

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 3rd Day of February 2026.

PARK CITY MUNICIPAL CORPORATION

Signed by:

Ryan Dickey

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Ryan Dickey, Mayor

Attest:

DS



DocuSigned by:

Michelle Kellogg

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City Recorder

Approved as to form:

Signed by:

Mark Harrington

B7478B7734C7490...

City Attorney's Office

ATTACHMENT 1

15-2.4-2 Uses

A. ALLOWED USES.

1. Single Family Dwelling
2. Duplex Dwelling
3. Secondary Living Quarters
4. Lockout Unit¹
5. Accessory Apartment²
6. Nightly Rental³
7. Home Occupation
8. Child Care, In-Home Babysitting
9. Child Care, Family Group⁴
10. Accessory Building and Use
11. Conservation Activity
12. Agriculture
13. Parking Area or Structure with four (4) or fewer spaces
14. Internal Accessory Dwelling Unit¹¹
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

B. CONDITIONAL USES.

1. Triplex Dwelling
2. Multi-Unit Dwelling

- 23 3. Group Care Facility
- 24 4. Child Care Center⁴
- 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 Antenna⁵
- 28 8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁶
- 29 9. Bed and Breakfast Inn⁷
- 30 10. Boarding House, Hostel⁷
- 31 11. Hotel, Minor⁷
- 32 12. Office, General⁸
- 33 13. Retail and Service Commercial, Minor⁸
- 34 14. Retail and Service Commercial, personal improvement⁸
- 35 15. Neighborhood Market, without gasoline sales⁸
- 36 16. Cafe, Deli⁸
- 37 17. Café, Outdoor Dining⁹
- 38 18. Parking Area or Structure with five (5) or more spaces
- 39 19. Temporary Improvement¹⁰
- 40 20. Recreation Facility, Public
- 41 21. Recreation Facility, Private¹²
- 42 22. Outdoor Events¹⁰
- 43 23. Fences greater than six feet (6') in height from Final Grade¹⁰
- 44 24. Temporary Structures, excluding yurts¹³

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

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

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

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

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

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

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

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

⁸Allowed only in Historic Buildings and/or Structures.

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

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

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

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

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

HISTORY

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

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

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

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

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

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

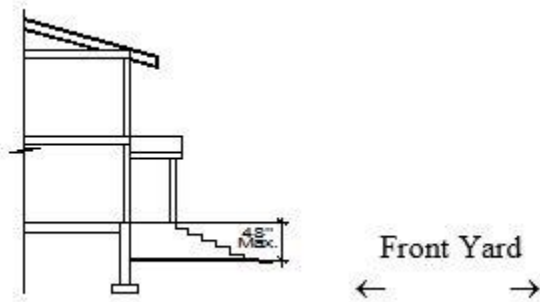
Amended by Ord. [2021-51](#) on 12/16/2021
Amended by Ord. [2022-08](#) on 4/28/2022
Amended by Ord. [2024-11](#) on 5/23/2024
Amended by Ord. [2025-11](#) on 6/5/2025

15-2.4-3 Lot And Site Requirements

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

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



- 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.
- 4. Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Setback.
- 5. Sidewalks, patios, and pathways.

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.

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.

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15-2.5-2 Uses

Uses in the HRC are limited to the following:

A. ALLOWED USES.¹⁰

1. Single Family Dwelling⁵
2. Duplex Dwelling⁵
3. Secondary Living Quarters⁵
4. Lockout Unit^{1,5}
5. Accessory Apartment^{2,5}
6. Nightly Rental⁵
7. Home Occupation⁵
8. Child Care, In-Home Babysitting
9. Child Care, Family Group³
10. Child Care Center³
11. Accessory Building and Use
12. Conservation Activity
13. Agriculture
14. Bed and Breakfast Inn^{4,5}

- 121 15. Boarding House, hostel⁵
- 122 16. Hotel, Minor, fewer than sixteen (16) rooms⁵
- 123 17. Office, General⁵
- 124 18. Parking Area or Structure, with four (4) or fewer spaces⁵
- 125 19. Food Truck Location¹¹
- 126 20. Enclosed Mobile Business Location¹⁴
- 127 21. Public Transit Amenity Area, limited to streets currently served by Park
- 128 City Transit, identified in the Short-Range Transit Plan for future service, or
- 129 as approved by the Transportation Director

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

- 131 1. Triplex Dwelling⁵
- 132 2. Multi-Unit Dwelling⁵
- 133 3. Guest House, on Lots one (1) acre⁵
- 134 4. Group Care Facility⁵
- 135 5. Public and Quasi-Public institution, church, or school
- 136 6. Essential Municipal public utility Use, facility, service, and Structure
- 137 7. Telecommunication Antenna⁶
- 138 8. Satellite dish, greater than thirty-nine inches (39") in diameter⁷
- 139 9. Plant and Nursery stock products and sales
- 140 10. Hotel, Major⁵
- 141 11. Timeshare Projects and Conversions⁵
- 142 12. Private Residence Club Project and Conversion^{4,5}
- 143 13. Office, Intensive⁵

- 144 14. Office and clinic, Medical⁵
- 145 15. Financial institution, without drive-up window⁸
- 146 16. Commercial Retail and Service, Minor⁸
- 147 17. Commercial Retail and Service, Personal Improvement⁸
- 148 18. Neighborhood Convenience Commercial, without gasoline sales
- 149 19. Café or Deli⁸
- 150 20. Restaurant, General⁸
- 151 21. Restaurant and Café, outdoor dining⁴
- 152 22. Outdoor Events and Uses⁴
- 153 23. Bar
- 154 24. Parking Area or Structure, with five (5) or more spaces⁵
- 155 25. Temporary Improvement⁴
- 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 Private¹²
- 159 29. Entertainment Facility, Indoor
- 160 30. Fences greater than six feet (6') in height from Final Grade⁴
- 161 31. Private Residence Club, Off-Site⁵
- 162 32. Private Event Facility⁵
- 163 33. Temporary Structures, excluding yurts¹³
- 164 C. **PROHIBITED USES.** Unless otherwise allowed herein, any Use not listed above
- 165 as an Allowed or Conditional Use is a prohibited Use.

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

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

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

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

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

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

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

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

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

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

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

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

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

¹⁴See Section 15-4-24, Mobile Businesses.

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*

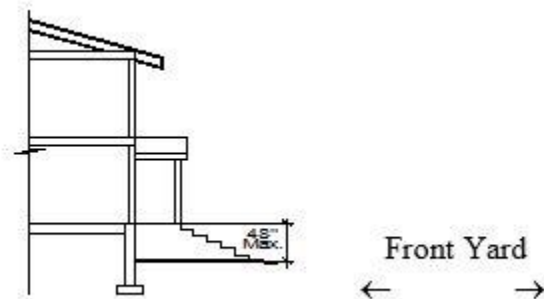
215 **15-2.5-3 Lot And Site Requirements**

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

226 obstructing the view of a Street or intersection.



- 227
- 228 3. Decks, porches, and Bay Windows, not more than ten feet (10') wide and
- 229 projecting not more than three feet (3') into the Front Setback.
- 230 4. Roof overhangs, eaves, and cornices projecting not more than three feet
- 231 (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
- 234 Front Yard except for approved driveways and patios, allowed Parking
- 235 Areas, and sidewalks may be Hard-Surfaced or graveled.
- 236 7. Public Transit Amenity Area, limited to streets currently served by Park
- 237 City Transit, identified in the Short-Range Transit Plan for future service, or
- 238 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 Unit¹
- 247 5. Accessory Apartment²
- 248 6. Nightly Rental^{1,3}
- 249 7. Home Occupation
- 250 8. Child Care, In-Home Babysitting⁴
- 251 9. Child Care, Family Group⁴
- 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 Unit¹²
- 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 Center⁴
- 263 4. Public and Quasi-Public institution, church, or school
- 264 5. Essential municipal public utility Use, facility, service, and Structure
- 265 6. Telecommunication Antenna⁵
- 266 7. Satellite dish, greater than thirty-nine inches (39") in diameter⁶
- 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, Minor⁷
- 272 13. Hotel, Major⁷
- 273 14. Parking Area or Structure with five (5) or more spaces
- 274 15. Temporary Improvement⁸
- 275 16. Passenger Tramway Station and Base Facility⁹
- 276 17. Ski Tow Rope, Ski Run, Ski Lift, and Ski Bridge
- 277 18. Outdoor Event⁷
- 278 19. Recreation Facility, Public and Private¹³
- 279 20. Recreation Facility, Commercial
- 280 21. Commercial Stables, Riding Academy
- 281 22. Mines and Mine Exploration
- 282 23. Vehicle Control Gates¹⁰
- 283 24. Fences greater than six feet (6') in height from Final Grade⁸
- 284 25. Support Retail and Minor Service Commercial¹¹

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

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

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

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

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

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

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

⁸Requires an Administrative Conditional Use permit.

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

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

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

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

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

HISTORY

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

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

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

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

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

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

15-2.10-3 Lot And Site Requirements

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

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

5. Sidewalks, patios, and pathways.
6. Driveways leading to a garage or Parking Area. No portion of a Front Setback, except for patios, driveways, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled.
7. Circular driveways meeting all requirements stated in Section 15-3-4.
8. Public Transit Amenity Area, limited to Parcel SA-UP-X.

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15-2.13-2 Uses

Uses in the RD District are limited to the following:

A. ALLOWED USES.

1. Single-Family Dwelling
2. Duplex Dwelling
3. Secondary Living Quarters
4. Lockout Unit¹
5. Accessory Apartment²
6. Nightly Rental³
7. Home Occupation
8. Child Care, In-Home Babysitting⁴
9. Child Care, Family Group⁴
10. Accessory Building and Use
12. Conservation Activity Agriculture
13. Parking Area or Structure with four (4) or fewer spaces
14. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
15. Food Truck Location¹⁶
16. Internal Accessory Dwelling Unit¹⁷

17. Enclosed Mobile Business Location¹⁹

18. 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

B. CONDITIONAL USES.

1. Triplex Dwelling⁶

2. Multi-Unit Dwelling⁶

3. Guest House

4. Group Care Facility

5. Child Care Center⁴

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

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

8. Telecommunication Antenna⁷

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

10. Raising, grazing of horses

11. Cemetery

12. Bed and Breakfast Inn

13. Hotel, Minor⁶

14. Hotel, Major⁶

15. Private Residence Club Project and Conversion¹⁰

16. Office, General^{6,9}

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

18. Office, Medical^{6,9}

- 373 19. Financial Institution without drive-up window^{6,9}
- 374 20. Commercial Retail and Service, Minor^{6,9}
- 375 21. Commercial, Resort Support^{6,9}
- 376 22. Café or Deli^{6,9}
- 377 23. Restaurant, Standard^{6,9}
- 378 24. Restaurant, Outdoor Dining¹⁰
- 379 25. Outdoor Event¹⁰
- 380 26. Bar^{6,9}
- 381 27. Hospital, Limited Care Facility^{6,9}
- 382 28. Parking Area or Structure with five (5) or more spaces
- 383 29. Temporary Improvement¹⁰
- 384 30. Passenger Tramway Station and Ski Base Facility¹¹
- 385 31. Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
- 386 32. Commercial Parking Lot or Structure
- 387 33. Recreation Facility, Public
- 388 34. Recreation Facility, Commercial⁶
- 389 35. Recreation Facility, Private¹⁸
- 390 36. Entertainment Facility, Indoor^{6,9}
- 391 37. Commercial Stables, Riding Academy¹²
- 392 38. Heliport¹²
- 393 39. Vehicle Control Gate¹³
- 394 40. Fences and walls greater than six feet (6') in height from Final Grade¹⁰
- 395 41. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴

396 42. Amenities Club

397 43. Club, Private Residence Off-Site¹⁵

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

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

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

402 ³Nightly 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 ⁴See 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 ⁵Olympic 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 ⁶Subject to provisions of LMC Chapter 15-6, Master Planned Development

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

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

416 ⁹Allowed 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 ¹⁰Requires an Administrative Conditional Use permit.

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

422 ¹²Omitted.

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

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

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

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

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

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

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

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

HISTORY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

...

15-2.16-2 Uses

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 Unit¹

6. Accessory Apartment²

- 508 7. Nightly Rental³
- 509 8. Home Occupation
- 510 9. Child Care, In-Home Babysitting⁴
- 511 10. Child Care, Family Group⁴
- 512 11. Child Care Center⁴
- 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 Displays⁵
- 521 20. Food Truck Location¹²
- 522 21. Enclosed Mobile Business Location¹⁴
- 523 22. Public Transit Amenity Area, limited to streets currently served by Park
- 524 City Transit, identified in the Short-Range Transit Plan for future service, or
- 525 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 Antenna⁶
- 532 6. Satellite dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 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 Conversion⁹
- 539 13. Office, General⁸
- 540 14. Office, Moderate⁸
- 541 15. Office and clinic, Medical⁸
- 542 16. Financial institution without drive-up window⁸
- 543 17. Minor Retail and Service Commercial⁸
- 544 18. Retail and Service Commercial, Personal Improvement⁸
- 545 19. Transportation Service⁸
- 546 20. Neighborhood Market, without gasoline sales⁸
- 547 21. Café or Deli⁸
- 548 22. Restaurant, General⁸
- 549 23. Restaurant, outdoor dining^{8,9}
- 550 24. Bar⁸
- 551 25. Hospital, Limited Care Facility⁸
- 552 26. Parking Area or Structure with five (5) or more spaces
- 553 27. Temporary Improvement⁹

554 28. Passenger Tramway station and ski base facility¹⁰

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

556 30. Outdoor Events and Uses⁹

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

558 32. Recreation Facility, Commercial⁸

559 33. Entertainment Facility, Indoor⁸

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

561 35. Heliport⁸

562 36. Amenities Club

563 37. Club, Private Residence Off-Site¹¹

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

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

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

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

569 ⁴See 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 ⁵Olympic 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 ⁶See Section 15-4-14, Telecommunication Facilities.

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

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

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

580 ¹⁰As part of an approved Ski Area Master Plan.

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

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

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

¹⁴See Section 15-4-24, Mobile Businesses.

HISTORY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15-2.1 6-3 Lot And Site Requirements

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

1. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection at back of curb.
2. Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause danger or hazard to traffic by obstructing the view of a Street or intersection.
3. Decks, porches, and Bay Windows not more than ten feet (10') wide, projecting not more than five feet (5') into the Front Yard.
4. Roof overhangs, eaves and cornices projecting not more than three feet (3') into the Front Yard.
5. Sidewalks, patios, and pathways.
6. Driveways leading to a garage or Parking Area. No portion of a Front Yard except for approved driveways, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled.
7. Circular driveways meeting all requirements stated in Section 15-3-4 herein.
8. 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.

...

15-4-24 Public Transit Amenity Areas

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

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

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

B. APPLICATION. Applicants shall submit the following:

1. GENERAL DESCRIPTION. An overview of the proposed scope of work, including construction timeline, materials, lighting, signs, landscaping, and Structures.
2. SITE PLAN. The site plan shall be to scale not to exceed one inch to 100 feet, indicating in detail how the proposal will comply with the International Building Code and this Section. The site plan shall:
 - a. Indicate the location of the Public Transit Amenity Area on the Property and clearly show distances from all Property Lines and Existing Structures.
 - b. Identify elevation contours using United States Geological Survey (USGS) measurements.
 - c. Detail all encroachments into the Right-of-Way.
 - d. Identify all existing Significant Vegetation within twenty feet (20') of the proposed Public Transit Amenity Area.
 - e. Identify dedicated snow storage Areas.

C. REVIEW CRITERIA.

1. The Applicant shall provide written notice of the Property Owner's permission.
2. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
- ~~3. [Trash and recycling shall be provided.]~~
3. Trash and recycling, if provided, shall be sufficiently screened from neighboring properties and the Right-of-Way.
4. Signs shall comply with Municipal Code Title 12.
5. Lighting shall comply with Section 15-5-5(J).

6. Except as outlined below, Structures shall not exceed ~~[20]~~ 12 feet in Height from Existing Grade.

- a. Overhead electric bus charging infrastructure is allowed in the GC Zoning District only and shall not exceed 20 feet in Height from Existing Grade.
- b. Public Art displays on top of a bus shelter approved by the Public Art Advisory Board shall not exceed four feet in Height from the highest point of the bus shelter.

7. Installations shall comply with Site Distance Triangle requirements with review and approval by the Engineering Department.

8. The Planning Department shall determine the Limits of Disturbance and shall require mitigation for loss of Significant Vegetation.

9. All areas affected by the Construction Activity of the Public Transit Amenity Area which are not Impervious Surfaces shall be restored in compliance with Section 15-5-5(N).

HISTORY

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