

**Ordinance No. 2020-36**

**AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE § 15-1-11; § 15-2.3-2; § 15-2.5-2; § 15-2.6-2; § 15-2.16-2; § 15-2.23-2; § 15-4-16; AND § 15-4-20 TO REMOVE *SPECIAL EVENT* REFERENCES FROM THE LAND MANAGEMENT CODE AND TO REMOVE SPECIAL EVENTS FROM THE ZONING DISTRICT USE SECTIONS; AND TO UPDATE THE LAND MANAGEMENT CODE § 15-15-1; § 15-15-2 DEFINITIONS AND THE MUNICIPAL CODE OF PARK CITY TITLE 12, *SIGN CODE*, § 12-7-1; §12-12-1; § 12-12-2; § 12-12-3; § 12-12-4; § 12-12-5; § 12-12-6 TO REPLACE THE TERM *MASTER FESTIVAL* WITH *SPECIAL EVENT***

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah, to promote the health, safety, and welfare of the residents, visitors, and property owners of Park City;

WHEREAS, the Land Management Code implements the goals, objectives, and policies of the Park City General Plan to maintain the quality of life and experiences for City residents and visitors;

WHEREAS, in 2016, City Council passed and adopted Ordinance No. 16-07; in 2017, City Council passed and adopted Ordinance No. 2017-51; and in 2018, City Council passed and adopted Ordinance No. 2018-52 to amend the Municipal Code of Park City Title 4A, *Special Events*;

WHEREAS, Special Events in the Land Management Code have not been amended since 2012 and do not reflect the recent amendments to Title 4A;

WHEREAS, to align Title 15, *Land Management Code*, with Title 4A, *Special Events*, the term *Special Event* is removed from the Land Management Code and Special Events are removed from the Zoning District Use Sections;

WHEREAS, to update Municipal Code of Park City Title 12, the *Sign Code*, and Title 15, the *Land Management Code*, with Ordinance No. 16-07, which removed the definition of *Master Festival* and replaced the term *Master Festival* with *Special Event*;

WHEREAS, to make technical revisions to the Land Management Code to comply with § 15-15-1, which requires that terms defined in the Land Management Code appear as capitalized proper nouns, and to correct internal citation to align with the Municipal Code of Park City § 1-1-1, which clarifies citation to titles, chapters, and sections;

WHEREAS, to align the definition of *Special Events* in the Land Management Code with the definition in Title 4A;

WHEREAS, the Planning Commission duly noticed and conducted a public

hearing on July 8, 2020, and forwarded a positive recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing on July 30, 2020.

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


SECTION 1. MUNICIPAL CODE OF PARK CITY TITLE 12, *Sign Code*. The recitals above are incorporated herein as findings of fact. Sections § 12-7-1; §12-12-1; § 12-12-2; § 12-12-3; § 12-12-4; § 12-12-5; § 12-12-6 of the Sign Code of the Municipal Code of Park City are hereby amended as outlined in Attachment 1.

SECTION 2. LAND MANAGEMENT CODE TITLE 15. The recitals above are incorporated herein as findings of fact. Sections § 15-1-11; § 15-2.3-2; § 15-2.5-2; § 15-2.6-2; § 15-2.16-2; § 15-2.23-2; § 15-4-16; § 15-4-20; § 15-15-1; § 15-15-2 of the Land Management Code of Park City are hereby amended as outlined in Attachment 1.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 30<sup>th</sup> day of July, 2020


PARK CITY MUNICIPAL CORPORATION

DocuSigned by:  


0340104GDC42401...

Andy Beerman, Mayor

Attest:


DocuSigned by:  


E5F905BB533F431...

City Recorder



Approved as to form:

DocuSigned by:  


41620ECF3101480...

City Attorney's Office

1 **Attachment 1**

2 **Municipal Code of Park City Sections Affected:**

3 Section 12-7-1 is amended to read:

4 **12-7-1 Prohibited Signs**

5 A. **CATEGORIES OF PROHIBITED SIGNS**. The following signs, defined in Chapter  
6 2 of this Title, are expressly prohibited in Park City except as provided in this  
7 section.

- 8 1. **Animated signs**, except for historic signs and historic replica signs where  
9 the applicant is able to prove through documentation or other evidence  
10 that the original historic sign produced the same motion and is proposed in  
11 the same location.
- 12 2. **Banners**, except as approved in conjunction with a ~~Master Festival~~  
13 ~~license]~~ Special Event Permit issued pursuant to Title 4A of this Code or  
14 approved for display on a City light standard pursuant to Chapter 11 of this  
15 Title.
- 16 3. **Bench signs**.
- 17 4. **Electronic message signs**, except for signs owned or operated by the  
18 City for public safety purposes.
- 19 5. **Flashing signs**. Any flashing light source of any kind is prohibited.
- 20 6. **Home occupation signs**.
- 21 7. **Inflatable signs**.
- 22 8. **Off-premises signs**.

23 9. **Portable signs**, except for those allowed in private plazas pursuant to  
24 Section 12-10-2, and except for signs owned and operated by the City for  
25 public safety purposes.

26 10. **Projection signs**, except that temporary projection signs that are part of  
27 an approved ~~[master festival license]~~ Special Event Permit may be  
28 allowed for the duration of the ~~[festival permit]~~ Special Event Permit,  
29 provided they are directed so the light source is shielded from any view  
30 but that of the intended audience of the sign.

31 11. **Reproductions.**

32 12. **Roof signs.**

33 13. **Wind signs.**

34 14. **Video signs.**

35 B. **SIGNS IN PUBLIC PLACES.** No person shall staple, tape, paste, post, or  
36 otherwise affix any handbill, sticker, poster, or sign to, or otherwise paint, mark,  
37 or write on any public building, structure, or other property, including but not  
38 limited to: a work of art, sidewalk, crosswalk, curb, curbstone, parking meter,  
39 park-strip, street lamp post, hydrant, tree, shrub, tree stake or guard, electric light  
40 or power or telephone wire or pole, or wire appurtenance thereof, or any lighting  
41 system, public bridge, drinking fountain, life saving equipment, street sign, street  
42 furniture, trash can, or traffic sign.

43 Section 12-12-1 is amended to read:

44 **12-12-1 Sign Plan Required**

45 All ~~[Master Festival and]~~ Special Event ~~[licensees]~~ permittees desiring permission to

46 display temporary signs as an approved ~~[Master Festival]~~ Special Event shall submit a  
47 ~~[Master Festival]~~ Special Event Sign Plan as part of the application for a ~~[Master~~  
48 ~~Festival license]~~ Special Event permit. The Planning, ~~[and]~~ Special Events, and  
49 Facilities Departments shall review ~~[Master Festival]~~ Special Event Sign Plans for  
50 compliance with the standards below prior to permit issuance.

51 Section 12-12-2 is removed:

52 ~~**12-12-2 Master Festival Banners**~~

53 ~~The use of banners is allowed within the boundaries of the approved Master Festival~~  
54 ~~venue, subject to the following criteria:-~~

55 ~~A. **SIZE**. No individual Master Festival banner may exceed thirty-six square feet (36~~  
56 ~~sq. ft.) in size.~~

57 ~~B. **NUMBER OF SIGNS**. One (1) banner is allowed per venue. Additionally, one (1)~~  
58 ~~banner is allowed on the external façade of any building or structure within a~~  
59 ~~venue, including temporary structures. Staff may approve additional banners~~  
60 ~~within a venue upon finding that the banners contribute to the overall festival~~  
61 ~~atmosphere or theme of the event consistent with the purpose and scope of~~  
62 ~~Section 12-1-1, the design is consistent with Section 12-3-3(A) as applied to the~~  
63 ~~event, and that any commercial advertising message is secondary to such look~~  
64 ~~and feel design elements for the event. There is no limit on banners within a fully~~  
65 ~~enclosed structure.~~

66 ~~C. **SETBACK AND ORIENTATION**. Master Festival banners are allowed only on or~~  
67 ~~within approved venues.-~~

68 ~~D. **ZONING RESTRICTIONS.** Master Festival banners are allowed in all zoning~~  
69 ~~districts.~~

70 ~~E. **DESIGN.** Fluorescent colors and reflective surfaces are prohibited on banners.~~  
71 ~~Reflective colored materials that give the appearance of changing color are also~~  
72 ~~prohibited. A matte or flat finish is required for all surfaces.~~

73 ~~F. **PERIOD OF DISPLAY.** Master Festival banners may be displayed only during~~  
74 ~~the approved time of the Master Festival.~~

75 ~~G. **ILLUMINATION.** No lighting other than pre-existing light sources may be used to~~  
76 ~~illuminate Master Festival banners.]~~

77 Section 12-12-3 is amended to read:

78 **12-12-~~3~~ Special Event Banners**

79 The use of banners is allowed within the boundaries of the approved Special Event  
80 venue, subject to the following criteria:

81 A. **SIZE.** No individual Special Event banner may exceed thirty-six square feet (36  
82 sq. ft.) in size.

83 B. **NUMBER OF SIGNS.** One (1) banner is allowed per venue. Additionally, one (1)  
84 banner is allowed on the external façade of any building or structure within a  
85 venue, including temporary structures. Each banner shall be consistent with  
86 Section 12-3-~~2~~~~3~~(A) as applied to the Special [e]Event, and any commercial  
87 advertising message must be secondary to such ~~[look-and-feel]~~ design elements  
88 for the Special [e]Event.

89 C. **SETBACK AND ORIENTATION.** Special Event banners are allowed only within  
90 approved venues.

91 D. **ZONING RESTRICTIONS**. Special Event banners are allowed in all zoning  
92 districts.

93 E. **DESIGN**. Fluorescent colors and reflective surfaces are prohibited on banners.  
94 Reflective colored materials that give the appearance of changing color are also  
95 prohibited. A matte or flat finish is required for all surfaces.

96 F. **PERIOD OF DISPLAY**. Special Event banners may be displayed only during the  
97 approved time of the Special Event.

98 G. **ILLUMINATION**. No lighting other than pre-existing light sources may be used to  
99 illuminate ~~[Master Festival]~~ Special Event banners.

100 Section 12-12-4 is amended to read:

101 **12-12-~~[4]3 [Master Festival] Special Event Directional Signs~~**

102 Municipal or event-owned directional signs in the form of electronic message signs and  
103 portable signs~~[,]~~ are allowed for the purpose of identifying and directing vehicular or  
104 pedestrian traffic to parking areas, transportation centers, and venues.

105 Section 12-12-5 is amended to read:

106 **12-12-~~[5]4 [Master Festival] Special Event Projection Signs~~**

107 Subject to approval by the Planning Department, temporary projection signs that are  
108 part of an approved ~~[Master Festival license]~~ Special Event permit may be allowed for  
109 the duration of the ~~[Master Festival permit]~~ Special Event, provided the light source is  
110 shielded from any view but the intended audience of the sign.

111 Section 12-12-6 is amended to read:

112 **12-12-~~[6]5 Temporary Signs~~**

113 Staff may approve temporary signs within a ~~[Master Festival or]~~ Special Event venue

114 upon finding that the signs contribute to the overall resort atmosphere or theme of the  
115 Special [e]Event consistent with the purpose and scope of Section 12-1-1, the design is  
116 consistent with Section 12-3-~~3~~2(A) as applied to the Special [e]Event, and that any  
117 commercial advertising message is secondary to such ~~[look and feel]~~ design elements  
118 for the Special [e]Event. There is no limit on signs within a fully enclosed structure.

119 **Land Management Code Sections Affected**

120 Section 15-1-11 is amended to read:

121 **15-1-11 Special Applications**

122 A. **MASTER PLANNED DEVELOPMENT (MPD) REVIEW PROCESS**. Applications for  
123 MPDs shall be reviewed according to LMC Chapter 15-6.

124 B. **VARIANCES AND NON-CONFORMING USES**. The Board of Adjustment must  
125 review Applications for Variances and appeals of Planning Director determinations  
126 regarding Non-Conforming Uses and Non-Complying Structures in accordance with the  
127 regulations set forth in LMC Chapter 15-9. Such approval must be obtained from the  
128 Board of Adjustment prior to the issuance of any Conditional Use permit or Master  
129 Planned Development, or other approval by the Planning Commission or Planning  
130 Department. All action on an Application shall be stayed upon the determination that a  
131 Board of Adjustment approval is required.

132 C. **PLAT AMENDMENTS/SUBDIVISION**. Plat Amendments and Subdivisions must be  
133 reviewed pursuant to LMC Chapter 15-7. No Building Permit may be issued prior to  
134 such an approval.

135 D. **ADMINISTRATIVE CONDITIONAL USE PERMITS**. The Planning Director, or his or  
136 her designee, shall review and take Final Action on Administrative Conditional Use



137 permits. Review process shall be consistent with Section 15-1-10(A-H), with the  
138 exception that no published notice, as described in Section 15-1-12, shall be required.

139 E. **ADMINISTRATIVE PERMITS**. The Planning Department shall review and take Final  
140 Action on Administrative Permits. Review process shall be consistent with the  
141 requirements herein for those Uses requiring an Administrative Permit, such as  
142 temporary tents, Structures, and vendors; ~~[temporary Special Event and]~~ temporary  
143 change of occupancy permits; regulated Accessory Apartments; specified ~~[e]~~Outdoor  
144 ~~[e]~~Events and Uses; Family Child Care in specified Zoning Districts; and temporary  
145 ~~[t]~~Telecommunication Antennas, where these Uses are designated as requiring  
146 Administrative Permits. These Uses may require Administrative Conditional Use permits  
147 or Conditional Use permits in some Zoning Districts pursuant to ~~[Section]~~ Chapter 15-2.  
148 Section 15-2.3-2 is amended to read:

149 **15-2.3-2 Uses**

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

151 A. **ALLOWED USES**.

- 152 1. Single Family Dwelling
- 153 2. Lockout Unit<sup>1</sup>
- 154 3. Nightly Rental<sup>2</sup>
- 155 4. Home Occupation
- 156 5. Child Care, In-Home Babysitting<sup>3</sup>
- 157 6. Child Care, Family<sup>3</sup>
- 158 7. Child Care, Family Group<sup>3</sup>
- 159 8. Accessory Building and Use

- 160 9. Conservation Activity
- 161 10. Agriculture
- 162 11. Residential Parking Area or Structure with four (4) or fewer spaces
- 163 12. Recreation Facility, Private

164 **B. CONDITIONAL USES.**

- 165 1. Duplex Dwelling
- 166 2. Secondary Living Quarters
- 167 3. Accessory Apartment<sup>4</sup>
- 168 4. Group Care Facility
- 169 5. Child Care Center
- 170 6. Public or Quasi-Public **[H]**institution, church, or **[S]**school
- 171 7. Essential **[M]**municipal **[P]**public **[U]**utility Use, **[F]**facility, **[S]**service, and
- 172 Structure
- 173 8. Telecommunication Antenna<sup>5</sup>
- 174 9. Satellite Dish Antenna greater than thirty-nine inches (39") in diameter<sup>6</sup>
- 175 10. Bed **[&] and** Breakfast Inn<sup>7</sup>
- 176 11. Boarding House, Hostel<sup>7</sup>
- 177 12. Hotel, Minor, fewer than sixteen (16) rooms<sup>7</sup>
- 178 13. Office, General<sup>8</sup>
- 179 14. Office, Moderate Intensive<sup>8</sup>
- 180 15. Office and Clinic, Medical<sup>8</sup>
- 181 16. Retail and Service Commercial, Minor<sup>8</sup>
- 182 17. Retail and Service Commercial, personal improvement<sup>8</sup>

- 183 18. Cafe or Deli<sup>8</sup>
- 184 19. Restaurant, General<sup>8</sup>
- 185 20. Restaurant, Outdoor Dining<sup>8</sup>
- 186 21. Outdoor Events
- 187 22. Residential Parking Area or Structure with five (5) or more spaces,
- 188 associated with a residential Building on the same Lot
- 189 23. Temporary Improvement
- 190 24. Passenger Tramway Station and Ski Base Facility<sup>10</sup>
- 191 25. Ski tow rope, ski lift, ski run, and ski bridge<sup>10</sup>
- 192 26. Recreation Facility, Private
- 193 27. Fences greater than six feet (6') in height from Final Grade<sup>11</sup>
- 194 28. Limited Commercial expansion necessary for compliance with Building/  
195 Fire Code egress and Accessibility requirements and support Uses  
196 associated with HCB Commercial Use<sup>12</sup>
- 197 29. Bar<sup>8</sup>
- 198 30. ~~Special Events<sup>8</sup>~~

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

201 <sup>1</sup>Nightly Rental of Lockout Units requires a Conditional Use Permit

202 <sup>2</sup>Nightly Rental does not include the use of dwellings for Commercial Uses

203 <sup>3</sup>See LMC ~~[Chapter]~~ Section 15-4-9, ~~[for]~~ Child Care And Child Care Facilities  
204 [Regulations]

205 <sup>4</sup>See LMC ~~[Chapter]~~ Section 15-4-7, ~~[Supplemental Regulations for]~~ Accessory

206 Apartments

207 <sup>5</sup>See LMC [~~Chapter~~] Section 15-4-14, [~~Supplemental Regulations for~~]

208 Telecommunication Facilities

209 <sup>6</sup>See LMC [~~Chapter~~] Section 15-4-13, [~~Supplemental Regulations for~~] Placement Of

210 Satellite Receiving Antennas

211 <sup>7</sup>In Historic Structures only

212 <sup>8</sup>In Historic Structures and within Sub-Zones A and B subject to compliance with all  
213 criteria and requirements of Section 15-2.3-8 for Sub-Zone A and Section 15-2.3-9 for  
214 Sub-Zone B.

215 <sup>9</sup>Subject to an Administrative Conditional Use Permit, and permitted in Sub-Zone B  
216 only, subject to requirements in Section 15-2.3-9.

217 <sup>10</sup>See LMC [~~Chapter~~] Section 15-4-18, Passenger Tramways [~~a~~] And Ski-Base Facilities

218 <sup>11</sup>See LMC [~~Chapter~~] Section 15-4-2, Fences And Retaining Walls [~~and Walls~~]

219 <sup>12</sup>Subject to compliance with the criteria set forth in [~~s~~] Section 15-2.3-8(B).

220 Section 15-2.5-2 is amended to read:

221 **15-2.5-2 Uses**

222 Uses in the HRC are limited to the following:

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

224 1. Single Family Dwelling<sup>5</sup>

225 2. Duplex Dwelling<sup>5</sup>

226 3. Secondary Living Quarters<sup>5</sup>

227 4. Lockout Unit<sup>1,5</sup>

228 5. Accessory Apartment<sup>2,5</sup>

- 229 6. Nightly Rental<sup>5</sup>
- 230 7. Home Occupation<sup>5</sup>
- 231 8. Child Care, In-Home Babysitting
- 232 9. Child Care, Family<sup>3</sup>
- 233 10. Child Care, Family Group<sup>3</sup>
- 234 11. Child Care Center<sup>3</sup>
- 235 12. Accessory Building and Use
- 236 13. Conservation Activity
- 237 14. Agriculture
- 238 15. Bed and Breakfast Inn<sup>4,5</sup>
- 239 16. Boarding House, [H]hostel<sup>5</sup>
- 240 17. Hotel, Minor, fewer than sixteen (16) rooms<sup>5</sup>
- 241 18. Office, General<sup>5</sup>
- 242 19. Parking Area or Structure, with four (4) or fewer spaces<sup>5</sup>
- 243 20. Food Truck Location<sup>11</sup>
- 244 B. **CONDITIONAL USES**.<sup>9,10</sup>
- 245 1. Triplex Dwelling<sup>5</sup>
- 246 2. Multi-Unit Dwelling<sup>5</sup>
- 247 3. Guest House, on Lots one (1) acre<sup>5</sup>
- 248 4. Group Care Facility<sup>5</sup>
- 249 5. Public and Quasi-Public [H]institution, [C]church, or [S]school
- 250 6. Essential Municipal [P]public [U]utility Use, [F]facility, [S]service, and Structure
- 251 7. Telecommunication Antenna<sup>6</sup>

- 252 8. Satellite **[D]**dish, greater than thirty-nine inches (39”) in diameter<sup>7</sup>
- 253 9. Plant and Nursery stock products and sales
- 254 10. Hotel, Major<sup>5</sup>
- 255 11. Timeshare Projects and Conversions<sup>5</sup>
- 256 12. Private Residence Club Project and Conversion<sup>4,5</sup>
- 257 13. Office, Intensive<sup>5</sup>
- 258 14. Office and **[C]**linic, Medical<sup>5</sup>
- 259 15. Financial **[H]**institution, without drive-up window<sup>8</sup>
- 260 16. Commercial Retail and Service, Minor<sup>8</sup>
- 261 17. Commercial Retail and Service, **[P]**ersonal **[I]**mprovement<sup>8</sup>
- 262 18. Neighborhood Convenience Commercial, without gasoline sales
- 263 19. Café or Deli<sup>8</sup>
- 264 20. Restaurant, General<sup>8</sup>
- 265 21. Restaurant and **[e]**Café, **[O]**utdoor **[D]**dining<sup>4</sup>
- 266 22. Outdoor Events and Uses<sup>4</sup>
- 267 23. Bar
- 268 24. Parking Area or Structure, with five (5) or more spaces<sup>5</sup>
- 269 25. Temporary Improvement<sup>4</sup>
- 270 26. Passenger Tramway **[S]**station and **[S]**ski **[B]**ase **[F]**acility
- 271 27. Ski **[T]**ow, **[S]**ski **[L]**ift, **[S]**ski **[R]**un, and **[S]**ski **[B]**ridge
- 272 28. Recreation Facility, Commercial, Public, and Private
- 273 29. Entertainment Facility, Indoor
- 274 30. Fences greater than six feet (6’) in height from Final Grade<sup>4</sup>

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

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

277 ~~[33. Special Events<sup>4</sup>]~~

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

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

281 <sup>2</sup>See LMC ~~[Chapter]~~ Section 15-4-~~7~~, ~~[Supplementary Regulations for]~~ Accessory  
282 Apartments

283 <sup>3</sup>See LMC ~~[Chapter]~~ Section 15-4-9, ~~[for]~~ Child Care ~~[Regulations]~~ And Child Care  
284 Facilities

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

286 <sup>5</sup>Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue,  
287 and Park Avenue, excluding those HRC Zoned Properties on the west side of Park  
288 Avenue and also excluding those HRC Zoned Properties with the following addresses:  
289 702 Main Street, 710 Main Street, 738 Main Street (for the plaza side storefronts), 780  
290 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street, 890 Main  
291 Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within  
292 Storefront Property; however, access, circulation, and lobby areas are permitted within  
293 Storefront Property.

294 <sup>6</sup>See LMC ~~[Chapter]~~ Section 15-4-14, ~~[Supplemental Regulations For]~~  
295 Telecommunication Facilities

296 <sup>7</sup>See LMC ~~[Chapter]~~ Section 15-4-13, ~~[Supplemental Regulations For]~~ Placement Of  
297 Satellite Receiving Antennas

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

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

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

305 <sup>11</sup>The Planning Director~~[;]~~ or his or her designee shall, upon finding a Food Truck  
306 Location in compliance with Municipal Code 4-5-6, issue the property owner a Food  
307 Truck Location administrative approval letter.

308 Section 15-2.6-2 is amended to read:

309 **15-2.6-2 Uses**

310 Uses in the Historic Commercial Business (HCB) District are Limited to the following:

311 A. **ALLOWED USES**.<sup>11</sup>

- 312 1. Single Family Dwelling<sup>1</sup>
- 313 2. Multi-Unit Dwelling<sup>1</sup>
- 314 3. Secondary Living Quarters<sup>1</sup>
- 315 4. Lockout Unit<sup>1,2</sup>
- 316 5. Accessory Apartment<sup>1,3</sup>
- 317 6. Nightly Rental<sup>4</sup>
- 318 7. Home Occupation<sup>1</sup>
- 319 8. Child Care, In-Home Babysitting<sup>1</sup>
- 320 9. Child Care, Family<sup>1,5</sup>



- 321 10. Child Care, Family Group<sup>1,5</sup>
- 322 11. Child Care Center<sup>1,5</sup>
- 323 12. Accessory Building and Use<sup>1</sup>
- 324 13. Conservation Activity
- 325 14. Agriculture
- 326 15. Bed and Breakfast Inn<sup>1,6</sup>
- 327 16. Boarding House, ~~[H]~~h~~o~~st~~e~~l<sup>1</sup>
- 328 17. Hotel, Minor, fewer than 16 rooms<sup>1</sup>
- 329 18. Office, General<sup>1</sup>
- 330 19. Office, Moderate Intensive<sup>1</sup>
- 331 20. Office and ~~[G]~~cl~~i~~n~~i~~c, Medical<sup>1</sup>
- 332 21. Financial ~~[H]~~i~~n~~st~~i~~tution, without drive-up window
- 333 22. Commercial Retail and Service, Minor
- 334 23. Commercial Retail and Service, ~~[P]~~er~~s~~on~~a~~l ~~[I]~~m~~p~~ro~~v~~ement
- 335 24. Commercial Neighborhood Convenience, without gasoline sales
- 336 25. Restaurant, Café or Deli
- 337 26. Restaurant, General
- 338 27. Bar
- 339 28. Parking Lot, Public or Private with four (4) or fewer spaces
- 340 29. Entertainment Facility, Indoor
- 341 30. Salt Lake City 2002 Winter Olympic Games Legacy Displays<sup>7</sup>
- 342 31. Temporary ~~[W]~~in~~t~~er Balcony ~~[E]~~nc~~l~~os~~u~~res
- 343 32. Food Truck Location<sup>12</sup>

344 B. **CONDITIONAL USES**.<sup>10,11</sup>

- 345 1. Group Care Facility<sup>1</sup>
- 346 2. Public and Quasi-Public **[H]**i**nstitution**, **[C]**h**ur**ch, **or** **[S]**s**ch**ool
- 347 3. Essential **[M]**m**un**icipal **[P]**p**u**blic **[U]**u**t**ility Use, **[F]**f**a**ci**l**ity, **[S]**s**e**rvice, and
- 348 Structure
- 349 4. Telecommunication Antenna<sup>8</sup>
- 350 5. Satellite **[D]**d**i**sh, greater than thirty-nine inches (39”) in diameter<sup>9</sup>
- 351 6. Plant and Nursery stock products and sales
- 352 7. Hotel, Major<sup>1</sup>
- 353 8. Timeshare Projects and Conversions<sup>1</sup>
- 354 9. Timeshare Sales Office, Off-Site within an enclosed Building<sup>1</sup>
- 355 10. Private Residence Club Project and Conversion<sup>1,6</sup>
- 356 11. Commercial Retail and Service, Major
- 357 12. Office, Intensive<sup>1</sup>
- 358 13. Restaurant, **[O]**o**u**t**d**oor **[D]**d**i**ning<sup>6</sup>
- 359 14. Outdoor Events and Uses<sup>6</sup>
- 360 15. Hospital, Limited Care Facility<sup>1</sup>
- 361 16. Parking Area or Structure for five (5) or more cars<sup>1</sup>
- 362 17. Temporary Improvement<sup>6</sup>
- 363 18. Passenger Tramway **[S]**s**t**ation and **[S]**s**k**i **[B]**b**a**se **[F]**f**a**ci**l**ity
- 364 19. Ski **[T]**t**o**w, **[S]**s**k**i **[L]**l**i**ft, **[S]**s**k**i **[R]**r**u**n, and **[S]**s**k**i **[B]**b**r**idge
- 365 20. Recreation Facility, Public or Private
- 366 21. Recreation Facility, Commercial

367 22. Fences greater than six feet (6') in height from Final Grade<sup>6</sup>

368 23. Private Residence Club, Off-Site<sup>1</sup>

369 ~~[24. Special Events<sup>6</sup>]~~

370 ~~[25.]~~24. Private Event Facility<sup>1</sup>

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

373 <sup>1</sup>Prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue,  
374 Grant Avenue, and Swede Alley. Hotel rooms shall not be located within Storefront  
375 Property; however, a access, circulation, a and lobby areas are permitted within Storefront  
376 Property.

377 <sup>2</sup>Nightly Rental of Lock Units requires a Conditional Use permit

378 <sup>3</sup>See LMC ~~[Chapter]~~ Section 15-4-7, ~~[Supplementary Regulations for]~~ Accessory  
379 Apartments

380 <sup>4</sup>Nightly Rental of residential dwellings does not include the Use of dwellings for  
381 Commercial Uses

382 <sup>5</sup>See LMC ~~[Chapter]~~ Section 15-4-9, ~~[for]~~ Child Care ~~[Regulations]~~ And Child Care  
383 Facilities

384 <sup>6</sup>Requires an Administrative or Administrative Conditional Use permit

385 <sup>7</sup>Olympic Legacy Displays limited to those specific Structures approved under the  
386 SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic  
387 Master Festival License and placed on the original Property set forth in the services  
388 Agreement and/or Master Festival License. Requires an Administrative Permit.

389 <sup>8</sup>See LMC ~~[Chapter]~~ Section 15-4-14, ~~[Supplemental Regulations for]~~

390 Telecommunication Facilities

391 <sup>9</sup>See LMC [~~Chapter~~] Section 15-4-13, [~~Supplemental Regulations for~~] Placement Of

392 Satellite Receiving Antennas

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

396 <sup>11</sup>Within the HCB Zoning District, no more than seventeen (17) Conventional Chain  
397 Businesses are permitted in Storefront Properties.

398 <sup>12</sup>The Planning Director[~~;~~] or his or her designee shall, upon finding a Food Truck  
399 Location in compliance with Municipal Code 4-5-6, issue the property owner a Food  
400 Truck Location administrative approval letter.

401 Section 15-2.16-2 is amended to read:

402 **15-2.16-2 Uses**

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

404 A. **ALLOWED USES.**

- 405 1. Single Family Dwelling
- 406 2. Duplex Dwelling
- 407 3. Triplex Dwelling
- 408 4. Secondary Living Quarters
- 409 5. Lockout Unit<sup>1</sup>
- 410 6. Accessory Apartment<sup>2</sup>
- 411 7. Nightly Rental<sup>3</sup>
- 412 8. Home Occupation

- 413 9. Child Care, In-Home Babysitting<sup>4</sup>
- 414 10. Child Care, Family<sup>4</sup>
- 415 11. Child Care, Family Group<sup>4</sup>
- 416 12. Child Care Center<sup>4</sup>
- 417 13. Accessory Building and Use
- 418 14. Conservation Activity
- 419 15. Agriculture
- 420 16. Bed ~~[&]~~ and Breakfast Inn
- 421 17. Boarding House, Hostel
- 422 18. Hotel, Minor
- 423 19. Parking Area or Structure with four (4) or fewer spaces
- 424 20. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays<sup>5</sup>
- 425 21. Food Truck Location<sup>12</sup>

426 **B. CONDITIONAL USES.**

- 427 1. Multi-Unit Dwelling
- 428 2. Group Care Facility
- 429 3. Public and Quasi-Public ~~[H]~~institution, ~~[C]~~church, and ~~[S]~~school
- 430 4. Essential ~~[M]~~municipal and ~~[P]~~public ~~[U]~~utility Use, ~~[F]~~facility, ~~[S]~~service, and
- 431 Structure
- 432 5. Telecommunications Antenna<sup>6</sup>
- 433 6. Satellite ~~[D]~~ish Antenna, greater than thirty-nine inches (39”) in diameter<sup>7</sup>
- 434 7. Raising, grazing of horses
- 435 8. Cemetery

- 436 9. Hotel, Major
- 437 10. Timeshare Project and Conversion
- 438 11. Timeshare Sales Office
- 439 12. Private Residence Club Project and Conversion<sup>9</sup>
- 440 13. Office, General<sup>8</sup>
- 441 14. Office, Moderate<sup>8</sup>
- 442 15. Office and [C]linic, Medical<sup>8</sup>
- 443 16. Financial [H]institution without drive-up window<sup>8</sup>
- 444 17. Minor Retail and Service Commercial<sup>8</sup>
- 445 18. Retail and Service Commercial, [P]ersonal [I]mprovement<sup>8</sup>
- 446 19. Transportation Service<sup>8</sup>
- 447 20. Neighborhood Market, without gasoline sales<sup>8</sup>
- 448 21. Café or Deli<sup>8</sup>
- 449 22. Restaurant, General<sup>8</sup>
- 450 23. Restaurant, [O]utdoor [D]ining<sup>8,9</sup>
- 451 24. Bar<sup>8</sup>
- 452 25. Hospital, Limited Care Facility<sup>8</sup>
- 453 26. Parking Area or Structure with five (5) or more spaces
- 454 27. Temporary Improvement<sup>9</sup>
- 455 28. Passenger Tramway [S]tation and [S]ki [B]ase [F]acility<sup>10</sup>
- 456 29. Ski [T]ow [R]ope, [S]ki [L]ift, [S]ki [R]un, and [S]ki [B]ridge<sup>10</sup>
- 457 30. Outdoor Events and Uses<sup>9</sup>
- 458 31. Recreation Facility, Public and Private<sup>8</sup>

- 459 32. Recreation Facility, Commercial<sup>8</sup>
- 460 33. Entertainment Facility, Indoor<sup>8</sup>
- 461 34. Commercial Riding Stable[s], ~~[R]riding~~ [A]cademy<sup>8</sup>
- 462 35. Master Planned Developments
- 463 36. Heliport<sup>8</sup>
- 464 ~~[37. Special Events<sup>9</sup>]~~
- 465 ~~[38.]~~ 37. Amenities Club
- 466 ~~[39.]~~ 38. Club, Private Residence Off-Site<sup>11</sup>

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

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

470 <sup>2</sup>See LMC ~~[Chapter]~~ Section 15-4-~~7,~~ ~~[Supplemental Regulations for]~~ Accessory  
471 Apartments

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

473 <sup>4</sup>See LMC ~~[Chapter]~~ Section 15-4-9, Child Care ~~[Regulations]~~ And Child Care Facilities

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

478 <sup>6</sup>See LMC ~~[Chapter]~~ Section 15-4-14, ~~[Supplemental Regulations for]~~  
479 Telecommunication Facilities

480 <sup>7</sup>See LMC ~~[Chapter]~~ Section 15-4-13, ~~[Supplemental Regulations for]~~ Placement Of  
481 Satellite Receiving Antennas

482 <sup>8</sup>As support Use to primary Development or Use, subject to provisions of LMC Chapter  
483 15-6, Master Planned Development

484 <sup>9</sup>Requires an Administrative or Administrative Conditional Use permit, see [Section]  
485 Chapter 15-4

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

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

491 <sup>12</sup>The Planning Director[,] or his or her designee shall, upon finding a Food Truck  
492 Location in compliance with Municipal Code 4-5-6, issue the property owner a Food  
493 Truck Location administrative approval letter.

494 Section 15-2.23-2 is amended to read:

495 **15-2.23-2 Uses**

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

497 A. **ALLOWED USES.**

- 498 1. Conservation Activities
- 499 2. Home Occupation
- 500 3. In-~~[h]~~Home Babysitting
- 501 4. Family Child Care
- 502 5. Secondary Living Quarters
- 503 6. Agriculture
- 504 7. Food Truck Location<sup>2</sup>



505 B. **ADMINISTRATIVE CONDITIONAL USES.**

- 506 1. Trails and ~~[F]~~trailhead ~~[I]~~improvements
- 507 2. Outdoor Recreation Equipment
- 508 3. Essential ~~[P]~~public ~~[U]~~utility Use, ~~[S]~~service, or Structure less than 600 ~~[sf]~~ sq.
- 509 ft.
- 510 4. Accessory Buildings less than 600 ~~[sf]~~ sq. ft.
- 511 5. Parking Areas with four (4) or fewer spaces
- 512 6. Outdoor Events and Outdoor Music, see ~~[Section]~~ Chapter 15-4
- 513 7. Temporary Improvement
- 514 8. Outdoor ~~[D]~~dining and support retail associated with support Uses with an
- 515 MPD
- 516 ~~[9. Special Events]~~
- 517 ~~[40.]9.~~ Fences and ~~[W]~~walls, see Section 15-4-2
- 518 ~~[44.]10.~~ Anemometer and Anemometer Towers

519 C. **CONDITIONAL USES.**

- 520 1. Master Planned Developments (MPDs)
- 521 2. Public, Quasi-Public, ~~[G]~~civic, ~~[M]~~municipal Uses
- 522 3. General ~~[A]~~acute Hospital
- 523 4. Alternative ~~[P]~~professional ~~[H]~~health-related ~~[S]~~services
- 524 5. Athletic ~~[T]~~training and ~~[T]~~esting Offices and ~~[F]~~acilities
- 525 6. Athletic ~~[P]~~program ~~[A]~~administrative Offices
- 526 7. Support ~~[S]~~short-~~[T]~~erm ~~[A]~~athlete ~~[H]~~housing or lodging associated with an
- 527 approved ~~[r]~~Recreation ~~[f]~~Facility (within an approved MPD)

- 528 8. Accredited **[P]**hysician Office **[S]**pace
- 529 9. Accredited Medical **[&]**and **[D]**dental **[C]**linics
- 530 10. Medical Heliport
- 531 11. Group Care Facility
- 532 12. Ancillary Support Commercial (within an approved MPD)
  - 533 a. Gift **[S]**shop
  - 534 b. Dispensing pharmacy
  - 535 c. Medical supply
  - 536 d. Restaurant
  - 537 e. Deli
  - 538 f. Outdoor **[G]**grills/**[B]**everage **[S]**ervice **[S]**tations
  - 539 g. Child Care Center
- 540 13. Recreation Facility, Public and Private
- 541 14. Recreation Facility, Commercial
- 542 15. Park and **[R]**ide Lot
- 543 16. Municipal/**[H]**institutional Accessory Building and Use
- 544 17. Parking Lot, Public **[or]**
- 545 18. Public **[U]**tility or **[E]**ssential **[S]**ervices
- 546 19. Single Family Dwelling (with an approved MPD<sup>1</sup>)
- 547 20. Duplex Dwelling (with an approved MPD<sup>1</sup>)
- 548 21. Multi-Unit Dwelling (with an approved MPD<sup>1</sup>)
- 549 22. Telecommunication Antenna
- 550 23. Transit **[F]**acilities

551 24. Parking Areas, Lots, and Structures with more than five (5) Parking Spaces

552 25. Raising, ~~and~~ ~~G~~grazing of ~~H~~horses

553 26. Commercial Riding Stable~~s~~

554 27. Small Energy Wind Systems

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

557 <sup>1</sup>Residential Uses cannot exceed one (1) unit/acre

558 <sup>2</sup>The Planning Director~~;~~ or his or her designee shall, upon finding a Food Truck  
559 Location in compliance with Municipal Code 4-5-6, issue the property owner a Food  
560 Truck Location administrative approval letter.

561 Section 15-4-16 is amended to read:

562 **15-4-16 Temporary Structures, Tents, And Vendors**

563 Prior to the issuance of an Administrative Permit for any temporary Structure, tent, or  
564 vendor, the Applicant must meet the following requirements ~~[shall be met]~~:

565 A. **APPLICATION**. An Application must be submitted to the Planning Department  
566 including the following information:

567 1. **GENERAL DESCRIPTION**. An overview of the proposed activity shall  
568 ~~[#]~~include hours of operation, anticipated attendance, ~~[U]~~use of speakers, any  
569 beer or liquor license, any sign or lighting plan, and any other applicable  
570 information.

571 2. **SITE PLAN**. The site plan shall be to scale indicating in detail how the  
572 proposal will comply with the International Building Code ~~[(IBC)]~~. It should  
573 indicate the location of the tent on the Property and distances from Property

574 Lines and other Structures. A separate plan for the interior of any tent is required.  
575 This plan will indicate any chairs, tables, exits, sanitation, heating, food  
576 service/handling etc. A snow removal plan must be included.

577 3. **STRUCTURAL INFORMATION AND CALCULATIONS.** For all temporary  
578 Structures greater than 200 square feet in Floor Area, the Applicant must submit  
579 structural calculations, wind load information, fire rating, etc. ~~[must be submitted.]~~

580 4. **FEES.** All applicable fees.

581 5. **BUILDING PERMIT.** A permit issued by the Building Department is required  
582 for temporary Structures and tents greater than 200 square feet in Area, or as  
583 determined by the Chief Building Official upon review of size, materials, location,  
584 weather, and proposed Use.

585 6. ~~[SPECIAL EVENT PERMITS]~~ **TEMPORARY CHANGE OF OCCUPANCY.**

586 See Section 15-4-20 for regulations related to ~~[Special Events and]~~ temporary  
587 change of occupancy ~~[P]~~permits.

588 7. **DURATION.** Unless approved by the City Council as part of a ~~[Master Festival]~~  
589 Special Event, in no case shall a tent be installed for a duration longer than  
590 fourteen (14) days and for more than five (5) times per year on the same  
591 Property or Site, unless a longer duration or greater frequency is approved by the  
592 Planning Commission consistent with Conditional Use ~~[G]~~criteria in Section 15-1-  
593 10.

594 8. **NOTICE.** Notice of Administrative Permits shall be consistent with Section 15-  
595 1-21.

596 ~~[B. REVIEW CRITERIA- PUBLIC PROPERTY (OWNED BY THE CITY).]~~

597 ~~1. Lease agreement with Park City required.~~

598 ~~2. The Use shall not violate the Summit County Health Code, the Fire Code, or~~

599 ~~State Regulations on mass gathering.~~

600 ~~3. The Use must meet all applicable International Building Code (IBC)~~

601 ~~requirements.~~

602 ~~4. The Applicant shall adhere to all applicable City and State licensing~~

603 ~~ordinances.]~~

604 ~~[C]B. **REVIEW CRITERIA** ~~[-PRIVATE PROPERTY].~~~~

605 1. ~~[The proposed Use must be on private Property.]~~ The Applicant shall provide  
606 written notice of the Property Owner's permission.

607 2. The proposed Use should not diminish existing parking. Any net loss of  
608 parking shall be mitigated in the Applicant's plan.

609 3. The proposed Use shall not impede pedestrian circulation, emergency Access,  
610 or any other public safety measure.

611 4. The Use shall not violate the ~~[City]~~ Noise Ordinance, Municipal Code Chapter  
612 6-3.

613 5. The Use shall comply with the LMC, [and all] the signage shall comply with the  
614 Sign Code, Title 12, and the lighting shall comply with ~~[the]~~ Illumination [Sign]  
615 Section 12-4-9.

616 6. The Use shall not violate the Summit County Health Code, the Fire Code, or  
617 State Regulations on mass gathering.

618 7. The Use shall not violate the International Building Code ~~[(IBC)].~~

619 8. The Applicant shall adhere to all applicable City and State licensing

620 ordinances.

621 Section 15-4-20 is amended to read:

622 **15-4-20 ~~[Special Events And]~~ Temporary Change of Occupancy Permits**

623 A. **PURPOSE**. The intent of these regulations is to allow Administrative Permits for  
624 ~~[Special Events and]~~ temporary change of occupancy ~~[activities]~~ only if adverse impacts  
625 on the character of neighboring Property can be mitigated and issues of public safety,  
626 traffic, and parking are provided for. Such Uses will be permitted where the adjacent  
627 Street system is sufficient to accommodate the traffic impacts generated by said  
628 ~~[Special Events and]~~ temporary change of occupancy; where the Property can  
629 accommodate adequate Off-Street parking; where the Structures are designed to safely  
630 accommodate said ~~[Special Event and]~~ temporary change of occupancy; and where the  
631 type of Use[,] and impacts are Compatible with the Uses otherwise permitted in the  
632 zone.

633 B. **DURATION**. ~~[Special Event and]~~ temporary change of occupancy Administrative  
634 Permits may be issued for duration of fifteen (15) days per permit and for no more than  
635 twelve (12) times per year per Building. These days are not required to be consecutive.

636 C. **APPLICATION**. An Application must be submitted no less than fifteen (15) days prior  
637 to the ~~[Special Event or]~~ temporary change of occupancy. The Planning Director may  
638 reduce this timeframe to ten (10) days upon written request of the Applicant.

639 Applications shall be filed with the Planning Department and shall include the following  
640 information:

641 1. **GENERAL DESCRIPTION**. A narrative of the Use and Site plan of the  
642 proposed ~~[Special Event and]~~ temporary change of occupancy shall be submitted

643 with the application, including hours of operation, private or public activity,  
644 number of invitations sent, if a private event, or estimate of overall attendance,  
645 crowd management plan, security, deliveries, music or sound plan, including use  
646 of speakers, any beer or liquor license, any sign or lighting plan, parking plan,  
647 and any other applicable information.

648 **2. FLOOR PLAN.** A floor plan, drawn to scale, indicating in detail how the  
649 proposal will comply with applicable sections of the International Building Code  
650 shall be submitted with the application. This plan will indicate any chairs, tables,  
651 exits, sanitation, heating, food service/handling, etc. This plan shall be prepared  
652 and stamped by a licensed Utah Architect or Engineer, who shall indicate the  
653 maximum occupancy number for the specific use and floor plan for the ~~[Special~~  
654 ~~Event and/or]~~ temporary change of occupancy ~~[P]~~ permit. Multiple floor plan  
655 layouts during the dates applied for will require individual stamped floor plan  
656 drawings by the Architect or Engineer. The Chief Building Official, or his or her  
657 designee, will also review this information and application for compliance with the  
658 International Building Code [IBC].

659 **3. ALL APPLICABLE FEES.** Refer to Fee Resolution.

660 4. Any requested additional City or governmental services or equipment.

661 **D. REVIEW CRITERIA.** In addition to the ~~[criteria and standards of]~~ review criteria in  
662 LMC Chapter 15-1-10(E), staff must review the following:

- 663 1. The Applicant shall provide written notice of the Property Owner's consent to  
664 the proposed [event] temporary change of occupancy.
- 665 2. The proposed Use shall not preclude Public Use of public Parking Spaces.

- 666 3. The Applicant shall provide [A]an entrance plan, including patron waiting line  
667 capacity. Any Use of exterior space for wait list or lines must be mitigated  
668 through the Use of barricades and/or security. Pedestrian International Building  
669 Code compliant Access along the public Right-of-way must be maintained,  
670 unless otherwise approved by the Chief Building Official.
- 671 4. The Use shall not violate Municipal Code [Section] Chapter 6-3[-9(B)], the  
672 [City] nNoise oOrdinance.
- 673 5. [The Application and a]All [signing] signage and lighting shall comply with the  
674 [municipal] [s]Sign Code, Title 12, and Illumination [lighting code], Section 12-4-9.
- 675 6. The Use shall comply with the Summit County Health [e]Code, the Fire Code,  
676 and State regulations on mass gathering.
- 677 7. The Use shall not violate the International Building Code [IBC].
- 678 8. The Applicant shall submit a delivery plan [in compliance with the delivery  
679 ordinance].
- 680 9. The Applicant shall adhere to all applicable City and State licensing  
681 requirements [ordinances].
- 682 10. The Applicant must have an approved operational permit according to the  
683 requirements of the International Fire Code prior to the issue of a[n] temporary  
684 change of occupancy permit.
- 685 11. The Property may not be in violation of the [No-existing] LMC or International  
686 Building Code [violations are on the property].
- 687 12. Notice shall comply with Section 15-1-21.
- 688 The Fire Marshal[!] may conduct a Site inspection at any time during the [event]



689 temporary change of occupancy to ensure compliance with the above criteria.

690 E. **TEMPORARY STRUCTURES, TENTS, AND VENDORS**. See Section 15-4-16 for  
691 regulations related to Administrative Permits for temporary Structures, tents, and  
692 vendors not associated with Special Event permits.

693 Section 15-15-1 is amended to read:

694 **15-15-1 Definitions**

695 ~~**MASTER FESTIVAL**. Any event held on public or private Property in which the general  
696 public is invited with or without charge and which creates significant public impacts  
697 through any of the following:~~

698 ~~The attraction of large crowds;~~

699 ~~Necessity for Street closures on Main Street or any arterial Street necessary for the safe  
700 and efficient flow of traffic in Park City;~~

701 ~~Use of public Property;~~

702 ~~Use of City transportation services;~~

703 ~~Use of off-Site parking facility, or;~~

704 ~~Use of amplified music in or adjacent to a residential neighborhood.]~~

705 **SPECIAL EVENT**. ~~See Municipal Code Title 4A, Special Events, Chapter 1, Definitions.~~

706 ~~[Any event, public or private, with either public or private venues, requiring City licensing  
707 beyond the scope of normal Business and/or liquor regulations, as defined by this Code,~~

708 ~~or creates public impacts through any of the following:~~

709 ~~The use of City personnel;~~

710 ~~Impacts via disturbance to adjacent residents;~~

711 ~~Traffic/parking;~~

712 ~~Disruption of the normal routine of the community or affected neighborhood; or~~  
713 ~~Necessitates Special Event temporary beer or liquor licensing in conjunction with the~~  
714 ~~public impacts, neighborhood block parties or other events requiring Street closure of~~  
715 ~~any residential Street that is not necessary for the safe and efficient flow of traffic in~~  
716 ~~Park City for a duration of less than one (1) day shall be considered a Special Event.]~~

717 Section 15-15-2 is amended to read:

718 **15-15-2 List of Defined Terms**

719 -M-

720 ~~[Master Festival]~~

721 Master Planned Development (MPD)

722 Material Deconstruction or Dismantling

723 Maximum Extent Feasible

724 Maximum House Size

725 Model Home