

**Ordinance No. 2026-03**

**AN ORDINANCE AMENDING LAND MANAGEMENT CODE CHAPTERS 15-2.4  
*HISTORIC RESIDENTIAL – MEDIUM DENSITY DISTRICT, 15-2.5 HISTORIC  
RECREATION COMMERCIAL DISTRICT, 15-2.10 ESTATE DISTRICT, 15-2.13  
RESIDENTIAL DEVELOPMENT DISTRICT, 15-2.16 RECREATION COMMERCIAL  
DISTRICT, AND SECTION 15-4-24 PUBLIC TRANSIT AMENITY AREAS TO ALLOW  
PUBLIC TRANSIT AMENITY AREAS TO BE CONSTRUCTED AND MAINTAINED IN  
SETBACKS***

WHEREAS, the Mission Statement of the Park City General Plan states that “We will not increase our road network and look at creative-multimodal solutions to address traffic and mobility;”

WHEREAS, Transportation is one of the themes of the General Plan;

WHEREAS, Transportation Strategy 2B is to “Build on the Short-Range Transit Plan and Park City Forward to expand the transit network, increase transit frequency, and improve regional connections;”

WHEREAS, a recommended Action for Transportation Strategy 2B is to “Complete planned upgrades for local bus stops with improved amenities and accessibility features, including relevant route information, by 2026 and begin planning for the next round of improvements starting in 2026;”

WHEREAS, the Land Management Code implements the goals and policies of the General Plan in part to promote the health, safety, and welfare of the present and future inhabitants, to protect and enhance the vitality of the City’s resort-based economy, to provide for safe and efficient traffic and pedestrian circulation, and to protect the Small Town experience;

WHEREAS, for over 50 years, Park City Transit has provided fare-free, safe, efficient, and reliable public transit for residents and visitors;

WHEREAS, the Land Management Code limits transit installations to the Frontage Protection Zone and General Commercial Zone and does not establish transit equipment, infrastructure, or amenities as an Allowed Use in Zoning Districts encompassing major transit stops;

WHEREAS, these amendments add Public Transit Amenities as an Allowed Use in certain Zoning Districts, and update requirements to construct and maintain a Public Transit Amenity Area;

WHEREAS, on December 10, 2025, the Planning Commission conducted a duly noticed public hearing;

WHEREAS, on December 10, 2025, the Planning Commission unanimously forwarded a positive recommendation for City Council's consideration;

WHEREAS, on February 3, 2026, the City Council conducted a duly noticed public hearing;

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

**SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT CODE**

**TITLE 15. Municipal Code of Park City Title 15 Land Management Code Chapters 15-2.4, 15-2.5, 15-2.10, 15-2.13, 15-2.16, and Section 15-4-24, as outlined in Attachment 1.**

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

PASSED AND ADOPTED THIS 3<sup>rd</sup> Day of February 2026.

PARK CITY MUNICIPAL CORPORATION

Signed by:

Ryan Dickey

4E2200EF7E6D11F...

Ryan Dickey, Mayor

Attest:



DocuSigned by:

Michelle Kelley

E5F005DB630F401...

City Recorder

Approved as to form:

Signed by:

Mark Harrington

B7478B7734C7490...

City Attorney's Office

## ATTACHMENT 1

### 1 **15-2.4-2 Uses**

#### 2 A. **ALLOWED USES.**

- 3 1. Single Family Dwelling
- 4 2. Duplex Dwelling
- 5 3. Secondary Living Quarters
- 6 4. Lockout Unit<sup>1</sup>
- 7 5. Accessory Apartment<sup>2</sup>
- 8 6. Nightly Rental<sup>3</sup>
- 9 7. Home Occupation
- 10 8. Child Care, In-Home Babysitting
- 11 9. Child Care, Family Group<sup>4</sup>
- 12 10. Accessory Building and Use
- 13 11. Conservation Activity
- 14 12. Agriculture
- 15 13. Parking Area or Structure with four (4) or fewer spaces
- 16 14. Internal Accessory Dwelling Unit<sup>11</sup>
- 17 15. Public Transit Amenity Area, limited to streets currently served by Park  
City Transit, identified in the Short-Range Transit Plan for future service, or  
as approved by the Transportation Director

#### 20 B. **CONDITIONAL USES.**

- 21 1. Triplex Dwelling
- 22 2. Multi-Unit Dwelling

- 23           3. Group Care Facility
- 24           4. Child Care Center<sup>4</sup>
- 25           5. Public and Quasi-Public Institution, Church, and School
- 26           6. Essential Municipal and Public Utility Use, Facility Service, and Structure
- 27           7. Telecommunication Antenna<sup>5</sup>
- 28           8. Satellite Dish, greater than thirty-nine inches (39") in diameter<sup>6</sup>
- 29           9. Bed and Breakfast Inn<sup>7</sup>
- 30           10. Boarding House, Hostel<sup>7</sup>
- 31           11. Hotel, Minor<sup>7</sup>
- 32           12. Office, General<sup>8</sup>
- 33           13. Retail and Service Commercial, Minor<sup>8</sup>
- 34           14. Retail and Service Commercial, personal improvement<sup>8</sup>
- 35           15. Neighborhood Market, without gasoline sales<sup>8</sup>
- 36           16. Cafe, Deli<sup>8</sup>
- 37           17. Café, Outdoor Dining<sup>9</sup>
- 38           18. Parking Area or Structure with five (5) or more spaces
- 39           19. Temporary Improvement<sup>10</sup>
- 40           20. Recreation Facility, Public
- 41           21. Recreation Facility, Private<sup>12</sup>
- 42           22. Outdoor Events<sup>10</sup>
- 43           23. Fences greater than six feet (6') in height from Final Grade<sup>10</sup>
- 44           24. Temporary Structures, excluding yurts<sup>13</sup>

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

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

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

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

50     <sup>4</sup>See Section 15-4-9 Child Care and Child Care Facilities. Family Group Child Care and  
51     Child Care Center Uses require an Administrative Conditional Use permit

52 <sup>5</sup>See Section 15-4-14, Telecommunications Facilities.

53 <sup>6</sup>See Section 15-4-13, Placement of Satellite Receiving Antennas.

54     <sup>7</sup>Allowed only in Historic Buildings and/or Structures or historically Compatible  
55     Structures.

56 <sup>8</sup>Allowed only in Historic Buildings and/or Structures.

57     <sup>9</sup>Requires an Administrative Conditional Use permit. Allowed in association with a Café  
58     or Deli.

59 <sup>10</sup>Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-  
60 4.

61       <sup>11</sup>See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings  
62       designated Significant or Landmark Historic Sites on the Park City Historic Sites  
63       Inventory are subject to an Administrative Conditional Use Permit.

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

65     <sup>13</sup>Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary  
66     Structures in Historic Districts.

67

68 HISTORY

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

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

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

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

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

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

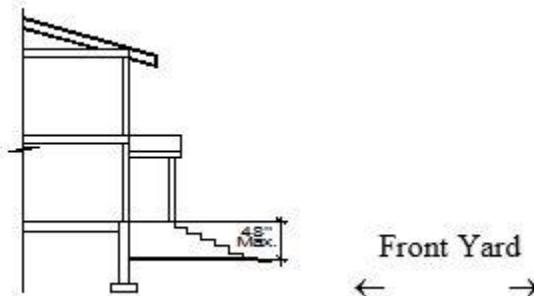
75    *Amended by Ord. [2021-51](#) on 12/16/2021*  
76    *Amended by Ord. [2022-08](#) on 4/28/2022*  
77    *Amended by Ord. [2024-11](#) on 5/23/2024*  
78    *Amended by Ord. [2025-11](#) on 6/5/2025*

79    **15-2.4-3 Lot And Site Requirements**

80    . . .

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

- 83    1. Fences, walls, and retaining walls not more than four feet (4') in height, or  
84    as permitted in Section 15-4-2. On Corner Lots, Fences more than three  
85    (3') in height are prohibited within twenty-five feet (25') of the intersection,  
86    at back of curb.
- 87    2. Uncovered steps leading to the Main Building; provided the steps are not  
88    more than four feet (4') in height from Final Grade, not including any  
89    required handrail, and do not cause any danger or hazard to traffic by  
90    obstructing the view of a Street or intersection.



91

- 92    3. Decks, porches, and Bay Windows, not more than ten feet (10') wide and  
93    projecting not more than three feet (3') into the Front Setback.
- 94    4. Roof overhangs, eaves, and cornices projecting not more than three feet  
95    (3') into the Front Setback.
- 96    5. Sidewalks, patios, and pathways.

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

100      7. Public Transit Amenity Area, limited to streets currently served by Park  
101      City Transit, identified in the Short-Range Transit Plan for future service, or  
102      as approved by the Transportation Director.

103      . . .

104      **15-2.5-2 Uses**

105      Uses in the HRC are limited to the following:

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

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

121 15. Boarding House, hostel<sup>5</sup>

122 16. Hotel, Minor, fewer than sixteen (16) rooms<sup>5</sup>

123 17. Office, General<sup>5</sup>

124 18. Parking Area or Structure, with four (4) or fewer spaces<sup>5</sup>

125 19. Food Truck Location<sup>11</sup>

126 20. Enclosed Mobile Business Location<sup>14</sup>

127 21. Public Transit Amenity Area, limited to streets currently served by Park  
City Transit, identified in the Short-Range Transit Plan for future service, or  
as approved by the Transportation Director

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

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

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

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

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

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

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

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

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

139 9. Plant and Nursery stock products and sales

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

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

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

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

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

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

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

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

148 18. Neighborhood Convenience Commercial, without gasoline sales

149 19. Café or Deli<sup>8</sup>

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

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

152 22. Outdoor Events and Uses<sup>4</sup>

153 23. Bar

154 24. Parking Area or Structure, with five (5) or more spaces<sup>5</sup>

155 25. Temporary Improvement<sup>4</sup>

156 26. Passenger Tramway station and ski base facility

157 27. Ski tow, ski lift, ski run, and ski bridge

158 28. Recreation Facility, Commercial, Public, and Private<sup>12</sup>

159 29. Entertainment Facility, Indoor

160 30. Fences greater than six feet (6') in height from Final Grade<sup>4</sup>

161 31. Private Residence Club, Off-Site<sup>5</sup>

162 32. Private Event Facility<sup>5</sup>

163 33. Temporary Structures, excluding yurts<sup>-13</sup>

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

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

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

168 <sup>3</sup>See Section 15-4-9, Child Care And Child Care Facilities. Family Group Child Care and  
169 Child Care Center Uses require an Administrative Conditional Use permit.

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

171 <sup>5</sup>Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue  
172 and Park Avenue, excluding those HRC Zoned Properties on the west side of Park  
173 Avenue and also excluding those HRC Zoned Properties with the following addresses:  
174 702 Main Street, 710 Main Street, 738 Main Street (for the plaza side storefronts), 780  
175 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street, 890 Main  
176 Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within  
177 Storefront Property; however access, circulation, and lobby areas are permitted within  
178 Storefront Property.

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

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

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

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

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

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

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

192 <sup>13</sup>Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary  
193 Structures in Historic Districts.

194 <sup>14</sup>See Section 15-4-24, Mobile Businesses.

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196 HISTORY

197 *Adopted by Ord. [00-51](#) on 9/21/2000*  
198 *Amended by Ord. [04-39](#) on 3/18/2004*  
199 *Amended by Ord. [06-69](#) on 10/19/2006*  
200 *Amended by Ord. [07-55](#) on 8/30/2007*  
201 *Amended by Ord. [09-10](#) on 3/5/2009*  
202 *Amended by Ord. [12-37](#) on 12/20/2012*  
203 *Amended by Ord. [16-02](#) on 1/7/2016*  
204 *Amended by Ord. [2017-45](#) on 8/17/2017*  
205 *Amended by Ord. [2018-55](#) on 10/23/2018*  
206 *Amended by Ord. [2020-36](#) on 7/30/2020*  
207 *Amended by Ord. [2020-42](#) on 9/17/2020*  
208 *Amended by Ord. [2021-51](#) on 12/16/2021*  
209 *Amended by Ord. [2022-08](#) on 4/28/2022*  
210 *Amended by Ord. [2022-16](#) on 5/26/2022*  
211 *Amended by Ord. [2022-21](#) on 10/27/2022*  
212 *Amended by Ord. [2023-16](#) on 4/27/2023*  
213 *Amended by Ord. [2024-11](#) on 5/23/2024*  
214 *Amended by Ord. [2025-11](#) on 6/5/2025*

215 **15-2.5-3 Lot And Site Requirements**

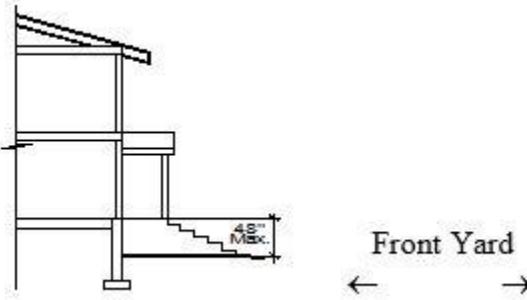
216 . . .

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

- 219 1. Fences, walls, and retaining walls not more than four feet (4') in height, or  
220 as permitted in Section 15-4-2. On Corner Lots, Fences more than three  
221 (3') in height are prohibited within twenty-five feet (25') of the intersection,  
222 at back of curb.
- 223 2. Uncovered steps leading to the Main Building; provided the steps are not  
224 more than four feet (4') in height from Final Grade, not including any  
225 required handrail, and do not cause any danger or hazard to traffic by

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obstructing the view of a Street or intersection.



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- 228 3. Decks, porches, and Bay Windows, not more than ten feet (10') wide and projecting not more than three feet (3') into the Front Setback.
- 230 4. Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Setback.
- 232 5. Sidewalks, patios, and pathways.
- 233 6. Driveways leading to a garage or approved Parking Area. No portion of a Front Yard except for approved driveways and patios, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled.
- 236 7. Public Transit Amenity Area, limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director.

239 . . .

#### 240 **15-2.10-2 Uses**

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

##### 242 A. **ALLOWED USES.**

- 243 1. Single Family Dwelling
- 244 2. Duplex Dwelling
- 245 3. Secondary Living Quarters

- 246        4. Lockout Unit<sup>1</sup>
- 247        5. Accessory Apartment<sup>2</sup>
- 248        6. Nightly Rental<sup>1,3</sup>
- 249        7. Home Occupation
- 250        8. Child Care, In-Home Babysitting<sup>4</sup>
- 251        9. Child Care, Family Group<sup>4</sup>
- 252        10. Accessory Building and Uses
- 253        11. Conservation Activity
- 254        12. Agriculture
- 255        13. Raising, grazing of horses
- 256        14. Parking Area or Structure with four (4) or fewer spaces
- 257        15. Internal Accessory Dwelling Unit<sup>12</sup>
- 258        16. Public Transit Amenity Area, limited to Parcel SA-UP-X

259        B. **CONDITIONAL USES.**

- 260        1. Guest House
- 261        2. Group Care Facility
- 262        3. Child Care Center<sup>4</sup>
- 263        4. Public and Quasi-Public institution, church, or school
- 264        5. Essential municipal public utility Use, facility, service, and Structure
- 265        6. Telecommunication Antenna<sup>5</sup>
- 266        7. Satellite dish, greater than thirty-nine inches (39") in diameter<sup>6</sup>
- 267        8. Plant and Nursery stock products and sales
- 268        9. Raising, grazing of livestock

269           10. Cemetery

270           11. Bed and Breakfast Inn

271           12. Hotel, Minor<sup>7</sup>

272           13. Hotel, Major<sup>7</sup>

273           14. Parking Area or Structure with five (5) or more spaces

274           15. Temporary Improvement<sup>8</sup>

275           16. Passenger Tramway Station and Base Facility<sup>9</sup>

276           17. Ski Tow Rope, Ski Run, Ski Lift, and Ski Bridge

277           18. Outdoor Event<sup>7</sup>

278           19. Recreation Facility, Public and Private<sup>13</sup>

279           20. Recreation Facility, Commercial

280           21. Commercial Stables, Riding Academy

281           22. Mines and Mine Exploration

282           23. Vehicle Control Gates<sup>10</sup>

283           24. Fences greater than six feet (6') in height from Final Grade<sup>8</sup>

284           25. Support Retail and Minor Service Commercial<sup>11</sup>

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

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

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

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

290        <sup>4</sup>See Section 15-4-9, Child Care and Child Care Facilities. Family Group Child Care and  
291           Child Care Center Uses require an Administrative Conditional Use permit.

292        <sup>5</sup>See Section 15-4-14, Telecommunication Facilities.

293        <sup>6</sup>See Section 15-4-13, Placement of Satellite Receiving Antennas.

294 <sup>7</sup>Subject to regulations of Chapter 15-6, Master Planned Developments.

295 <sup>8</sup>Requires an Administrative Conditional Use permit.

296 <sup>9</sup>See Section 15-4-18 Passenger Tramways and Ski Base Facilities.

297 <sup>10</sup>See Section 15-4-19 Review Criteria for Vehicle Control Gates.

298 <sup>11</sup>Subject to a Master Planned Development approval. See Chapter 15-6.

299 <sup>12</sup>See Section 15-4-7.1, Internal Accessory Dwelling Units.

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

301

## 302 HISTORY

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

304 *Amended by Ord. [04-08](#) on 3/18/2004*

305 *Amended by Ord. [2020-45](#) on 9/17/2020*

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

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

308 *Amended by Ord. [2025-11](#) on 6/5/2025*

### 309 **15-2.10-3 Lot And Site Requirements**

310 . . .

311 D. **FRONT SETBACK EXCEPTIONS**. The required Front Setback must be open  
312 and free of any Structure except for the following:

- 313 1. Fences, walls, and retaining walls not more than four feet (4') in height, or  
314 as permitted in Section 15-4-2 Fences and Walls. On Corner Lots, Fences  
315 more than three feet (3') in height are prohibited within twenty-five feet  
316 (25') of the intersection at back of curb.
- 317 2. Uncovered steps leading to the Main Building provided the steps are not  
318 more than four feet (4') in height from Final Grade, not including any  
319 required handrail, and do not cause any danger or hazard to traffic by  
320 obstructing the view of a Street or intersection.
- 321 3. Decks, porches, and Bay Windows, not more than ten feet (10') wide,  
322 projecting not more than five feet (5') into the Front Setback.
- 323 4. Roof overhangs, eaves, and cornices projecting not more than three feet  
324 (3') into the Front Setback.

325           5. Sidewalks, patios, and pathways.

326           6. Driveways leading to a garage or Parking Area. No portion of a Front

327           Setback, except for patios, driveways, allowed Parking Areas, and

328           sidewalks may be Hard-Surfaced or graveled.

329           7. Circular driveways meeting all requirements stated in Section 15-3-4.

330           8. Public Transit Amenity Area, limited to Parcel SA-UP-X.

331           ...

332           **15-2.13-2 Uses**

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

334           A. **ALLOWED USES.**

335           1. Single-Family Dwelling

336           2. Duplex Dwelling

337           3. Secondary Living Quarters

338           4. Lockout Unit<sup>1</sup>

339           5. Accessory Apartment<sup>2</sup>

340           6. Nightly Rental<sup>3</sup>

341           7. Home Occupation

342           8. Child Care, In-Home Babysitting<sup>4</sup>

343           9. Child Care, Family Group<sup>4</sup>

344           10. Accessory Building and Use

345           12. Conservation Activity Agriculture

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

347           14. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays<sup>5</sup>

348           15. Food Truck Location<sup>16</sup>

349           16. Internal Accessory Dwelling Unit<sup>17</sup>

350 17. Enclosed Mobile Business Location<sup>19</sup>

351 18. Public Transit Amenity Area, limited to streets currently served by Park  
352 City Transit, identified in the Short-Range Transit Plan for future service, or  
353 as approved by the Transportation Director

354 B. **CONDITIONAL USES.**

355 1. Triplex Dwelling<sup>6</sup>

356 2. Multi-Unit Dwelling<sup>6</sup>

357 3. Guest House

358 4. Group Care Facility

359 5. Child Care Center<sup>4</sup>

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

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

362 8. Telecommunication Antenna<sup>7</sup>

363 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter<sup>8</sup>

364 10. Raising, grazing of horses

365 11. Cemetery

366 12. Bed and Breakfast Inn

367 13. Hotel, Minor<sup>6</sup>

368 14. Hotel, Major<sup>6</sup>

369 15. Private Residence Club Project and Conversion<sup>10</sup>

370 16. Office, General<sup>6,9</sup>

371 17. Office, Moderate Intensive<sup>6,9</sup>

372 18. Office, Medical<sup>6,9</sup>

- 373                   19. Financial Institution without drive-up window<sup>6,9</sup>
- 374                   20. Commercial Retail and Service, Minor<sup>6,9</sup>
- 375                   21. Commercial, Resort Support<sup>6,9</sup>
- 376                   22. Café or Deli<sup>6,9</sup>
- 377                   23. Restaurant, Standard<sup>6,9</sup>
- 378                   24. Restaurant, Outdoor Dining<sup>10</sup>
- 379                   25. Outdoor Event<sup>10</sup>
- 380                   26. Bar<sup>6,9</sup>
- 381                   27. Hospital, Limited Care Facility<sup>6,9</sup>
- 382                   28. Parking Area or Structure with five (5) or more spaces
- 383                   29. Temporary Improvement<sup>10</sup>
- 384                   30. Passenger Tramway Station and Ski Base Facility<sup>11</sup>
- 385                   31. Ski Tow, Ski Lift, Ski Run, and Ski Bridge<sup>11</sup>
- 386                   32. Commercial Parking Lot or Structure
- 387                   33. Recreation Facility, Public
- 388                   34. Recreation Facility, Commercial<sup>6</sup>
- 389                   35. Recreation Facility, Private<sup>18</sup>
- 390                   36. Entertainment Facility, Indoor<sup>6,9</sup>
- 391                   37. Commercial Stables, Riding Academy<sup>12</sup>
- 392                   38. Heliport<sup>12</sup>
- 393                   39. Vehicle Control Gate<sup>13</sup>
- 394                   40. Fences and walls greater than six feet (6') in height from Final Grade<sup>10</sup>
- 395                   41. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays<sup>14</sup>

396 42. Amenities Club

397 43. Club, Private Residence Off-Site<sup>15</sup>

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

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

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

402 <sup>3</sup>Nightly Rentals do not include the Use of dwellings for Commercial Uses. Nightly  
403 Rentals are not permitted in the April Mountain, Mellow Mountain Estates Subdivisions,  
404 Meadows Estates Subdivision Phases #1A and #1B, Fairway Meadows Subdivision,  
405 Hidden Oaks at Deer Valley Phases 2 and 3, Chatham Crossing Subdivision, and West  
406 Ridge and West Ridge Phase 2 Subdivision.

407 <sup>4</sup>See Section 15-4-9, Child Care and Child Care Facilities. Family Group Child Care and  
408 Child Care Center Uses require an Administrative Conditional Use permit.

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

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

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

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

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

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

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

422 <sup>12</sup>Omitted.

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

424 <sup>14</sup>Olympic Legacy Displays limited to those specific Structures approved under the  
425 SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic

426 Master Festival License and placed in an Area other than the original location set forth  
427 in the services agreement and/or Master Festival License.

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

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

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

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

438 <sup>19</sup>See Section 15-4-24, Mobile Businesses.

439

## 440 HISTORY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

459    *Amended by Ord. 2025-11 on 6/5/2025*

460    **15-2.13-3 Lot And Site Requirements**

461    . . .

462    **C. FRONT SETBACK EXCEPTIONS.**

463    1. Within any subdivision, the Planning Commission may designate specific  
464    Single Family and Duplex Dwelling Lots on which the Front Setback is ten  
465    feet (10') for the Main Building and fifteen feet (15') for the new Front  
466    Facing Garage or garage element, including any Habitable Space above  
467    the garage. This exception may be granted to:

468        a. solve Access problems to Lots with relatively steep Grades,  
469        b. preserve Significant Vegetation,  
470        c. eliminate or minimize cut and fill Areas,  
471        d. promote Clustered Development, and  
472        e. preserve Open Space.

473    Lots to which this exception applies must be so designated on the Subdivision  
474    Plat at the time the plat is approved.

475    2. **EXCEPTIONS FOR STRUCTURES.** The Front Setback must be open and  
476    free of any Structure except:

477        a. Fences, walls, and retaining walls not more than four feet (4') in  
478        height, or as permitted in Section 15-4-2. On Corner Lots Fences  
479        more than three feet (3') in height are prohibited within twenty-five  
480        feet (25') of the intersection at back of curb.  
481        b. Uncovered steps leading to the Main Building, provided the steps  
482        are not more than four feet (4') in height from Final Grade, not

including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of a Street or intersection.

- c. Decks, porches, and Bay Windows, not more than ten feet (10') wide, projecting not more than five feet (5') into the Front Setback.

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

e. Sidewalks, patios, and pathways.

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

g. Circular driveways, meeting all requirements stated in Section 15-3-4 herein.

h. Public Transit Amenity Area, limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director.

498 . . .

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

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

**A. ALLOWED USES.**

1. Single Family Dwelling
2. Duplex Dwelling
3. Triplex Dwelling
4. Secondary Living Quarters
5. Lockout Unit<sup>1</sup>
6. Accessory Apartment<sup>2</sup>

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

509                   8. Home Occupation

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

511                   10. Child Care, Family Group<sup>4</sup>

512                   11. Child Care Center<sup>4</sup>

513                   12. Accessory Building and Use

514                   13. Conservation Activity

515                   14. Agriculture

516                   15. Bed and Breakfast Inn

517                   16. Boarding House, Hostel

518                   17. Hotel, Minor

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

520                   19. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays<sup>5</sup>

521                   20. Food Truck Location<sup>12</sup>

522                   21. Enclosed Mobile Business Location<sup>14</sup>

523                   22. Public Transit Amenity Area, limited to streets currently served by Park  
City Transit, identified in the Short-Range Transit Plan for future service, or  
as approved by the Transportation Director

526                   B. **CONDITIONAL USES.**

527                   1. Multi-Unit Dwelling

528                   2. Group Care Facility

529                   3. Public and Quasi-Public institution, church, and school

530                   4. Essential municipal and public utility Use, facility, service, and Structure

- 531            5. Telecommunications Antenna<sup>6</sup>
- 532            6. Satellite dish Antenna, greater than thirty-nine inches (39") in diameter<sup>7</sup>
- 533            7. Raising, grazing of horses
- 534            8. Cemetery
- 535            9. Hotel, Major
- 536            10. Timeshare Project and Conversion
- 537            11. Timeshare Sales Office
- 538            12. Private Residence Club Project and Conversion<sup>9</sup>
- 539            13. Office, General<sup>8</sup>
- 540            14. Office, Moderate<sup>8</sup>
- 541            15. Office and clinic, Medical<sup>8</sup>
- 542            16. Financial institution without drive-up window<sup>8</sup>
- 543            17. Minor Retail and Service Commercial<sup>8</sup>
- 544            18. Retail and Service Commercial, Personal Improvement<sup>8</sup>
- 545            19. Transportation Service<sup>8</sup>
- 546            20. Neighborhood Market, without gasoline sales<sup>8</sup>
- 547            21. Café or Deli<sup>8</sup>
- 548            22. Restaurant, General<sup>8</sup>
- 549            23. Restaurant, outdoor dining<sup>8,9</sup>
- 550            24. Bar<sup>8</sup>
- 551            25. Hospital, Limited Care Facility<sup>8</sup>
- 552            26. Parking Area or Structure with five (5) or more spaces
- 553            27. Temporary Improvement<sup>9</sup>

554 28. Passenger Tramway station and ski base facility<sup>10</sup>

555 29. Ski tow rope, ski lift, ski run, and ski bridge<sup>10</sup>

556 30. Outdoor Events and Uses<sup>9</sup>

557 31. Recreation Facility, Public and Private<sup>8,13</sup>

558 32. Recreation Facility, Commercial<sup>8</sup>

559 33. Entertainment Facility, Indoor<sup>8</sup>

560 34. Commercial Riding Stable(s), riding academy<sup>8</sup>

561 35. Heliport<sup>8</sup>

562 36. Amenities Club

563 37. Club, Private Residence Off-Site<sup>11</sup>

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

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

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

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

569 <sup>4</sup>See Section 15-4-9, Child Care And Child Care Facilities. Family Group Child Care and  
570 Child Care Center Uses require an Administrative permit.

571 <sup>5</sup>Olympic Legacy Displays limited to those specific Structures approved under the  
572 SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic  
573 Master Festival License and placed on the original Property set forth in the services  
574 agreement and/or Master Festival License. Requires an Administrative Permit.

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

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

577 <sup>8</sup>As support Use to primary Development or Use, subject to provisions of LMC Chapter  
578 15-6, Master Planned Developments.

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

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

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

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

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

589   <sup>14</sup>See Section 15-4-24, Mobile Businesses.

590

591   **HISTORY**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

606   *Amended by Ord. [2023-16](#) on 4/27/2023*

607   *Amended by Ord. [2025-11](#) on 6/5/2025*

608   **15-2.1 6-3 Lot And Site Requirements**

609   ...

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

- 612       1. Fences, walls, and retaining walls not more than four feet (4') in height, or  
613           as permitted in Section 15-4-2. On Corner Lots, Fences more than three  
614           feet (3') in height are prohibited within twenty-five feet (25') of the  
615           intersection at back of curb.
- 616       2. Uncovered steps leading to the Main Building; provided the steps are not  
617           more than four feet (4') in height from Final Grade, not including any  
618           required handrail, and do not cause danger or hazard to traffic by  
619           obstructing the view of a Street or intersection.
- 620       3. Decks, porches, and Bay Windows not more than ten feet (10') wide,  
621           projecting not more than five feet (5') into the Front Yard.
- 622       4. Roof overhangs, eaves and cornices projecting not more than three feet  
623           (3') into the Front Yard.
- 624       5. Sidewalks, patios, and pathways.
- 625       6. Driveways leading to a garage or Parking Area. No portion of a Front Yard  
626           except for approved driveways, allowed Parking Areas, and sidewalks  
627           may be Hard-Surfaced or graveled.
- 628       7. Circular driveways meeting all requirements stated in Section 15-3-4  
629           herein.
- 630       8. Public Transit Amenity Area, limited to streets currently served by Park  
631           City Transit, identified in the Short-Range Transit Plan for future service, or  
632           as approved by the Transportation Director.

633       ...

634       **15-4-24 Public Transit Amenity Areas**

635       Public Transit Amenity Areas are an Allowed Use in the [General Commercial] HRM,  
636       HRC, E, RD, RC, and GC Zoning Districts, subject to the limitations in Chapter 15-2.

637       A. ADMINISTRATIVE PERMIT REQUIRED. A Public Transit Amenity Area requires  
638           an Administrative Permit approval by the Planning Director and City Engineer  
639           prior to submittal for a Building Permit.

640           1. NOTICE. Staff shall mail courtesy notice pursuant to Sections 15-1-12 and  
641           15-1-21.

642       B. APPLICATION. Applicants shall submit the following:

643           1. GENERAL DESCRIPTION. An overview of the proposed scope of work,  
644           including construction timeline, materials, lighting, signs, landscaping, and  
645           Structures.

646           2. SITE PLAN. The site plan shall be to scale not to exceed one inch to 100  
647           feet, indicating in detail how the proposal will comply with the International  
648           Building Code and this Section. The site plan shall:

649               a. Indicate the location of the Public Transit Amenity Area on the  
650               Property and clearly show distances from all Property Lines and  
651               Existing Structures.

652               b. Identify elevation contours using United States Geological Survey  
653               (USGS) measurements.

654               c. Detail all encroachments into the Right-of-Way.

655               d. Identify all existing Significant Vegetation within twenty feet (20')  
656               of the proposed Public Transit Amenity Area.

657               e. Identify dedicated snow storage Areas.

658       C. REVIEW CRITERIA.

659           1. The Applicant shall provide written notice of the Property Owner's  
660           permission.

661           2. The proposed Use shall not impede pedestrian circulation, emergency  
662           Access, or any other public safety measure.

663           3. [Trash and recycling shall be provided.]

664           3. Trash and recycling, if provided, shall be sufficiently screened from  
665           neighboring properties and the Right-of-Way.

666           4. Signs shall comply with Municipal Code Title 12.

667           5. Lighting shall comply with Section 15-5-5(J).

668        6. Except as outlined below, Structures shall not exceed [20] 12 feet in  
669        Height from Existing Grade.  
670            a. Overhead electric bus charging infrastructure is allowed in the GC  
671            Zoning District only and shall not exceed 20 feet in Height from  
672            Existing Grade.  
673            b. Public Art displays on top of a bus shelter approved by the Public  
674            Art Advisory Board shall not exceed four feet in Height from the  
675            highest point of the bus shelter.  
676        7. Installations shall comply with Site Distance Triangle requirements with  
677        review and approval by the Engineering Department.  
678        8. The Planning Department shall determine the Limits of Disturbance and  
679        shall require mitigation for loss of Significant Vegetation.  
680        9. All areas affected by the Construction Activity of the Public Transit Amenity  
681            Area which are not Impervious Surfaces shall be restored in compliance  
682            with Section 15-5-5(N).

683        HISTORY

684        *Adopted by Ord. 2024-09 on 5/16/2024*