



Park City Municipal Corporation

445 Marsac Avenue • PO Box 1480 • Park City UT 84060
(435) 615-5100 • www.parkcity.org

INFORMATION GUIDE FOR LIMITS OF DISTURBANCE

What are Limits of Disturbance?

Also referred to as LOD, LODA and Area of Disturbance, Limits of Disturbance are defined as the boundary within which all construction, materials storage, grading, landscaping and related activities shall occur.

Why LOD?

The purpose of Park City's Limits of Disturbance regulations is to preserve existing vegetation on building sites, thereby minimizing the water demands of new landscaping while reducing the visual and ecological impact of development. Title 15 LMC, Chapters 15-7.3-2(J) and 15-7.3-3(H) address General Subdivision and General Lot Design Requirements for Limits of Disturbance and Vegetation Protection.

When and where are Limits of Disturbance required?

All new construction requires limits of disturbance boundaries to be established. However, the size, location and specific requirements regarding Limits of Disturbance can vary greatly between subdivisions and should be carefully researched prior to purchase of a building lot and design of the structure. The recorded subdivision plats are the most important source of this information and they are available from the County Recorder in Coalville.

What is the review process for Limits of Disturbance?

The Planning Staff reviews all projects for conformance with required Limits of Disturbance. Because LOD requirements can affect the siting and design of a project, it is extremely important that the review process is begun prior to preparation of

construction drawings and application for building permits.

What information is required?

Accurate site drawings showing existing vegetation, proposed building footprint, driveway and utilities access, parking site plan (and if necessary an employee shuttle plan) and platted LOD, building pads or zones may, if applicable, be provided for initial review.

A site inspection is often necessary as part of the review process. Staking of important boundary corners may be required for reference in the field.

Deviations from platted LODs and building pads or zones may require a plat amendment before approval can be given.

Once the Limits of Disturbance are approved, it is the owner's responsibility to install the LOD boundary fencing. Standard plastic snow fencing is generally acceptable. However, steel or other fencing may be required at the City's discretion. Prior to issuance of any building permits, the LOD fencing must be in-place, inspected and approved by the Building Division.

Disclaimer: This guide is intended to provide general information. Codes are subject to change at any time and up-to-date versions of applicable codes and documents are available at the Building and Planning Divisions.

