs are often available, depending on the system type and size. Systems can be roof-mounted, wall-mounted or site-mounted subject to compliance with required health and safety standards and provided that the Solar Electric System is not installed in a manner that will interfere with the solar access of an adjacent property owner. "Building integrated" photovoltaic (PV) systems are also increasingly available. PV and solar thermal systems require direct solar access for extended periods thus, careful planning is required to ensure installations are properly oriented and are not compromised by shading from adjacent buildings or vegetation.

Geothermal
Ground Source Heat Pumps or Geoexchange systems may be allowed where feasible but in no way may it interfere with adjacent properties. Solar Heating and a Ground Source Heat Pump may be combined to form a geosolar system for even greater efficiency. Any above grade equipment must be incorporated into the landscaping and be of similar color.

Wind
Wind energy systems may be allowed but must conform to the Park City Municipal Corporation Land Management Code.

Construction Waste Mitigation & Recycling
Builders are required to reduce, reuse and recycle construction waste to include wood, drywall, metals, concrete, dirt and cardboard. A project construction recycling center will be established on Parcel(s) I or J. Separate recycling bins will be provided for different materials and it will be the responsibility of each contractor to ensure that jobsite material is recycled to the greatest extent possible. Builders are to incorporate strategies such as "efficient framing" techniques and "optimum value engineering" that reduces the amount of wood used in the framing process without compromising structural integrity. Framing with engineered lumber rather than dimensional lumber is encouraged. Engineered lumber makes good use of small trees and wood chips, where dimensional lumber comes from big trees and represent more raw material than alternatives such as roof trusses, I-joists (floor trusses), laminated veneer lumber (LVL), and structural insulated panels (SIPs).

Solar placement may vary to maximize effectiveness

new photos to add variety of placement

Building Sustainability

In-Home Recycling
It is required to provide an in-home recycling center in each dwelling unit where materials are separated and free from contamination. Encourage the use of available street side recycling service or materials can be taken to the Park City recycling center.

ENERGY STAR®
In addition to each home meeting the required LEED for Homes Silver Rating, all homes will be built to ENERGY STAR® Standards for the year in which the building permit is issued. All appliances installed should be ENERGY STAR approved.

Skylights
Skylights are an effective way to light and heat a home passively. Low-E glass or triple glazed acrylic units save energy and money while keeping the home more comfortable. Skylights must be integrated with the design of the home. Skylights should be designed as an integral part of the roof. Only flat skylights with clear or bronze glazing will be allowed, while bubble or dome skylights with frosted or colored glazing are not.

Light pollution from skylights will not be permitted. All light sources shall be shielded and both outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from direct light sources.

Fireplaces
All fireplaces must be non wood burning and comply with Park City Municipal regulations. Apparatus that utilize alternate/renewable energy sources are encouraged.

Non Air-Conditioned Homes
Provide as an environmentally sensitive option to buyers to reduce energy consumption. This can be augmented by installing ceiling fans which improve interior comfort by circulating cold and warm air. Ceiling fans can be adjusted to either draw warm air upward during summer months or push it downward during the winter.

Heated Driveways
Heated Driveways may be allowed, but only if it receives its power from an Alternative Energy Source as specifically approved by the Design Review Board.

Lighting
Develop and design strategies to provide natural lighting in each home. It is encouraged to install high-efficiency lighting systems with advanced lighting controls. Include motion sensors tied to dimmable lighting controls and provide task lighting which reduces general overhead light levels.

All homes are required to install compact fluorescent lamps (CFLs), halogens, or light emitting diodes (LEDs), or other approved bulbs or light source at time of construction. These light bulbs and sources last longer and use less energy than traditional incandescent bulbs. Most states are incorporating new laws that effectively phase out the traditional light bulb. The Department of Energy has set efficiency standard levels for all light bulbs, and today's standard incandescents cannot meet those levels. The traditional incandescent light bulbs will not be allowed.

Community Sustainability

Transportation
Encourage alternative modes of transportation through site planning and building orientation that emphasize connections to sidewalks, bike paths and trail networks. Homes should be placed and built incorporating easy connections for pedestrian and bike access to trails, sidewalks and streets. These options make it easier for people to choose alternative modes of transportation that contribute to a more sustainable environment that is healthier and more enjoyable for everyone.

Open Space
Encourage design that emphasizes the natural connection to open space and parks. Provide maximum continuity of open space and preserve important natural vistas that reinforce a sense of place and relationship to the natural environment. Integrate views and access into the greenway network from homes. Promote the development of site plans that create attractive, comfortable outdoor spaces.

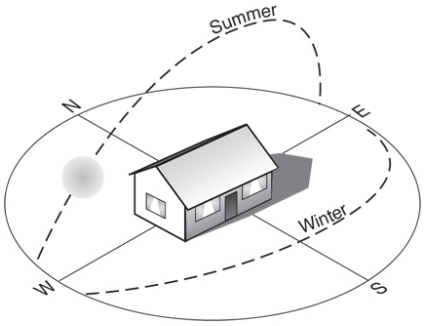
Topography
Integrate natural site features such as topography, views and vegetation into site design. Building placement should follow contours rather than being placed at right angles to the prevailing slope. On sloping sites, staggering placement of homes along opposite sides of the street, rather than siting homes directly opposite one another, can provide better preservation of views. Use topography to create continuous green space connectivity between homes. Retain the maximum possible amount of natural vegetation. Avoid excessive grading and cutting of hillsides.

Water Conservation
Incorporate the installation of low flow toilets and flow reducers on faucets and shower heads. Flow reducers can cut water usage of faucets by as much as 40% with little noticeable effect. Park City Heights has defined the minimum Low Flow as:

Toilets - 1.5 gallons per flush
Kitchen Faucets – 2.0 gallons per minute
Bathroom Faucets – 1.8 gallons per minute
Shower Heads – 2.4 gallons per minute

Solar Orientation
Where possible, the longer axis of the home should be oriented east/west. By orienting the home in that direction, the longer dimension of the home faces sunny south. The optimum position for maximum solar benefits is true south but you can vary the orientation within 15-20 degrees of that direction with minimal effect. This placement creates optimum conditions for the use of passive and active solar strategies reducing energy costs substantially.

Encourage site and building design that improves energy efficiency by incorporating natural cooling and passive solar heating. This may include extended eaves, window overhangs, awnings and tree placement for natural cooling, and building and window orientation to take advantage of passive solar heating.



Proper Home Orientation can substantially reduce Energy Consumption

Stormwater Management
Pervious pavement is designed to allow percolation or infiltration of stormwater through the surface into the soil below where the water is naturally filtered and pollutants are removed. Design that uses alternatives to reduce impervious pavement is a positive step toward improving the quality of our water resource and is highly encouraged. However, pervious pavement is easily compromised by plowing that dislodges pavers and sanding which disrupts the pavements filtration process and should be reviewed carefully.

New Photo

Permeable pavement options should be explored

Community Sustainability

Fire Protection

Roofing Materials & Fire Sprinklers
Roofing Materials must be non-combustible and have a Class "A" Fire Rating. No wood shake roofing material will be permitted.

All buildings over 750 square feet must be constructed with an Automatic Fire Extinguishing System installed as required and approved by Park City.

Fires
No person shall build, ignite or maintain any outdoor fire of any kind for any purpose with the exception of a permanent barbecue, portable barbecue (removed outdoor fireplace) or grill and they are located a minimum of thirty (30) feet from any combustible material or nonfire-resistant vegetation.

Defensible Space
On all Homestead lots and those lots that are directly adjacent to existing shrub or tree vegetative growth owners should place an emphasis on utilizing fire-resistant vegetation or growth within the planned landscape adjacent to all buildings and structures to minimize the potential of transmitting fire from the native growth to any structure. (generally 30' minimum). Deadwood shall be regularly removed from trees.

Landscape Sustainability

Hydrozoning
Grouping plants that have similar water requirements. Hydrozoning is a key component of a water-efficient irrigation system and landscape. Plant species with similar needs should be selected and grouped within each hydrozone. It is also effective to create microclimate zones so that plants with higher water needs are closest to the house and plants with lower water needs are on the perimeter of the garden or landscape.
Each hydrozone will contain plants that will be irrigated on the same schedule, using the same irrigation method. Generally, each hydrozone is served by one valve or control zone (although more than one valve may be required to service an area due to flow and water pressure). By using controllers with multiple run times that are able to support low-volume systems (cycle and soak) and by dividing the landscape into hydrozones, each area will receive the amount of water it needs without puddling or runoff.
The result of hydrozoning is improved plant health and less water use.

Turf not a dominate component of the landscape

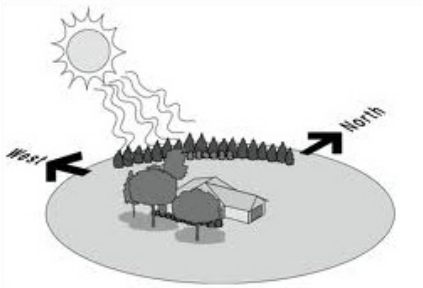
Turf
Turf, when used, must not be a dominant component of the landscape. Individual homesites in the Park Home and Cottage Home lots shall not contain turf areas greater than 20% of the total lot area. Individual homesites in the Homestead lots shall not contain turf areas greater than 10% of the homes total lot area. All turf area must be located within the Enhanced Landscape Zone.

Irrigation
All landscape areas within the Enhanced and Transitional Landscape Zones shall be irrigated. All irrigation provided shall be drip irrigation with the exception of turf areas. All drip tubing shall be concealed below plant bed mulch and must remain covered at all times.

All irrigation systems shall be controlled by an automatic controller which includes a rain sensor. Rain sensors should be utilized to detect the presence of rainfall and disable the irrigation controller from operating during periods of wet weather. Rain Sensors should be adjusted to suit the requirements of the landscape and soil conditions for each home.

Rain Harvesting
Water tanks used for storing harvested rain from roofs are encouraged (see Roof Appurtenances/Rain Storage Devices for approvals). Rainwater tanks are installed to make use of rain water (rain, hail, sleet or snow) for later use especially for landscape watering, thus reducing one's reliance of culinary water for irrigation.

Shade Trees/Heat Gain
Deciduous trees placed on the south and east or west can shade your home in the summer before dropping their leaves in the winter to let the sunlight into your home. Trees can bring the ambient temperature down as much as five degrees on a hot day. This reduces heat gain, allowing for cooler ventilation. Deciduous trees and vines in front of south facing walls and windows will further cool homes.



Properly placed trees can reduce energy consumption throughout the year

Disclaimers

1. Any Commercial or Community structures proposed within the project boundaries are required to follow these Design Guides and should follow all Guides required for Park Homes.

2. Unless addressed in these Guides all additional requirements must follow the projects Codes, Covenants and Restrictions (C.C. & R'S) as adopted and/or the Park City Municipal Codes.

3. Illustrations and Photos are included throughout the Guidelines to help convey the thoughts and concepts described in the document's text. These images are intended to express general design concepts and are not meant to impose specific plans or design solutions.