

Ordinance No. 2020-45

AN ORDINANCE AMENDING LAND MANAGEMENT CODE SECTIONS 15-2.10-2, 15-2.11-2, 15-2.12-2, 15-2.13-2, 15-2.14-2, 15-2.15-2, 15-2.16-2, 15-2.17-2, 15-2.18-2, 15-2.19-2, 15-2.22-2, AND 15-2.23-2 TO SEPARATE THE MASTER PLANNED DEVELOPMENT AND CONDITIONAL USE PERMIT REVIEW PROCESS AND LAND MANAGEMENT CODE SECTIONS 15-6-1, 15-6-2, 15-6-3, 15-6-4, 15-6-5, 15-6-6, AND 15-6-7 TO CLEAN UP REMNANT PRE-MPD CODE, TO CLARIFY SUBSTANTIVE AND MINOR MODIFICATIONS, TO NOTE WHEN MORE OR LESS RESTRICTIVE HEIGHT OR SETBACKS ARE APPROVED, TO REQUIRE A PUBLIC HEARING PRIOR TO COMMISSION RATIFICATION OF A DEVELOPMENT AGREEMENT, TO ESTABLISH COMMISSION DISCRETION TO REQUIRE APPLICANTS TO PRODUCE AND FUND ADDITIONAL STUDIES, AND NON-SUBSTANTIVE EDITS FOR CONSISTENCY

WHEREAS, the City Council of Park City, Utah, adopted the Land Management Code 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, the purpose of Chapter 15-6 of the Land Management Code is to establish a review process with design flexibility for large and complex Master Planned Developments to set forth use, density, height, parking, design theme, and general site planning criteria that complement natural features of a site; ensures neighborhood compatibility; strengthens the resort character of Park City; results in a net positive contribution of amenities to the community; provides a variety of housing types and configurations; provides the highest value of open space; efficiently and cost-effectively extends and provides infrastructure; provides opportunities for redevelopment; protects residential neighborhoods from impacts of non-residential uses; encourages mixed-use, walkable, and sustainable development; and encourages opportunities for economic diversification and development;

WHEREAS, the City Council enacted Ordinance 2017-15 to remove the Pre-MPD Application requirement, but remnant Pre-MPD Application language remains in Chapter 15-6 and is hereby removed;

WHEREAS, amendments regarding substantive and minor modifications to Master Planned Developments clarify standards for staff, the Planning Director, and the Planning Commission for future modifications;

WHEREAS, the Master Planned Development Process is hereby separated from the Conditional Use Process and Master Planned Development Approvals no longer require review as a Conditional Use Permit;

WHEREAS, Master Planned Development approvals shall be reviewed through the lens of relevant and applicable Land Management Code provisions;

WHEREAS, exceptions granted by the Commission pursuant to Chapter 15-6 regarding Master Planned Development Height and Setbacks shall be outlined in the Master Planned Development approval Findings of Fact, the Development Agreement, and on each plat within the Master Planned Development;

WHEREAS, a public hearing shall be required prior to Commission ratification of a Development Agreement for a Master Planned Development;

WHEREAS, the Commission shall have discretion to require applicants to provide and fund additional studies for Master Planned Development proposals that significantly increase the Density and intensity of Use of a Site;

WHEREAS, traffic mitigation shall be considered as part of a Master Planned Development approval;

WHEREAS, non-substantive edits of the Master Planned Development Chapter improve consistency;

WHEREAS, the Commission duly noticed and conducted a work session on Master Planned Development amendments on May 13, 2020;

WHEREAS, the Commission duly noticed and conducted a work session on Master Planned Development amendments on July 22, 2020;

WHEREAS, the Commission duly noticed and conducted a public hearing on these Land Management Code amendments on September 9, 2020 and unanimously forwarded a positive recommendation for City Council's consideration on October 1, 2020;

WHEREAS, the City Council duly noticed and conducted a public hearing on October 1, 2020;

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

SECTION 1. LAND MANAGEMENT CODE TITLE 15. The recitals above are incorporated herein as findings of fact. Sections 15-2.10-2; 15-2.11-2; 15-2.12-2; 15-2.13-2; 15-2.14-2; 15-2.15-2; 15-2.16-2; 15-2.17-2; 15-2.18-2; 15-2.19-2; 15-2.22-2; 15-

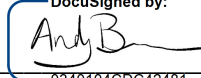
2.23-2; 15-6-1; 15-6-2; 15-6-3; 15-6-4; 15-6-5; 15-6-6; and 15-6-7 are hereby amended as outlined in Attachment 1.

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

PASSED AND ADOPTED this 1st day of October, 2020

PARK CITY MUNICIPAL CORPORATION

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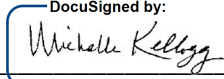
Andy Beerman, Mayor

DS



Attest:

DocuSigned by:



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City Recorder

Approved as to form:

DocuSigned by:



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City Attorney's Office

1 **15-2.10-2 Uses**

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

3 A. **ALLOWED USES.**

- 4 1. Single Family Dwelling
- 5 2. Duplex Dwelling
- 6 3. Secondary Living Quarters
- 7 4. Lockout Unit¹
- 8 5. Accessory Apartment²
- 9 6. Nightly Rental^{1,3}
- 10 7. Home Occupation
- 11 8. Child Care, In-Home Babysitting⁴
- 12 9. Child Care, Family⁴
- 13 10. Child Care, Family Group⁴
- 14 11. Accessory Buildings and Uses
- 15 12. Conservation Activity
- 16 13. Agriculture
- 17 14. Raising, grazing of horses
- 18 15. Parking Area or Structure with four (4) or fewer spaces

19 B. **CONDITIONAL USES.**

- 20 1. Guest House
- 21 2. Group Care Facility
- 22 3. Child Care Center⁴
- 23 4. Public and Quasi-Public Institution, Church, and School
- 24 5. Essential Municipal Public Utility Use, Facility, Services, and Structure
- 25 6. Telecommunication Antenna⁵
- 26 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁶

- 27 8. Plant and Nursery stock products and sales
- 28 9. Raising, grazing of livestock
- 29 10. Cemetery
- 30 11. Bed ~~[&]~~ and Breakfast Inn
- 31 12. Hotel, Minor⁷
- 32 13. Hotel, Major⁷
- 33 14. Parking Area or Structure with five (5) or more spaces
- 34 15. Temporary Improvement⁸
- 35 16. Passenger Tramway Station and Base Facility⁹
- 36 17. Ski Tow Rope, Ski Run, Ski Lift, and Ski Bridge
- 37 18. Outdoor Event⁷
- 38 19. Recreation Facility, Public and Private
- 39 20. Recreation Facility, Commercial
- 40 21. Commercial Stables, Riding Academy
- 41 ~~[22. Master Planned Development with moderate income housing density bonus⁷~~
- 42 ~~23. Master Planned Development with residential and transient lodging Uses only⁷~~
- 43 ~~24. Master Planned Development with Support Retail and Minor Service~~
- 44 ~~Commercial⁷]~~
- 45 ~~[25.]~~ 22. Mines and Mine Exploration
- 46 ~~[26.]~~ 23. Vehicle Control Gates¹⁰
- 47 ~~[27.]~~ 24. Fences greater than six feet (6') in height from Final Grade⁸
- 48 25. Support Retail and Minor Service Commercial¹¹

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

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

52 ²See ~~[LMC Chapter]~~ Section 15-4-7, ~~[Supplemental Regulations for]~~ Accessory Apartments.

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

54 ⁴See ~~[LMC Chapter]~~ Section 15-4-9, ~~[for]~~ Child Care ~~[Regulations]~~ And Child Care Facilities

55 ⁵See ~~[LMC Chapter]~~ Section 15-4-14, ~~[Supplemental Regulations for]~~ Telecommunication Facilities

56 ⁶See ~~[LMC Chapter]~~ Section 15-4-13, ~~[Supplemental Regulations for]~~ Placement Of Satellite Receiving
57 Antennas

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

59 ⁸ Requires an Administrative Conditional Use permit

60 ⁹ See Section 15-4-18, Passenger Tramways ~~[a]~~ And Ski Base Facilities

61 ¹⁰ See Section 15-4-19, ~~[for specific]~~ ~~[r]~~ Review ~~[e]~~ Criteria ~~[f]~~ Or Vehicle Control ~~[g]~~ Gates

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

63 HISTORY

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

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

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

67 **15-2.11-2 Uses**

68 Uses in the SF District are limited to the following:

69 A. **ALLOWED USES.**

70 1. Single Family Dwelling

71 2. Duplex Dwelling¹

72 3. Secondary Living Quarters²

73 4. Accessory Apartment³

74 5. Nightly Rental⁴

75 6. Home Occupation

76 7. Child Care, In-Home Babysitting⁵

77 8. Child Care, Family⁵

78 9. Child Care, Family Group⁵

79 10. Accessory Building and Use

- 80 11. Conservation Activity
- 81 12. Agriculture
- 82 13. Parking Area or Structure with four (4) or fewer spaces

83 **B. CONDITIONAL USES.**

- 84 1. Guest House⁶
- 85 2. Group Care Facility
- 86 3. Child Care Center⁵
- 87 4. Public and Quasi-Public Institution, Church, and School
- 88 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 89 6. Telecommunication Antenna⁷
- 90 7. Satellite Dish, greater than thirty-nine inches (39") diameter⁸
- 91 8. Raising, grazing of horses
- 92 9. Bed and Breakfast Inn
- 93 10. Parking Area or Structure with five (5) or more spaces⁹
- 94 11. Temporary Improvements⁹
- 95 12. Outdoor Event⁹
- 96 13. Recreation Facility, Public or Private
- 97 ~~[14. Master Planned Development with moderate income housing Density bonus]~~
- 98 ~~[15.]~~ 14. Fences greater than six feet (6') in height from Final Grade⁹

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

101 ¹Permitted only on Lots designated for Duplexes on the official Subdivision Plat.

102 ²Detached Guest Houses and detached Secondary Living Quarters are not allowed as a Conditional or
103 Allowed Use within Holiday Ranchettes Subdivision.

104 ³See ~~[LMC Chapter]~~ Section 15-4-7, ~~[Supplemental Regulations for]~~ Accessory Apartments. Accessory
105 Apartments in detached Structures are not allowed within Holiday Ranchettes Subdivision.

106 ⁴Allowed only within Prospector Village Subdivision. Commercial Uses are not allowed within Nightly
107 Rental units.

108 ⁵See [LMC Chapter] Section 15-4-9, [for] Child Care [Regulations] And Child Care Facilities.

109 ⁶Detached Guest Houses and detached Secondary Living Quarters are not allowed as a Conditional or
110 Allowed Use within Holiday Ranchettes Subdivision.

111 ⁷See [LMC Chapter] Section 15-4-14, [Supplemental Regulations for] Telecommunication Facilities

112 ⁸See [LMC Chapter] Section 15-4-13, [Supplemental Regulations for] Placement Of Satellite Receiving
113 Antennas

114 ⁹Requires an Administrative Conditional Use permit.

115 HISTORY

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

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

118 **15-2.12-2 Uses**

119 Uses in the R-1 District are limited to the following:

120 A. **ALLOWED USES.**

- 121 1. Single Family Dwelling
- 122 2. Duplex Dwelling
- 123 3. Secondary Living Quarters
- 124 4. Lockout Unit¹
- 125 5. Accessory Apartment²
- 126 6. Nightly Rental³
- 127 7. Home Occupation
- 128 8. Child Care, In-Home Babysitting⁴
- 129 9. Child Care, Family⁴
- 130 10. Child Care, Family Group⁴
- 131 11. Accessory Building and Use

- 132 12. Conservation Activity
- 133 13. Agriculture
- 134 14. Parking Area or Structure with four (4) or fewer spaces

135 **B. CONDITIONAL USES.**

- 136 1. Triplex Dwelling⁵
- 137 2. Guest House, on Lots one (1) acre or larger
- 138 3. Group Care Facility
- 139 4. Child Care Center⁴
- 140 5. Public or Quasi-Public Institution, Church, and School
- 141 6. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 142 7. Telecommunication Antenna⁶
- 143 8. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 144 9. Bed ~~[&]and~~ Breakfast Inn
- 145 10. Temporary Improvement⁸
- 146 11. Ski tow rope, ski lift, ski run, and ski bridge⁹
- 147 12. Outdoor Event⁸
- 148 ~~[13. Master Planned Development with moderate income housing Density bonus¹⁰~~
- 149 ~~14. Master Planned Development with residential and transient lodging Uses only¹⁰]~~
- 150 ~~[15.]~~13. Recreation Facility, Private
- 151 ~~[16.]~~14. Fences and walls greater than six feet (6') in height from Final Grade⁸
- 152 15. Residential and transient lodging Uses¹⁰

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

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

156 ²See ~~[LMC Chapter]~~ Section 15-4-7, ~~[Supplemental Regulations for]~~ Accessory Apartments

157 ³Commercial Uses are not allowed within Nightly Rental Units

158 ⁴See ~~[LMC Chapter]~~ Section 15-4-9, ~~[for]~~ Child Care Regulations And Child Care Facilities

159 ⁵Must comply with special parking requirements, see ~~[Section]~~ Chapter 15-3.

160 ⁶See ~~[LMC Chapter]~~ Section 15-4-14, ~~[Supplemental Regulations for]~~ Telecommunications Facilities

161 ⁷See ~~[LMC Chapter]~~ Section 15-4-13, ~~[Supplemental Regulations for]~~ Placement Of Satellite Receiving
162 Antennas

163 ⁸Subject to an ~~[a]~~Administrative Conditional Use permit.

164 ⁹As part of an approved Ski Area Master Plan. See ~~[LMC Chapter]~~ Section 15-4-18, Passenger
165 Tramways ~~[a]~~And Ski Base Facilities

166 ¹⁰Subject to ~~[provisions of LMC]~~ Master Planned Development approval. See Chapter 15-6,~~[Master~~
167 Planned Development]

168 HISTORY

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

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

171 **15-2.13-2 Uses**

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

173 A. **ALLOWED USES.**

174 1. Single-Family Dwelling

175 2. Duplex Dwelling

176 3. Secondary Living Quarters

177 4. Lockout Unit¹

178 5. Accessory Apartment²

179 6. Nightly Rental³

180 7. Home Occupation

181 8. Child Care, In-Home Babysitting⁴

182 9. Child Care, Family⁴

183 10. Child Care, Family Group⁴

184 11. Accessory Building and Use

- 185 12. Conservation Activity Agriculture
- 186 13. Parking Area or Structure with four (4) or fewer spaces
- 187 14. Recreation Facility, Private
- 188 15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 189 16. Food Truck Location¹⁶

190 **B. CONDITIONAL USES.**

- 191 1. Triplex Dwelling⁶
- 192 2. Multi-Unit Dwelling⁶
- 193 3. Guest House
- 194 4. Group Care Facility
- 195 5. Child Care Center⁴
- 196 6. Public and Quasi-Public Institution, Church, and School
- 197 7. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 198 8. Telecommunication Antenna⁷
- 199 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁸
- 200 10. Raising, grazing of horses
- 201 11. Cemetery
- 202 12. Bed and Breakfast Inn
- 203 13. Hotel, Minor⁶
- 204 14. Hotel, Major⁶
- 205 15. Private Residence Club Project and Conversion¹⁰
- 206 16. Office, General^{6,9}
- 207 17. Office, Moderate Intensive^{6,9}
- 208 18. Office, Medical^{6,9}
- 209 19. Financial Institution without drive-up window^{6,9}
- 210 20. Commercial Retail and Service, Minor^{6,9}

- 211 21. Commercial Retail and Service, personal improvement^{6,9}
- 212 22. Commercial, Resort Support^{6,9}
- 213 23. Café or Deli^{6,9}
- 214 24. Restaurant, Standard^{6,9}
- 215 25. Restaurant, Outdoor Dining¹⁰
- 216 26. Outdoor Event¹⁰
- 217 27. Bar^{6,9}
- 218 28. Hospital, Limited Care Facility^{6,9}
- 219 29. Parking Area or Structure with five (5) or more spaces
- 220 30. Temporary Improvement¹⁰
- 221 31. Passenger Tramway Station and Ski Base Facility¹¹
- 222 32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
- 223 33. Recreation Facility, Public
- 224 34. Recreation Facility, Commercial⁶
- 225 35. Entertainment Facility, Indoor^{6,9}
- 226 36. Commercial Stables, Riding Academy¹²
- 227 ~~[37. Master Planned Development with moderate income housing density bonus¹²~~
- 228 ~~[38. Master Planned Development with residential and transient lodging Uses only¹²~~
- 229 ~~[39. Master Planned Development with Support Retail and Minor Service Commercial~~
- 230 ~~Uses¹²]~~
- 231 ~~[40.]~~[37.] Heliport¹²
- 232 ~~[41.]~~[38.] Vehicle Control Gate¹³
- 233 ~~[42.]~~[39.] Fences and walls greater than six feet (6') in height from Final Grade¹⁰
- 234 ~~[43.]~~[40.] Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴
- 235 ~~[44.]~~[41.] Amenities Club
- 236 ~~[45.]~~[42.] Club, Private Residence Off-Site¹⁵

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

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

240 ²See ~~[LMC Chapter]~~ Section 15-4-7, ~~[Supplemental Regulations for]~~ Accessory Apartments

241 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses and Nightly Rentals are not
242 permitted in the April Mountain, Mellow Mountain Estates Subdivisions, and Meadows Estates
243 Subdivision Phases #1A and #1B.

244 ⁴See ~~[LMC Chapter]~~ Section 15-4-9, ~~[for]~~ Child Care ~~[Regulations]~~ And Child Care Facilities

245 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
246 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
247 on the original Property set forth in the services agreement and/or Master Festival License

248 ⁶Subject to provisions of ~~[LMC]~~ Chapter 15-6, Master Planned Developments

249 ⁷See ~~[LMC Chapter]~~ Section 15-4-14, ~~[Supplemental Regulations for]~~ Telecommunications Facilities

250 ⁸See ~~[LMC Chapter]~~ Section 15-4-13, ~~[Supplemental Regulations for]~~ Placement Of Satellite Receiving
251 Antennas

252 ⁹Allowed only as a secondary or support Use to the primary Development or Use and intended as a
253 convenience for residents or occupants of adjacent or adjoining residential Developments.

254 ¹⁰Requires an ~~[a]~~Administrative Conditional Use permit.

255 ¹¹As part of an approved Ski Area Master Plan. See ~~[LMC Chapter]~~, Section 15-4-18, Passenger
256 Tramways And Ski Base Facilities.

257 ¹²Omitted. ~~[Subject to provisions of LMC Chapter 15-6, Master Planned Development.]~~

258 ¹³See Section 15-4-19, Review Criteria For Control Vehicle Gates ~~[for specific review criteria for gates].~~

259 ¹⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
260 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
261 in an Area other than the original location set forth in the services agreement and/or Master Festival
262 License.

263 ¹⁵Only allowed within a Master Planned Development. Requires an Administrative Conditional Use permit.

264 Is permitted only in approved existing Commercial spaces or developments that have ten (10) or more

265 units with approved Support Commercial space. A Parking Plan shall be submitted to determine site
266 specific parking requirements.

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

270 HISTORY

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

272 *Amended by Ord. 02-38 on 9/12/2002*

273 *Amended by Ord. 04-08 on 3/4/2004*

274 *Amended by Ord. 05-39 on 6/30/2005*

275 *Amended by Ord. 06-76 on 11/9/2006*

276 *Amended by Ord. 11-05 on 1/27/2011*

277 *Amended by Ord. 14-35 on 6/26/2014*

278 *Amended by Ord. 2018-23 on 5/17/2018*

279 *Amended by Ord. 2018-55 on 10/23/2018*

280 *Amended by Ord. 2018-55 on 10/23/2018*

281 **15-2.14-2 Uses**

282 Uses in the RDM District are limited to the following:

283 A. **ALLOWED USES.**

284 1. Single Family Dwelling

285 2. Duplex Dwelling

286 3. Triplex Dwelling

287 4. Secondary Living Quarters

288 5. Lockout Unit¹

289 6. Accessory Apartment²

290 7. Nightly Rental³

- 291 8. Home Occupation
- 292 9. Child Care, In Home Babysitting⁴
- 293 10. Child Care, Family⁴
- 294 11. Child Care, Family Group⁴
- 295 12. Accessory Building and Use
- 296 13. Conservation Activity
- 297 14. Agriculture
- 298 15. Parking Area or Structure with four (4) or fewer spaces
- 299 16. Recreation Facility, Private
- 300 17. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 301 18. Food Truck Location¹⁴

302 **B. CONDITIONAL USES.**

- 303 1. Multi-Unit Dwelling⁶
- 304 2. Guest House
- 305 3. Group Care Facility
- 306 4. Child Care Center
- 307 5. Public and Quasi Public Institution, Church, and School
- 308 6. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 309 7. Telecommunication Antenna⁷
- 310 8. Satellite Dish, greater than thirty nine inches (39") in diameter⁸
- 311 9. Raising grazing of horses
- 312 10. Cemetery
- 313 11. Bed and Breakfast Inn
- 314 12. Boarding House, Hotel
- 315 13. Hotel, Minor⁶
- 316 14. Hotel, Major⁶

- 317 15. Private Residence Club Project and Conversion¹¹
- 318 16. Office, General~~[6]⁶[-7]~~
- 319 17. Office, Moderate Intensive^{6,9}
- 320 18. Office and Clinic, Medical^{6,10}
- 321 19. Financial Institution, without drive up window^{6,10}
- 322 20. Commercial Retail and Service, Minor^{6,10}
- 323 21. Commercial Retail and Service, personal improvement^{6,10}
- 324 22. Commercial, Resort Support^{6,10}
- 325 23. Cafe or Deli^{6,10}
- 326 24. Restaurant, Standard^{6,10}
- 327 25. Restaurant, Outdoor Dining¹¹
- 328 26. Outdoor Event¹¹
- 329 27. Bar^{6,10}
- 330 28. Hospital, Limited Care Facility^{6,9}
- 331 29. Parking Area or Structure with five (5) or fewer spaces
- 332 30. Temporary Improvement¹¹
- 333 31. Passenger Tramway Station and Ski Base Facility¹²
- 334 32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹²
- 335 33. Recreation Facility, Public
- 336 34. Recreation Facility, Commercial⁶
- 337 35. Entertainment Facility, Indoor^{6,9}
- 338 36. Commercial Stables, Riding Academy^{6,10}
- 339 ~~[37. Master Planned Development with moderate income housing Density bonus⁶~~
- 340 ~~38. Master Planned Development with residential and transient lodging Uses only⁶~~
- 341 ~~39. Master Planned Development with Support Retail and Minor Service~~
- 342 ~~Commercial⁶]~~

343 ~~[40.]~~37. Fences greater than six feet (6') in height from Final Grade

344 ~~[41.]~~38. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹³

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

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

348 ²See ~~[LMC Chapter]~~ Section 15-4-7, Accessory Apartments.

349 ³Nightly Rentals do not include the Use of Dwellings for Commercial Use.

350 ⁴See ~~[LMC Chapter]~~ Section 15-4-9, Child Care ~~[Regulations]~~ And Child Care Facilities

351 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
352 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
353 on the original Property set forth in the services agreement and/or Master Festival License

354 ⁶Subject to ~~[provisions of LMC]~~ Master Planned Development approval. See Chapter 15-6~~], Master~~
355 Planned Development]

356 ⁷See ~~[LMC Chapter]~~ Section 15-4-14, Telecommunication Facilities.

357 ⁸See ~~[LMC Chapter]~~ Section 15-4-13, Placement Of Satellite Receiving Antennas.

358 ⁹General Offices are only permitted with an approved Master Planned Development and may only be
359 approved as the redevelopment of an existing Building or Property. In addition to meeting the necessary
360 criteria in the LMC Chapter 15-6, Master Planned Developments [MPD's], the Planning Commission must
361 find that: a) the redevelopment of an existing Building or Property to a General Office use will
362 substantially advance the objectives of Economic Element of the General Plan or other more specific
363 neighborhood plans; b) it has minimized/eliminated any potential detrimental impact on the resort and/or
364 resort-residential character of the RDM District and the Frontage Protection Zone through careful
365 planning and conditions of approval; c) it will not result in an intensification of use incompatible with
366 neighboring developments; and d) it will not result in substantial increase in the existing trip generations
367 for services and deliveries.

368 ¹⁰Allowed only as a secondary or support Use to the primary Development or Use and intended as a
369 convenience for residents or occupants of adjacent or adjoining residential Development.

370 ¹¹Requires an administrative Conditional Use permit.

371 ¹²As part of an approved Ski Area Master Plan. See ~~[LMC Chapter]~~ Section 15-4-18, Passenger
372 Tramways ~~[a]~~And Ski Base Facilities

373 ¹³Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
374 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
375 in an Area other than the original location set forth in the services agreement and/or Master Festival
376 License.

377 ¹⁴The Planning Director~~[,]~~ or ~~[his]~~ their designee shall, upon finding a Food Truck Location in compliance
378 with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative
379 approval letter.

380 HISTORY

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

382 *Amended by Ord. 02-24 on 6/27/2002*

383 *Amended by Ord. 02-38 on 9/12/2002*

384 *Amended by Ord. 04-39 on 3/18/2004*

385 *Amended by Ord. 06-76 on 11/9/2006*

386 *Amended by Ord. 2018-55 on 10/23/2018*

387 *Amended by Ord. 2018-55 on 10/23/2018*

388 **15-2.15-2 Uses**

389 Uses in the RM District are limited to the following:

390 A. **ALLOWED USES.**

391 1. Single Family Dwelling

392 2. Duplex Dwelling

393 3. Triplex Dwelling

394 4. Secondary Living Quarters

395 5. Lockout Unit¹

396 6. Accessory Apartment²

- 397 7. Nightly Rental³
- 398 8. Home Occupation
- 399 9. Child Care, In-Home Babysitting⁴
- 400 10. Child Care, Family⁴
- 401 11. Child Care, Family Group⁴
- 402 12. Accessory Building and Use
- 403 13. Conservation Activity
- 404 14. Agriculture
- 405 15. Bed ~~[&]~~ and Breakfast Inn
- 406 16. Parking Area or Structure with four (4) or fewer spaces

407 **B. CONDITIONAL USES.**

- 408 1. Multi-Unit Dwelling
- 409 2. Guest House, on Lot greater than one (1) acre
- 410 3. Group Care Facility
- 411 4. Child Care Center⁴
- 412 5. Public and Quasi-Public Institution, Church, and School
- 413 6. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 414 7. Telecommunication Antenna⁵
- 415 8. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁶
- 416 9. Boarding House, Hostel
- 417 10. Hotel, Minor⁷
- 418 11. Outdoor Event⁸
- 419 12. Parking Area or Structure with five (5) or more spaces
- 420 13. Temporary Improvement⁸
- 421 14. Recreation Facility, Public and Private
- 422 ~~[15. Master Planned Development with moderate income housing Density bonus⁷~~

- 423 ~~16. Master Planned Development with residential and transient lodging Uses only⁷~~
- 424 ~~17. Master Planned Development with Support Retail and Minor Service Commercial~~
- 425 ~~Uses⁷~~
- 426 ~~18.] 15. Fences greater than six feet in Height from Final Grade⁸~~
- 427 ~~16. Residential and transient lodging Uses⁷~~

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

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

431 ²See [~~LMC Chapter~~] Section 15-4-7, [~~Supplemental Regulations for~~] Accessory Apartments

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

433 ⁴See [~~LMC Chapter~~] Section 15-4-9, Child Care [~~Regulations~~] And Child Care Facilities

434 ⁵See [~~LMC Chapter~~] Section 15-4-14, [~~Supplemental Regulations for~~] Telecommunications Facilities

435 ⁶See [~~LMC Chapter~~] Section 15-4-13, [~~Supplemental Regulations for~~] Placement Of Satellite Receiving
436 Antennas

437 ⁷Subject to [~~provisions of LMC~~] Master Planned Development approval. See Chapter 15-6[~~, Master~~
438 ~~Planned Development~~]

439 ⁸Requires an [~~a~~]Administrative Conditional Use permit

440 HISTORY

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

442 **15-2.16-2 Uses**

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

444 A. **ALLOWED USES.**

- 445 1. Single Family Dwelling
- 446 2. Duplex Dwelling
- 447 3. Triplex Dwelling
- 448 4. Secondary Living Quarters
- 449 5. Lockout Unit¹

- 450 6. Accessory Apartment²
- 451 7. Nightly Rental³
- 452 8. Home Occupation
- 453 9. Child Care, In-Home Babysitting⁴
- 454 10. Child Care, Family⁴
- 455 11. Child Care, Family Group⁴
- 456 12. Child Care Center⁴
- 457 13. Accessory Building and Use
- 458 14. Conservation Activity
- 459 15. Agriculture
- 460 16. Bed and Breakfast Inn
- 461 17. Boarding House, Hostel
- 462 18. Hotel, Minor
- 463 19. Parking Area or Structure with four (4) or fewer spaces
- 464 20. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 465 21. Food Truck Location¹²

466 B. **CONDITIONAL USES.**

- 467 1. Multi-Unit Dwelling
- 468 2. Group Care Facility
- 469 3. Public and Quasi-Public institution, church, and school
- 470 4. Essential municipal and public utility Use, facility, service, and Structure
- 471 5. Telecommunications Antenna⁶
- 472 6. Satellite dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 473 7. Raising, grazing of horses
- 474 8. Cemetery
- 475 9. Hotel, Major

- 476 10. Timeshare Project and Conversion
- 477 11. Timeshare Sales Office
- 478 12. Private Residence Club Project and Conversion⁹
- 479 13. Office, General⁸
- 480 14. Office, Moderate⁸
- 481 15. Office and Clinic, Medical⁸
- 482 16. Financial Institution without drive-up window⁸
- 483 17. Minor Retail and Service Commercial⁸
- 484 18. Retail and Service Commercial, personal improvement⁸
- 485 19. Transportation Service⁸
- 486 20. Neighborhood Market, without gasoline sales⁸
- 487 21. Café or Deli⁸
- 488 22. Restaurant, General⁸
- 489 23. Restaurant, Outdoor Dining^{8,9}
- 490 24. Bar⁸
- 491 25. Hospital, Limited Care Facility⁸
- 492 26. Parking Area or Structure with five (5) or more spaces
- 493 27. Temporary Improvement⁹
- 494 28. Passenger Tramway station and ski base facility¹⁰
- 495 29. Ski tow rope, ski lift, ski run, and ski bridge¹⁰
- 496 30. Outdoor Events and Uses⁹
- 497 31. Recreation Facility, Public and Private⁸
- 498 32. Recreation Facility, Commercial⁸
- 499 33. Entertainment Facility, Indoor⁸
- 500 34. Commercial Stable(s), riding academy⁸
- 501 ~~[35. Master Planned Developments]~~

502 ~~[36.]~~35. Heliport⁸

503 ~~[37.]~~36. Amenities Club

504 ~~[38.]~~37. Club, Private Residence Off-Site¹¹

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

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

508 ²See [LMC] Section 15-4-7, Accessory Apartments

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

510 ⁴See [LMC] Section 15-4-9, Child Care Regulations And Child Care Facilities

511 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
512 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
513 on the original Property set forth in the services agreement and/or Master Festival License. Requires an
514 Administrative Permit.

515 ⁶See [LMC] Section 15-4-14, Telecommunication Facilities

516 ⁷See [LMC] Section 15-4-13, Placement Of Satellite Receiving Antennas

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

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

520 ¹⁰As part of an approved Ski Area Master Plan

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

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

527 HISTORY

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

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

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

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

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

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

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

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

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

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

538 **15-2.17-2 Uses**

539 Uses in the RCO District are limited to the following:

540 A. **ALLOWED USES.**

541 1. Secondary Living Quarters

542 2. Lockout Unit¹

543 3. Accessory Apartment²

544 4. Nightly Rental

545 5. Home Occupation

546 6. Child Care, In-Home Babysitting³

547 7. Child Care, Family³

548 8. Child Care, Family Group³

549 9. Accessory Building and Use

550 10. Conservation Activity

551 11. Agriculture

552 12. Parking Area or Structure with four (4) or fewer spaces

553 13. Recreation Facility, Private

554 14. Allowed Uses in the Underlying Zoning District

555 15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁴

556 16. Food Truck Location¹¹

557 **B. CONDITIONAL USES.**

558 1. Multi-Unit Dwelling⁵

559 2. Group Care Facility⁵

560 3. Child Care Center^{3,5}

561 4. Public and Quasi-Public Institution, Church and School⁵

562 5. Essential Municipal Public Utility Use, Facility, Service, and Structure⁵

563 6. Telecommunication Antenna⁶

564 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷

565 8. Plant and Nursery stock products and sales⁵

566 9. Bed and Breakfast Inn⁵

567 10. Boarding House, Hostel⁵

568 11. Hotel, Minor⁵

569 12. Hotel, Major⁵

570 13. Private Residence Club Project and Conversion⁹

571 14. Timeshare Sales Office, off-site⁵

572 15. Office, General⁵

573 16. Office, Moderate Intensive⁵

574 17. Office, Intensive⁵

575 18. Office and Clinic, Medical⁵

576 19. Financial Institution, with and without drive-up window^{5,8}

577 20. Retail and Service Commercial, Minor⁵

578 21. Retail and Service Commercial, personal improvement⁵

579 22. Retail and Service Commercial, Major⁵

580 23. Transportation Service⁵

- 581 24. Retail Drive-Up Window⁸
- 582 25. Neighborhood Convenience Commercial⁵
- 583 26. Commercial, Resort Support⁵
- 584 27. Gasoline Service Station⁵
- 585 28. Cafe, Deli⁵
- 586 29. Restaurant, General⁵
- 587 30. Restaurant, Outdoor Dining⁹
- 588 31. Outdoor Event⁹
- 589 32. Restaurant, Drive-up window⁸
- 590 33. Bar⁵
- 591 34. Hospital, Limited Care Facility⁵
- 592 35. Hospital, General⁵
- 593 36. Parking Area or Garage with five (5) or more spaces⁸
- 594 37. Temporary Improvement⁹
- 595 38. Passenger Tramway Station and Ski Base Facility⁵
- 596 39. Ski tow rope, ski lift, ski run, and ski bridge⁵
- 597 40. Recreation Facility, Public⁵
- 598 41. Recreation Facility, Commercial⁵
- 599 42. Entertainment, Indoor⁵
- 600 ~~[43. Master Planned Developments⁵]~~
- 601 ~~[44.]~~43. Heliport⁵
- 602 ~~[45.]~~44. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁰

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

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

606 ²See ~~[LMC Chapter]~~ Section 15-4-7, ~~[Supplemental Regulations for]~~ Accessory Apartments

607 ³See [~~LMC Chapter~~] [Section](#) 15-4-9, Child Care Regulations [And Child Care Facilities](#)

608 ⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
609 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
610 on the original Property set forth in the services agreement and/or Master Festival License.

611 ⁵Subject to [~~provisions of~~] [Master Planned Development approval. See](#) Chapter 15-6 [~~, Master Planned~~
612 ~~Developments~~]

613 ⁶See [~~LMC Chapter~~] [Section](#) 15-4-14, [~~Supplemental Regulations for~~] Telecommunication Facilities

614 ⁷See [~~LMC Chapter~~] [Section](#) 15-4-13, [~~Supplemental Regulations for~~] [Placement Of](#) Satellite Receiving
615 Antennas

616 ⁸See Section 15-2.18-5 criteria for drive-up windows

617 ⁹Requires an administrative Conditional Use permit

618 ¹⁰Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
619 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
620 in an Area other than the original location set forth in the services agreement and/or Master Festival
621 License.

622 ¹¹The Planning Director[;] or [~~his~~] [their](#) designee shall, upon finding a Food Truck Location in compliance
623 with Municipal Code [Section](#) 4-5-6, issue the property owner a Food Truck Location administrative
624 approval letter.

625 HISTORY

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

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

628 *Amended by Ord. [04-39](#) on 9/23/2004*

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

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

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

632 **15-2.18-2 Uses**

633 Uses in the GC District are limited to the following:

634 A. **ALLOWED USES.**

- 635 1. Secondary Living Quarters
- 636 2. Lockout Unit¹
- 637 3. Accessory Apartment²
- 638 4. Nightly Rental
- 639 5. Home Occupation
- 640 6. Child Care, In-Home Babysitting³
- 641 7. Child Care, Family³
- 642 8. Child Care, Family Group³
- 643 9. Child Care Center³
- 644 10. Accessory Building and Use
- 645 11. Conservation Activity
- 646 12. Agriculture
- 647 13. Plant and Nursery Stock production and sales
- 648 14. Bed ~~&~~and Breakfast Inn
- 649 15. Boarding House, Hostel
- 650 16. Hotel, Minor
- 651 17. Hotel, Major
- 652 18. Office, General
- 653 19. Office, Moderate Intensive
- 654 20. Office, Intensive
- 655 21. Office and Clinic, Medical and Veterinary Clinic
- 656 22. Financial Institution without a drive-up window
- 657 23. Commercial, Resort Support
- 658 24. Retail and Service Commercial, Minor
- 659 25. Retail and Service Commercial, Personal Improvement

- 660 26. Retail and Service Commercial, Major
- 661 27. Cafe or Deli
- 662 28. Restaurant, General
- 663 29. Hospital, Limited Care Facility
- 664 30. Parking Area or Structure with four (4) or fewer spaces
- 665 31. Parking Area or Structure with five (5) or more spaces
- 666 32. Recreation Facility, Private
- 667 33. Food Truck Location¹⁰

668 B. **CONDITIONAL USES.**

- 669 1. Single Family Dwelling
- 670 2. Duplex Dwelling
- 671 3. Triplex Dwelling
- 672 4. Multi-Unit Dwelling
- 673 5. Group Care Facility
- 674 6. Public and Quasi-Public Institution, Church, and School
- 675 7. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 676 8. Telecommunication Antenna⁴
- 677 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁵
- 678 10. Timeshare Project and Conversion
- 679 11. Timeshare Sales Office, off-site within an enclosed Building
- 680 12. Private Residence Club Project and Conversion⁸
- 681 13. Financial Institution with a Drive-up Window⁶
- 682 14. Retail and Service Commercial with Outdoor Storage
- 683 15. Retail and Service Commercial, Auto Related
- 684 16. Transportation Service
- 685 17. Retail Drive-Up Window⁶

- 686 18. Gasoline Service Station
- 687 19. Restaurant and Cafe, Outdoor Dining⁷
- 688 20. Restaurant, Drive-up Window⁶
- 689 21. Outdoor Event⁷
- 690 22. Bar
- 691 23. Sexually Oriented Businesses⁸
- 692 24. Hospital, General
- 693 25. Light Industrial Manufacturing and Assembly
- 694 26. Temporary Improvement⁷
- 695 27. Passenger Tramway and Ski Base Facility
- 696 28. Ski tow rope, ski lift, ski run, and ski bridge
- 697 29. Commercial Parking Lot or Structure
- 698 30. Recreation Facility, Public
- 699 31. Recreation Facility, Commercial
- 700 32. Indoor Entertainment Facility
- 701 ~~[33. Master Planned Development with moderate housing density bonus⁹~~
- 702 ~~34. Master Planned Developments⁹]~~
- 703 ~~[35.]~~33. Heliport
- 704 ~~[36.]~~34. Temporary Sales Trailer in conjunction with an active Building permit for the
- 705 Site.⁸
- 706 ~~[37.]~~35. Fences greater than six feet (6') in height from Final Grade⁷
- 707 ~~[38.]~~36. Household Pet, Boarding⁷
- 708 ~~[39.]~~37. Household Pet, Daycare⁷
- 709 ~~[40.]~~38. Household Pet, Grooming⁷

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

712 ¹Nightly rental of Lockout Units requires Conditional Use permit

713 ²See [LMC Chapter] [Section](#) 15-4-7, [Supplemental Regulations for] Accessory Apartments

714 ³See [LMC Chapter] [Section](#) 15-4-9, Child Care Regulations [And Child Care Facilities](#)

715 ⁴See [LMC Chapter] [Section](#) 15-4-14, [Supplemental Regulations for] Telecommunication Facilities

716 ⁵See [LMC Chapter] [Section](#) 15-4-13, [Supplemental Regulations for] [Placement Of](#) Satellite Receiving
717 Antennas

718 ⁶See Section ~~[2-18-6]~~ [15-2.18-6](#) for Drive-Up Window review

719 ⁷Requires an ~~[a]~~Administrative Conditional Use permit

720 ⁸See Section ~~[2-17-8]~~ [15-4-16](#) for additional criteria.

721 ~~[⁹Subject to provisions of LMC Chapter 15-6, Master Planned Development]~~

722 ¹⁰The Planning Director~~[,]~~ or ~~[his]~~ [their](#) designee shall, upon finding a Food Truck Location in compliance
723 with Municipal Code [Section](#) 4-5-6, issue the property owner a Food Truck Location administrative
724 approval letter.

725 HISTORY

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

727 *Amended by Ord. [04-39](#) on 9/23/2004*

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

729 *Amended by Ord. [14-57](#) on 11/20/2014*

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

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

732 **15-2.19-2 Uses**

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

734 A. **ALLOWED USES.**

735 1. Secondary Living Quarters

736 2. Accessory Apartment¹

737 3. Nightly Rental

738 4. Home Occupation

- 739 5. Child Care, In-Home Babysitting²
- 740 6. Child Care, Family²
- 741 7. Child Care, Family Group²
- 742 8. Child Care Center²
- 743 9. Agriculture
- 744 10. Plant and Nursery Stock
- 745 11. Office, General
- 746 12. Office, Moderate Intensive
- 747 13. Office, Intensive
- 748 14. Financial Institution without drive-up window
- 749 15. Retail and Service Commercial, Minor
- 750 16. Retail and Service Commercial, Personal Improvement
- 751 17. Retail and Service Commercial, Major
- 752 18. Commercial, Resort Support
- 753 19. Hospital, Limited Care
- 754 20. Parking Area or Structure with four (4) or fewer spaces
- 755 21. Recreation Facility, Private
- 756 22. Food Truck Location⁸

757 B. **CONDITIONAL USES.**

- 758 1. Multi-Unit Dwelling
- 759 2. Group Care Facility
- 760 3. Child Care Center²
- 761 4. Public and Quasi-Public Institution, Church, and School
- 762 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 763 6. Telecommunication Antenna³
- 764 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁴

- 765 8. Accessory Building and Use
- 766 9. Raising, grazing of horses
- 767 10. Bed and Breakfast Inn
- 768 11. Boarding House, Hostel
- 769 12. Hotel, Minor
- 770 13. Private Residence Club Project and Conversion⁶
- 771 14. Office and Clinic, Medical and Veterinary Clinic
- 772 15. Financial Institutions with Drive-Up Window⁵
- 773 16. Retail and Service Commercial with Outdoor Storage
- 774 17. Retail and Service Commercial, Auto-Related
- 775 18. Transportation Services
- 776 19. Retail Drive-Up Window⁵
- 777 20. Gasoline Service Station
- 778 21. Café or Deli
- 779 22. Restaurant, General
- 780 23. Restaurant, Outdoor Dining
- 781 24. Restaurant, Drive-Up Window⁵
- 782 25. Outdoor Event⁶
- 783 26. Bar
- 784 27. Hospital, General
- 785 28. Light Industrial Manufacturing and Assembly Facility
- 786 29. Parking Area or Structure with five (5) or more spaces
- 787 30. Temporary Improvement⁶
- 788 31. Passenger Tramway Station and Ski Base Facility
- 789 32. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge
- 790 33. Recreation Facility, Public

- 791 34. Recreation Facility, Commercial
- 792 35. Entertainment Facility, Indoor
- 793 36. Commercial Stables, Riding Academy
- 794 ~~[37. Master Planned Developments⁷]~~
- 795 ~~[38.]~~37. Heliports
- 796 ~~[39.]~~38. Commercial Parking Lot or Structure
- 797 ~~[40.]~~39. Temporary Sales Office, in conjunction with an active Building permit.
- 798 ~~[41.]~~40. Fences and Walls greater than six feet (6') in height from Final Grade⁶
- 799 ~~[42.]~~41. Household Pet, Boarding⁶
- 800 ~~[43.]~~42. Household Pet, Daycare⁶
- 801 ~~[44.]~~43. Household Pet, Grooming⁶

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

804 ¹See ~~[LMC Chapter]~~ Section 15-4-7, ~~[Supplemental Regulations for]~~ Accessory Apartments

805 ²See ~~[LMC Chapter]~~ Section 15-4-9, Child Care ~~[Regulations]~~ And Child Care Facilities

806 ³See ~~[LMC Chapter]~~ Section 15-4-14, ~~[Supplemental Regulations for]~~ Telecommunication Facilities

807 ⁴See ~~[LMC Chapter]~~ Section 15-4-13, ~~[Supplemental Regulations for]~~ Placement Of Satellite Receiving
808 Antennas

809 ⁵See Section 15-2.19-8, Criteria For Drive-Up Windows ~~[for Drive-Up Window review criteria]~~

810 ⁶Subject to an ~~[a]~~AAdministrative Conditional Use permit.

811 ~~[⁷Subject to provisions of LMC Chapter 15-6, Master Planned Development.]~~

812 ⁸The Planning Director~~[,]~~ or ~~[his]~~ their designee shall, upon finding a Food Truck Location in compliance
813 with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative
814 approval letter.

815 HISTORY

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

817 *Amended by Ord. 04-39 on 9/23/2004*

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

819 Amended by Ord. [14-57](#) on 11/20/2014

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

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

822 **15-2.22-2 Uses**

823 Uses in the Public Use Transition District are limited to the following:

824 A. **ALLOWED USES.**

825 1. Municipal/Institutional Accessory Building and Use 600 sf or less

826 2. Conservation Activity

827 3. Parking Lot, Public or Private with four (4) or fewer spaces

828 4. Public Utility or Essential Services

829 5. Public Assembly Uses

830 6. Outdoor Events

831 7. Food Truck Location⁵

832 B. **CONDITIONAL USES.**

833 1. Public and Quasi-Public Institution, Church, School, Post Office

834 2. Entertainment Facility, Outdoor

835 3. Essential Municipal Public Utility Use, Facility, or Service Structure

836 4. Parking Area or Structure for five (5) or more cars

837 5. Liquor Store

838 6. Commercial Retail and Service, Minor

839 7. Outdoor Recreation Equipment

840 8. Outdoor Grills/Beverage Service Stations

841 9. Restaurant, Outdoor Dining¹

842 10. Restaurant, Café or Deli

843 11. Accessory Building or Use greater than 600 sf

- 844 12. Telecommunication Antenna²
- 845 13. Satellite Dish, greater than thirty-nine inches (39”) in diameter³
- 846 14. Temporary Improvement/Outdoor Use
- 847 15. Salt Lake City 2002 Winter Olympic Legacy Displays⁴

848 ~~[16. Master Planned Developments]~~

849 ~~[17.]~~16. Passenger Tramways, ski towers, and ski lift facilities.

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

852 ¹Required Administrative Conditional Use permit

853 ²See ~~[LMC Chapter]~~ Section 15-4-14, ~~[Supplemental Regulations for]~~ Telecommunication Facilities

854 ³See ~~[LMC Chapter]~~ Section 15-4-13, ~~[Supplemental Regulations for]~~ Placement Of Satellite Receiving
855 Antennas

856 ⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
857 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
858 in an Area other than the original location set forth in the services agreement and/or Master Festival
859 License.

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

863 HISTORY

864 *Adopted by Ord. 05-12 on 3/3/2005*

865 *Amended by Ord. 2018-55 on 10/23/2018*

866 *Amended by Ord. 2018-55 on 10/23/2018*

867 **15-2.23-2 Uses**

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

869 A. **ALLOWED USES.**

- 870 1. Conservation Activities

- 871 2. Home Occupation
- 872 3. In-home Babysitting
- 873 4. Family Child Care
- 874 5. Secondary Living Quarters
- 875 6. Agriculture
- 876 7. Food Truck Location²

877 **B. ADMINISTRATIVE CONDITIONAL USES.**

- 878 1. Trails and Trailhead Improvements
- 879 2. Outdoor Recreation Equipment
- 880 3. Essential Public Utility Use, Service or Structure less than 600 sq. ft.
- 881 4. Accessory Buildings less than 600 sq. ft.
- 882 5. Parking Areas with four (4) or fewer spaces
- 883 6. Outdoor Events and Outdoor Music, see Section 15-4
- 884 7. Temporary Improvement
- 885 8. Outdoor dining and support retail associated with support Uses with an MPD
- 886 9. Fences and Walls, see Section 15-4
- 887 10. Anemometer and Anemometer Towers

888 **C. CONDITIONAL USES.**

- 889 ~~[1.]~~ Master Planned Developments (MPDs)
- 890 ~~[2.]~~1. Public, Quasi-Public, civic, municipal Uses
- 891 ~~[3.]~~2. General acute Hospital
- 892 ~~[4.]~~3. Alternative professional health-related services
- 893 ~~[5.]~~4. Athletic training and testing Offices and facilities
- 894 ~~[6.]~~5. Athletic program administrative Offices
- 895 ~~[7.]~~6. Support short-term athlete housing or lodging associated with an approved
- 896 Recreation Facility (within an approved MPD)

- 897 ~~[8-]~~7. Accredited physician Office space
- 898 ~~[9-]~~8. Accredited Medical & dental clinics
- 899 ~~[10-]~~9. Medical Heliport
- 900 ~~[11-]~~10. Group Care Facility
- 901 ~~[12-]~~11. Ancillary Support Commercial (within an approved MPD)
 - 902 a. Gift shop
 - 903 b. Dispensing pharmacy
 - 904 c. Medical supply
 - 905 d. Restaurant
 - 906 e. Deli
 - 907 f. Outdoor grills/ beverage service stations
 - 908 g. Child Care Center
- 909 ~~[13-]~~12. Recreation Facility, Public and Private
- 910 ~~[14-]~~13. Recreation Facility, Commercial
- 911 ~~[15-]~~14. Park and Ride Lot
- 912 ~~[16-]~~15. Municipal/institutional Accessory Building and Use
- 913 ~~[17-]~~16. Parking Lot, Public
- 914 ~~[18-]~~17. Public utility or essential services
- 915 ~~[19-]~~18. Single Family Dwelling (with an approved MPD¹)
- 916 ~~[20-]~~19. Duplex Dwelling (with an approved MPD¹)
- 917 ~~[21-]~~20. Multi-Unit Dwelling (with an approved MPD¹)
- 918 ~~[22-]~~21. Telecommunication Antenna
- 919 ~~[23-]~~22. Transit facilities
- 920 ~~[24-]~~23. Parking Areas, Lots, and Structures with more than five (5) Parking Spaces
- 921 ~~[25-]~~24. Raising, grazing of horses
- 922 ~~[26-]~~25. Commercial Riding Stable(s)

923 ~~[27.]~~26. Small Energy Wind Systems

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

926 ¹Residential Uses cannot exceed 1 unit/acre

927 ²The Planning Director~~[,]~~ or ~~[his]~~their designee shall, upon finding a Food Truck Location in compliance
928 with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative
929 approval letter.

930 HISTORY

931 *Adopted by Ord. 06-48 on 6/29/2006*

932 *Amended by Ord. 07-25 on 4/19/2007*

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

934 *Amended by Ord. 2018-55 on 10/23/2018*

935 **15-6 Master Planned Developments**

936 15-6-1 Purpose

937 15-6-2 Applicability

938 15-6-3 Uses

939 15-6-4 Process

940 15-6-5 MPD Requirements

941 15-6-6 Required Findings And Conclusions Of Law

942 15-6-7 Master Planned Affordable Housing Development

943 15-6-8 Unit Equivalents

944 **15-6-1 Purpose**

945 The purpose of this Chapter is to describe the process and set forth criteria for review of Master
946 Planned Developments ~~[(MPDs)]~~ in Park City. The Master Planned Development provisions set
947 forth Use, Density, ~~[A]~~Height, ~~[P]~~Parking, design theme, and general Site planning criteria for
948 larger and/or ~~[more]~~ complex projects having a variety of constraints and challenges, such as

949 environmental issues, multiple ~~[z]~~Zoning ~~[d]~~Districts, location within or adjacent to transitional
950 areas between different land Uses, and infill redevelopment where the ~~[MPD]~~ Master Planned
951 Development process can provide design flexibility necessary for well-planned, mixed-use
952 developments that are Compatible with the surrounding neighborhood. The goal of this Chapter
953 ~~[section]~~ is to result in projects which:

- 954 A. complement the natural features of the Site;
- 955 B. ensure neighborhood Compatibility;
- 956 C. strengthen the resort character of Park City;
- 957 D. result in a net positive contribution of amenities to the community;
- 958 E. provide a variety of housing types and configurations;
- 959 F. provide the highest value of ~~[e]~~Open ~~[s]~~Space for any given Site;
- 960 G. efficiently and cost effectively extend and provide infrastructure;
- 961 H. provide opportunities for the appropriate redevelopment and reuse of existing
962 ~~[s]~~Structures/~~[s]~~Sites and maintain Compatibility with the surrounding neighborhood;
- 963 I. protect ~~[r]~~Residential ~~[u]~~Uses and residential neighborhoods from the impacts of non-
964 ~~[r]~~Residential Uses using best practice methods and diligent code enforcement; ~~[and]~~
- 965 J. encourage mixed-~~[u]~~use, walkable, and sustainable development and redevelopment
966 that provides innovative and energy efficient design, including innovative alternatives to
967 reduce impacts of the automobile on the community~~[-]; and~~
- 968 K. ~~[E]~~encourage opportunities for economic diversification and economic development
969 within the community.

970 HISTORY

971 *Adopted by Ord. [02-07](#) on 5/23/2002*

972 *Amended by Ord. [10-14](#) on 4/15/2010*

973 *Amended by Ord. [13-23](#) on 7/11/2013*

974 **15-6-2 Applicability**

975 A. **Required.** The Master Planned Development process shall be required in all Zoning
976 Districts except in the Historic Residential-Low Density (HRL), Historic Residential (HR-
977 1), Historic Residential 2 (HR-2), Historic Recreation Commercial (HRC), and Historic
978 Commercial Business (HCB) for the following:

- 979 1. Any Residential project with ten (10) or more Lots.
- 980 2. Any Residential project with ten (10) or more Residential Unit Equivalents
981 (20,000 square feet).
- 982 3. Any Hotel or lodging project with ten (10) or more Residential Unit Equivalents
983 (20,000 square feet).
- 984 4. Any new Commercial, Retail, Office, Public, Quasi-public, ~~[M]mixed-[U]use~~, or
985 ~~[I]~~industrial project with 10,000 square feet or more of Gross Floor Area.
- 986 5. All projects utilizing Transfer of Development Rights Development Credits.
- 987 6. All Affordable Housing ~~[MPDs]~~ Master Planned Developments consistent with
988 Section 15-6-7 ~~[herein]~~.

989 B. **Allowed but not required.**

- 990 1. The Master Planned Development process is allowed, but is not required, in the
991 General Commercial (GC) and Light Industrial (LI) Zoning Districts for:
 - 992 a. Residential Development projects with fewer than ten (10) Lots, or fewer
993 than ten (10) Residential Unit Equivalents (not more than 20,000 square
994 feet); or
 - 995 b. Hotel or lodging projects with fewer than ten (10) Residential Unit
996 Equivalents (not more than 20,000 square feet); or
 - 997 c. New Commercial, Retail, Office, Public, Quasi-public, ~~[M]mixed-[U]use~~,
998 or ~~[I]~~industrial projects with less than 10,000 square feet of Gross Floor
999 Area.

1000 2. The Master Planned Development process is allowed[;] but is not required in the
1001 Historic Residential (HR-1) and Historic Residential 2 (HR-2) Zoning Districts
1002 only when the HR-1 or HR-2 zoned Properties are combined with adjacent HRC
1003 or HCB zoned Properties. Height exceptions will not be granted for Master
1004 Planned Developments within the HR-1, HR-2, HRC, and HCB Zoning Districts.
1005 See Section 15-6-5(F), Building Height.

1006 3. The Master Planned Development process is allowed[;] but is not required in the
1007 Historic Residential-Medium (HRM) Density Zoning District for:
1008 a. Residential Development projects with fewer than ten (10) Lots, or fewer
1009 than ten (10) Residential Unit Equivalents (not more than 20,000 square
1010 feet), or
1011 b. Hotel or lodging projects with fewer than ten (10) Residential Unit
1012 Equivalents (not more than 20,000 square feet).

1013 Height exceptions will not be granted for Master Planned Developments within
1014 the HRM Zoning Districts. See Section 15-6-5(F), Building Height.

1015 4. The Master Planned Development process is allowed[;] but is not required[;]
1016 when the Property is located in the HR-1 Zoning District and is not a part of the
1017 original Park City Survey or Snyder’s Addition to the Park City Survey and the
1018 proposed [MPD] Master Planned Development is for an Affordable Housing
1019 [MPD] Master Planned Development consistent with Section 15-6-7 [herein].

1020 C. **Not Allowed**. The Master Planned Development process is not allowed or permitted,
1021 except as provided in Sections A and B above or as specifically required by the City
1022 Council as part of an Annexation or Development Agreement.

1023 HISTORY

1024 *Adopted by Ord. [02-07](#) on 5/23/2002*

1025 *Amended by Ord. [04-08](#) on 3/4/2004*

- 1026 Amended by Ord. [06-22](#) on 4/27/2006
- 1027 Amended by Ord. [10-14](#) on 4/15/2010
- 1028 Amended by Ord. [11-12](#) on 3/31/2011
- 1029 Amended by Ord. [13-23](#) on 7/11/2013
- 1030 Amended by Ord. [15-36](#) on 6/25/2015
- 1031 Amended by Ord. [2017-46](#) on 8/17/2017

1032 **15-6-3 Uses**

1033 **A. USES.** A Master Planned Development [(MPD)] can only contain Uses, which are
1034 [~~Permitted~~] **Allowed** or Conditional in the [zone(s)] **Zoning District** in which it is located.
1035 ~~The maximum Density and type of Development permitted on a given Site will be~~
1036 ~~determined as a result of a Site Suitability Analysis and shall not exceed the maximum~~
1037 ~~Density in the zone, except as otherwise provided in this section. The Site shall be~~
1038 ~~looked at in its entirety, including all adjacent property under the same ownership, and~~
1039 ~~the Density located in the most appropriate locations. When Properties are in more than~~
1040 ~~one (1) Zoning District, there may be a shift of Density between Zoning Districts if that~~
1041 ~~Transfer results in a project which better meets the goals set forth in Section 15-6-1~~
1042 ~~herein. Density for MPDs will be based on the Unit Equivalent Formula, as defined in~~
1043 ~~LMC Chapter 15-15, and as stated in Section 15-6-8 herein.~~

1044 **Exception.** Residential Density Transfer between the HCB and HR-2 Zoning Districts
1045 are not permitted. A portion of the Gross Floor Area generated by the Floor Area Ratio of
1046 the HCB Zoning District and applied only to Lot Area in the HCB Zoning District, may be
1047 located in the HR-2 Zoning District as allowed by Section 15-2.3-8. [SEE LMC § 15-6-
1048 5(A), line 1225 as amended]

1049 HISTORY

- 1050 Adopted by Ord. [02-07](#) on 5/23/2002
- 1051 Amended by Ord. [06-22](#) on 4/27/2006

1052 Amended by Ord. [10-14](#) on 4/15/2010

1053 Amended by Ord. [15-36](#) on 6/25/2015

1054 **15-6-4 Process**

1055 **A. PRE-APPLICATION CONFERENCE.** ~~A pre-Application conference shall be held with~~
1056 ~~the Planning Department staff in order for the Applicant to become acquainted with the~~
1057 ~~Master Planned Development procedures and related City requirements and schedules.~~

1058 An Applicant may request a pre-Application conference with Planning Department staff
1059 to become acquainted with the Master Planned Development procedures and

1060 requirements. ~~[The Planning Department staff will give preliminary feedback to the~~
1061 ~~potential Applicant based on information available at the pre-Application conference and~~
1062 ~~will inform the Applicant of issues or special requirements which may result from the~~
1063 ~~proposal.]~~

1064 **B. APPLICATION.** An Applicant shall submit a Master Planned Development Application
1065 to the Planning Department. The Application shall include written consent by all Owners
1066 of the Property to be included in the Master Planned Development. The Planning
1067 Director shall assign the Application to a staff planner who will review the Application for
1068 completeness. The staff planner will inform the Applicant if additional information is
1069 required to constitute a complete Application.

1070 **C. PUBLIC OUTREACH.** It is recommended that the Applicant conduct public outreach
1071 and that the Applicant host neighborhood meetings prior to submitting an Application for
1072 a Master Planned Development.

1073 ~~[B]D. **[PRE-APPLICATION] WORK SESSION [PUBLIC MEETING].** [In order to provide~~
1074 ~~an opportunity for the public and the Planning Commission to give preliminary input on a~~
1075 ~~concept for a Master Planned Development,]~~ After the staff planner determines a Master
1076 Planned Development Application is complete, the Applicant may request a work

1077 session ~~[discussion]~~ with the Planning Commission in order to provide an opportunity for
1078 the public and the Planning Commission to give preliminary input.

1079 E. ADDITIONAL STUDIES. The Commission may require Applicants to submit and fund
1080 additional studies for Master Planned Development proposals that significantly increase
1081 the Density and intensity of Use of a Site. If the Commission requires an Applicant to
1082 submit a traffic study, the Transportation Department and City Engineer shall

1083 recommend a method of modeling and scope of the study area. ~~[, after meeting with the~~
1084 ~~Planning Department. If a work session is held, public input shall be permitted. The~~
1085 ~~Applicant is encouraged to conduct independent public outreach.~~

1086 ~~At the pre-Application work session public meeting, the Applicant will have an~~
1087 ~~opportunity to present the preliminary concepts for the proposed Master Planned~~
1088 ~~Development. The public will be given an opportunity to comment on the preliminary~~
1089 ~~concepts so that the Applicant can address neighborhood concerns in preparation of an~~
1090 ~~Application for an MPD.~~

1091 ~~For larger MPDs, it is recommended that the Applicant host additional neighborhood~~
1092 ~~meetings in preparation of filing of a formal Application for an MPD.]~~

1093 [G] APPLICATION. The Master Planned Development Application must be submitted
1094 with a completed Application form supplied by the City. A list of minimum requirements
1095 will accompany the Application form. The Application must include written consent by all
1096 Owners of the Property to be included in the Master Planned Development. Once an
1097 Application is received, it shall be assigned to a staff Planner who will review the
1098 Application for completeness. The Applicant will be informed if additional information is
1099 necessary to constitute a Complete Application.

1100 [D.] F. PLANNING COMMISSION REVIEW. The Planning Commission is the primary
1101 review body for Master Planned Developments ~~[and is required to hold a public hearing~~
1102 ~~and take action].~~

1103 ~~[E.]~~ **G. PUBLIC HEARING.** ~~[In addition to the possible work session, a formal]~~ The
1104 Planning Commission is required to hold a public hearing prior to taking action on a
1105 Master Planned Development. ~~[is required to be held by the Planning Commission. The~~
1106 ~~Public Hearing will be noticed in accordance with LMC Chapters 15-1-12 and 15-1-21,~~
1107 ~~Notice Matrix.]~~ Multiple ~~[P]u~~public ~~[H]e~~hearings ~~[, including additional notice,]~~ may be
1108 necessary for larger, ~~[or more]~~ complex ~~[,]~~ projects. Staff shall notice each public hearing
1109 in accordance with Sections 15-1-12 and 15-1-21.

1110 ~~[F.]~~ **H. PLANNING COMMISSION ACTION.** The Planning Commission shall approve,
1111 approve with modifications, or deny a requested Master Planned Development. To
1112 approve a Master Planned Development, the Planning Commission shall make the
1113 findings outlined in Section 15-6-6. The Planning Commission action shall be in the form
1114 of written findings of fact, conclusions of law, and in the case of approval, conditions of
1115 approval. ~~[Action shall occur only after the required public hearing is held. To approve an~~
1116 ~~MPD, the Planning Commission will be required to make the findings outlined in Section~~
1117 ~~15-6-6 herein.]~~

1118 Appeals of Planning Commission action shall be conducted in accordance with ~~[LMC~~
1119 ~~Chapter]~~ Section 15-1-18.

1120 ~~[G.]~~ **I. DEVELOPMENT AGREEMENT.** Once the Planning Commission ~~[has]~~
1121 ~~approve~~s~~[d] [the] a~~ Master Planned Development, the approval shall be put in the form
1122 of a Development Agreement ~~[, The Development Agreement shall be in a form]~~
1123 approved by the City Attorney ~~[,]~~ and shall contain, at a minimum, the following:

- 1124 1. A legal description of the land;
- 1125 2. All relevant zoning and Land Management Code parameters, including all
1126 findings, conclusions, and conditions of approval, specifying any exceptions
1127 pursuant to Chapter 15-6 outlining more or less restrictive Height or Setbacks;

- 1128 3. An express reservation of the future legislative power and zoning authority of the
1129 City;
- 1130 4. A copy of the approved Site plan, architectural plans, ~~[L]Landscap[e]ing~~ plans,
1131 Grading plan, trails and ~~[e]Open [s]Space~~ plans, and other plans, which are a
1132 part of the Planning Commission approval;
- 1133 5. A description of all Developer exactions or agreed upon public dedications;
- 1134 6. The Developers agreement to pay all specified impact fees; ~~[and]~~
- 1135 7. The form of ownership anticipated for the project;
- 1136 8. ~~[and a]~~ A specific project phasing plan[-];
- 1137 9. A list and map of all known Physical Mine Hazards on the ~~[p]Property~~, as
1138 determined through the exercise of reasonable due diligence by the Owner, as
1139 well as a description and GPS coordinates of those Physical Mine Hazards~~[-];~~
- 1140 10. A map and inventory of all Historic Structures on the Property and a Historic
1141 Structures Report prepared by a qualified Historic Preservation Professional.

1142

1143 The Planning Commission shall hold a public hearing prior to ratifying a Development
1144 Agreement ~~[shall be ratified by the Planning Commission,].~~ A Development Agreement
1145 ratified by the Commission shall be signed by the ~~[City Council]~~ Mayor and the Applicant~~[-];~~
1146 and recorded with the Summit County Recorder. The Development Agreement shall contain
1147 language~~[-, which allows]~~ to allow for minor, administrative modifications ~~[to occur to the~~
1148 ~~approval]~~ without revision of the agreement. The Applicant shall submit a draft Development
1149 Agreement ~~[must be submitted]~~ to the ~~[City]~~ Planning Department within six (6) months of
1150 the date the Planning Commission approved the [project] Master Planned Development
1151 ~~[was approved by the Planning Commission,]~~ or the Planning Commission approval shall
1152 expire.

1153 **[H.]J. LENGTH OF APPROVAL.** Construction, as defined by the ~~[Uniform]~~ International
1154 Building Code, ~~[will be]~~ is required to commence within two (2) years of the date of the
1155 execution of the Development Agreement. After construction commences, the ~~[MPD]~~ Master
1156 Planned Development shall remain valid as long as it is consistent with the approved
1157 ~~[specific]~~ project phasing plan ~~[as]~~ set forth in the Development Agreement. ~~[It is anticipated~~
1158 ~~that t]~~ The ~~[specific]~~ project phasing plan may require Planning Commission review and
1159 reevaluation of the project at specified points in the Development of the ~~[project]~~ Master
1160 Planned Development.

1161 The Planning Commission may grant an extension of a Master Planned Development for up
1162 to two (2) additional years~~[,]~~ when the Applicant ~~[is able to]~~ demonstrates s no change in
1163 circumstance that would result in unmitigated impacts or that would result in a finding of
1164 non-compliance with the ~~[MPD]~~ Master Planned Development requirements in the ~~[Chapter~~
1165 ~~and the]~~ Land Management Code in effect at the time of the extension request. Change in
1166 circumstance includes physical changes to the Property or surrounding~~[s]~~ Properties.
1167 Applicants must submit written ~~[E]~~ extension requests ~~[must be submitted]~~ to the Planning
1168 Department prior to the expiration of the Master Planned Development. ~~[and]~~ Staff shall ~~[be]~~
1169 notice[d] extension request ~~[and processed with a]~~ public hearings s according to Sections s 15-
1170 1-12 and 15-1-21.

1171 **[I.]K. MPD MODIFICATIONS.**
1172 The Planning Commission shall determine whether a proposed modification to an approved
1173 Master Planned Development is minor or substantive.

1174 1. Minor Modification. A minor modification to an approved Master Planned
1175 Development is a modification that complies with the Land Management Code and
1176 Master Planned Development approval and does not trigger additional Off-Street
1177 Parking requirements, does not reduce Open Space, and does not increase traffic by 5%
1178 or more as demonstrated by a traffic generation study. The Planning Director shall

1179 review and take Final Action on a minor modification to a Master Planned Development
1180 and shall issue an Administrative Permit for an approval. The Administrative Permit
1181 approval of minor modifications may be appealed to the Planning Commission.

1182 **2. Substantive Modifications.** Substantive [Changes in] modifications to an approved
1183 Master Planned Development create additional impacts and [, which constitute a change
1184 in concept, Density, unit type, or configuration of any portion or phase of the MPD will
1185 justify] require review of the entire [master plan] Master Planned Development and
1186 Development Agreement by the Planning Commission, unless otherwise specified in the
1187 Development Agreement. If the modifications are determined to be substantive, the
1188 project will be required to go through the pre-Application public hearing and
1189 determination of compliance as outlined in Section 15-6-4(B) herein. Substantive
1190 modifications include but are not limited to a change to a Finding of Fact or Condition of
1191 Approval, a change in Use or an increase in Floor Area that triggers additional Off-Street
1192 Parking requirements, a change in Use or an increase in Floor Area that generates more
1193 than a 5% increase in traffic demonstrated by a traffic generation study, or a reduction in
1194 Open Space.

1195 **[J]. SITE SPECIFIC APPROVALS.** Any portion of an approved Master Planned
1196 Development may require additional review by the [Planning Department and/or] Planning
1197 Commission as a Conditional Use permit, if so required by the Planning Commission at the
1198 time of the [MPD] Master Planned Development approval.

1199 ~~[The Planning Commission and/or Planning Department, specified at the time of MPD~~
1200 ~~approval, will review Site specific plans including Site layout, architecture and landscaping,~~
1201 ~~prior to issuance of a Building Permit.]~~

1202 ~~[The Application requirements and]~~ Site specific approvals must comply with the review
1203 criteria of the Master Planned Development approval and the Conditional Use permit criteria
1204 ~~[process must be followed]. [A pre-Application public meeting may be required by the~~

1205 Planning Director, at which time the Planning Commission will review the Application for
1206 compliance with the large scale MPD approval.] The Planning Department will review Site
1207 specific plans, including Site layout, architecture, and Landscaping plans for compliance
1208 with the Master Planned Development and Land Management Code prior to issuance of a
1209 Building Permit.

1210 ~~[K.]~~M. **PRIOR APPROVALS.** Prior to final approval of a ~~[an MPD]~~ Master Planned
1211 Development that is subject to an Annexation Agreement ~~[or a Large Scale MPD]~~, the
1212 Commission shall make findings that the project is consistent with the Annexation
1213 Agreement ~~[or Large Scale MPD]~~.

1214 HISTORY

1215 *Adopted by Ord. 02-07 on 5/23/2002*

1216 *Amended by Ord. 06-22 on 4/27/2006*

1217 *Amended by Ord. 09-10 on 3/5/2009*

1218 *Amended by Ord. 11-05 on 1/27/2011*

1219 *Amended by Ord. 2016-44 on 9/15/2016*

1220 *Amended by Ord. 2017-15 on 3/30/2017*

1221 **15-6-5 [MPD] Master Planned Development Requirements**

1222 All Master Planned Developments shall contain the following minimum requirements. Many of
1223 the requirements and standards will have to be increased in order for the Planning Commission
1224 to make the necessary findings to approve the Master Planned Development.

1225 A. DENSITY. The Planning Commission shall approve the type of Development, number of
1226 units, and Density permitted on a given Master Planned Development Site ~~[will be~~
1227 ~~determined as a result of]~~ based on a Site Suitability Analysis, ~~[and]~~ The Master Planned
1228 Development shall not exceed the maximum Density in the ~~[zone]~~ Zoning District, except
1229 as otherwise provided in this ~~[s]~~Section. The Site shall be looked at in its entirety,
1230 including all adjacent Property under the same ownership, and the Density shall be

1231 located in the ~~[most appropriate]~~ locations that support the goals set forth in Section 15-
1232 6-1.

1233 1. Additional Density may be granted within a Transfer of Development Rights
1234 Receiving Overlay Zone (TDR-R) within an approved ~~[MPD]~~ Master Planned
1235 Development.

1236 2. When Properties are in more than one (1) Zoning District, there may be a shift of
1237 Density between Zoning Districts if that ~~[Transfer]~~ shift results in a project that
1238 better meets the goals set forth in Section 15-6-1.

1239 a. **Exception.** Residential Density ~~[Transfers]~~ shifts between the HCB and
1240 HR-2 Zoning Districts are not permitted. A portion of the gross Floor Area
1241 generated by the Floor Area Ratio of the HCB Zoning District and applied
1242 only to Lot Area in the HCB Zoning District, may be located in the HR-2
1243 Zoning District as allowed by Section 15-2.3-8.

1244 3. Density for ~~[MPDs]~~ Master Planned Developments ~~[will be]~~ is based on the Unit
1245 Equivalent ~~[F]~~ formula, ~~[as]~~ defined in Section 15-6-8 ~~[herein]~~.

1246 a. ~~[EXCEPTIONS]~~ Exceptions. The Planning Department may recommend
1247 that the Planning Commission grant up to a maximum of ten percent
1248 (10%) increase in total Density if the Applicant:

1249 1. Donates ~~[e]~~ Open ~~[s]~~ Space in excess of the sixty percent (60%)
1250 requirement, either in fee or a less-than-fee interest to either the
1251 City or another unit of government or nonprofit land conservation
1252 organization approved by the City. Such Density bonus shall only
1253 be granted upon a finding by the Planning Director that such
1254 donation will ensure the long-term protection of a significant
1255 environmentally or visually sensitive Area; or

- 1256 2. Proposes a Master Planned Development ~~[(MPD)]~~ in which more
1257 than thirty percent (30%) of the Unit Equivalents are employee/
1258 Affordable Housing consistent with the City's adopted employee/
1259 Affordable Housing guidelines and requirements; or
1260 3. Proposes a ~~[n-MPD]~~ Master Planned Development in which more
1261 than eighty percent (80%) of the project is ~~[e]Open~~ ~~[s]Space~~ as
1262 defined in this ~~[e]Code~~ and prioritized by the Planning
1263 Commission.

1264 B. MAXIMUM ALLOWED BUILDING FOOTPRINT FOR MASTER PLANNED
1265 DEVELOPMENTS WITHIN THE HR-1 AND HR-2 ZONING DISTRICTS.

- 1266 1. The Land Management Code sets forth ~~[HR-1 and HR-2 Districts set forth]~~ a
1267 ~~[M]m~~ maximum Building Footprint for all Structures in the HR-1 and HR-2 Zoning
1268 Districts based on Lot Area. For purposes of establishing the maximum Building
1269 Footprint for Master Planned Developments ~~[, which]~~ that include Development in
1270 the HR-1 and HR-2 Zoning Districts, the maximum Building Footprint for the HR-
1271 1 and HR-2 portions shall be calculated based on the conditions of the
1272 Subdivision Plat or the Lots of record prior to a ~~[P]p~~lat ~~[A]a~~ amendment combining
1273 the ~~[L]l~~ots as stated in Section 15-2.3-4.
- 1274 a. The Area of below Grade ~~[p]P~~arking in the HR-1 and HR-2 Zoning
1275 Districts shall not count against the maximum Building Footprint of the
1276 HR-1 or HR-2 ~~[Zoned]~~ Lots.
- 1277 b. The Area of below Grade Commercial Use~~[s]~~ extending from a Main
1278 Street business into the HR-2 Subzone A shall not count against the
1279 maximum Building Footprint of the HR-2 Lots.

- 1280 c. The Floor Area Ratio (FAR) of the HCB Zoning District applies only to the
1281 HCB Lot Area and may be reduced as part of a Master Planned
1282 Development. The FAR may not be applied to the HR-1 or HR-2 Lot Area.
1283 d. The Floor Area for a detached, single car Garage, not to exceed two-
1284 hundred and twenty square feet (220 ~~[sf]~~ square feet) of Floor Area, shall
1285 not count against the maximum Building Footprint of the HR-2 Lot.

1286 C. **SETBACKS.**

- 1287 1. The minimum Setback around the exterior boundary of a ~~[an MPD]~~ Master Planned
1288 Development shall be twenty-five feet (25') for Parcels greater than two (2) acres
1289 ~~[in size]~~. The Planning Commission may decrease the required perimeter
1290 Setback from twenty-five feet (25') for ~~[MPD]~~ Master Planned Development
1291 ~~[a]~~ Applications greater than two (2) acres to the zone-~~r~~ required Setback if it is
1292 necessary to provide desired architectural interest and variation.
- 1293 2. For parcels greater than two (2) acres ~~[in size]~~ and located inside the HRM, HR-
1294 1, HR-2, ~~[HR-L]~~ HRC, and HCB Zoning Districts, the minimum Setback around
1295 the exterior boundary of a ~~[an MPD]~~ Master Planned Development shall be
1296 determined by the Planning Commission in order to remain consistent with the
1297 contextual streetscape of adjacent Structures.
- 1298 3. For parcels two (2) acres or less ~~[in size]~~, the minimum exterior boundary
1299 Setbacks shall be the [Z]zone-[R] required Setbacks.
- 1300 4. In all ~~[MPDs]~~ Master Planned Developments, for either the perimeter
1301 ~~[s]~~ Setback~~[s]~~ or the ~~[s]~~ Setbacks within the project, the Planning Commission may
1302 increase Setbacks to retain existing Significant Vegetation or natural features,
1303 ~~[or]~~ to create an adequate buffer to adjacent Uses, or to meet ~~[a]~~ Historic
1304 Compatibility requirements.

- 1305 5. The Planning Commission may reduce Setbacks within the project boundary, but
1306 not perimeter Setbacks, from those otherwise required in the ~~[zone]~~ Zoning
1307 District to match an abutting ~~[zone]~~ zone-required Setback, provided the project
1308 meets minimum ~~[Uniform]~~ International Building Code and Fire Code
1309 requirements, does not increase project Density, maintains the general character
1310 of the surrounding neighborhood in terms of mass, scale, and spacing between
1311 ~~[houses]~~ Structures, and meets ~~[e]~~ Open ~~[s]~~ Space criteria set forth in Section 15-
1312 6-5(D).
- 1313 6. Final Setback approvals shall be specified as a Finding of Fact in the Master
1314 Planned Development Approval, in the Development Agreement, and on each
1315 plat within the Master Planned Development.

1316 **D. OPEN SPACE.**

- 1317 1. **MINIMUM REQUIRED.** All Master Planned Developments shall contain a
1318 minimum of sixty percent (60%) ~~[e]~~ Open ~~[s]~~ Space as defined in ~~[LMG]~~ Chapter
1319 15-15, with the exception of the General Commercial (GC) ~~[District]~~, Historic
1320 Residential Commercial (HRC), Historic Commercial Business (HCB), and the
1321 Historic Residential (HR-1 and HR-2) Zoning Districts~~[,]~~ ~~[and wherein cases of]~~
- 1322 2. The minimum Open Space requirement for redevelopment of existing
1323 Developments ~~[the minimum open space requirement]~~ shall be thirty percent
1324 (30%).
- 1325 a. For Applications proposing the redevelopment of existing Developments,
1326 the Planning Commission may reduce the required ~~[e]~~ Open ~~[s]~~ Space to
1327 thirty percent (30%) in exchange for project enhancements in excess of
1328 those otherwise required by the Land Management Code that may
1329 directly advance policies reflected in the applicable General Plan sections
1330 or more specific Area plans. Such project enhancements may include, but

1331 are not limited to, Affordable Housing, greater [L]Landscaping buffers
1332 along public ways and public/private pedestrian Areas that provide a
1333 public benefit, increased landscape material sizes, public transit
1334 improvement, public pedestrian plazas, pedestrian way/trail linkages,
1335 Public Art, and rehabilitation of Historic Structures.

1336 3. **TYPE OF OPEN SPACE.** The Planning Commission shall designate the
1337 preferable type and mix of [e]Open [s]Space for each Master Planned
1338 Development. [~~This~~] The Commission's determination [~~will~~] shall be based on the
1339 guidance given in the [~~Park City~~] General Plan. Landscaped [e]Open [s]Space
1340 may be utilized for project amenities such as gardens, greenways, pathways,
1341 plazas, and other similar Uses. Open [s]Space may not be utilized for Streets,
1342 roads, driveways, Parking Areas, [e]Commercial Uses, or Buildings requiring a
1343 Building Permit.

1344 E. **OFF-STREET PARKING.**

1345 1. The number of Off-Street Parking Spaces in each Master Planned Development
1346 shall not be less than the requirements of [~~this code~~] the Land Management
1347 Code, except that the Planning Commission may increase or decrease the
1348 required number of Off-Street Parking Spaces based upon a [p]Parking analysis
1349 submitted by the Applicant at the time of [~~MPD~~] Master Planned Development
1350 Application submittal. The [p]Parking analysis shall contain, at a minimum, the
1351 following information:

- 1352 a. The proposed number of vehicles required by the occupants of the project
1353 based upon the proposed Use and occupancy.
- 1354 b. A [p]Parking comparison of projects of similar size with similar occupancy
1355 type to verify the demand for occupancy [p]Parking.

- 1356 c. Parking needs for non-dwelling Uses, including traffic attracted to
- 1357 Commercial Uses from Off-Site.
- 1358 d. An analysis of time periods of Use for each of the Uses in the project and
- 1359 opportunities for ~~[S]~~shared ~~[P]~~parking by different Uses. This shall be
- 1360 considered only when there is Guarantee by Use covenant and deed
- 1361 restriction.
- 1362 e. A plan to discourage the Use of motorized vehicles and encourage other
- 1363 forms of transportation.
- 1364 f. Provisions for overflow ~~[p]~~Parking during peak periods.
- 1365 g. An evaluation of potential adverse impacts of the proposed ~~[p]~~Parking
- 1366 reduction and ~~[d]~~Density increase, if any, upon the surrounding
- 1367 neighborhood and conditions of approval to mitigate such impacts.

1368 The Planning Department shall review the ~~[p]~~Parking analysis and provide a
1369 recommendation to the Commission. The Commission shall make a finding
1370 during review of the ~~[MPD]~~ Master Planned Development as to whether or not
1371 the ~~[p]~~Parking analysis supports a determination to increase or decrease the
1372 required number of Parking Spaces.

1373 2. The Planning Commission may permit an Applicant to pay an in-lieu ~~[p]~~Parking
1374 fee in consideration for required on-~~[s]~~Site ~~[p]~~Parking provided that the Planning
1375 Commission determines that:

- 1376 a. Payment in-lieu of the on-Site ~~[p]~~Parking requirement will prevent a loss
- 1377 of significant ~~[e]~~Open ~~[s]~~Space, ~~[y]~~Yard Area, and/or public amenities and
- 1378 gathering Areas;
- 1379 b. Payment in-lieu of the on-Site ~~[p]~~Parking requirement will result in
- 1380 ~~[p]~~Preservation and ~~[r]~~Rehabilitation of significant Historic Structures or
- 1381 redevelopment of Structures and Sites;

1382 c. Payment in-lieu of the on-Site ~~[p]~~Parking requirement will not result in an
1383 increase project Density or intensity of Use; and

1384 d. The project is located on a public transit route or is within three (3) blocks
1385 of a municipal bus stop.

1386 The payment in-lieu fee for the required ~~[p]~~Parking shall be subject to the
1387 provisions in the ~~[Park City]~~ Municipal Code of Park City Section 11-12-16
1388 and the fee set forth in the current Fee Resolution, as amended.

1389 F. **BUILDING HEIGHT**. The Building Height requirements of the Zoning District~~[s]~~ in which
1390 a~~[n MPD]~~ Master Planned Development is located shall apply, except that the Planning
1391 Commission may consider an increase in Building Height based upon a Site specific
1392 analysis ~~[and determination]~~. Height exceptions will not be granted for Master Planned
1393 Developments within the HR-1, HR-2, HRC, and HCB Zoning Districts. The Applicant
1394 ~~[will be required to]~~ must request a Site-specific determination and shall bear the burden
1395 of proof to the Planning Commission that the necessary findings for an increase in
1396 Building Height can be made, according to Subsections (1) through (5) below. In order to
1397 grant Building Height in addition to that which is allowed in the underlying ~~[zone]~~ Zoning
1398 District, the Planning Commission ~~[is required to make the following findings]~~ must find
1399 that:

- 1400 1. The increase in Building Height does not result in increased square footage or
1401 Building volume over what would be allowed under the zone-required Building
1402 Height and Density, including requirements for ~~[f]~~Eacade variation and design,
1403 but rather provides desired architectural variation, unless the increased square
1404 footage or Building volume is from the Transfer of Development Credits;
- 1405 2. Buildings have been positioned to minimize visual impacts on adjacent
1406 Structures. Potential problems on neighboring Properties caused by shadows,
1407 loss of solar Access, and loss ~~[of]~~ of air circulation have been mitigated as

1408 determined by the Site ~~[S]~~specific analysis ~~[and approved by the Planning~~
1409 ~~Commission];~~

1410 3. There is adequate ~~[!]~~Landscaping and buffering from adjacent Properties and
1411 Uses~~[-];~~

1412 4. Increased Setbacks and separations from adjacent projects are ~~[being]~~
1413 proposed;

1414 5. The additional Building Height results in more than the minimum Open Space
1415 required and results in ~~[the Open Space being more usable and included]~~ Open
1416 Space that is [P]ublicly [A]ccessible [Open Space];

1417 6. The additional Building Height ~~[shall be]~~ is designed in a manner that provides a
1418 transition in roof elements in compliance with Chapter 15-5, Architectural
1419 ~~[Guidelines]~~ Review, or the Design Guidelines for Park City's Historic Districts
1420 and Historic Sites if the Building is located within the Historic District~~[-];~~

1421 If and when the Planning Commission grants additional Building Height ~~[due to]~~ based
1422 on a Site ~~[S]~~specific analysis ~~[and determination]~~, ~~[that]~~ the approved additional Building
1423 Height shall only apply to the specific plans ~~[being]~~ reviewed and approved ~~[at the time]~~
1424 by the Planning Commission. ~~[Additional Building Height for a specific project will not~~
1425 ~~necessarily be considered for a different, or modified, project on the same Site.]~~

1426 Additional Building Height shall be specified as a Finding of Fact in the Master Planned
1427 Development Approval, in the Development Agreement, and on each plat within the
1428 Master Planned Development that includes a Building with an additional Height
1429 allowance.

1430 G. **SITE PLANNING**. A~~[n-MPD]~~ Master Planned Development shall be designed to take into
1431 consideration the characteristics of the Site upon which it is proposed to be placed. The
1432 project should be designed to fit the Site, not the Site modified to fit the project. The

1433 Applicant shall address the following ~~[shall be addressed]~~ in the Site planning for a ~~[n~~

1434 ~~MPD]~~ Master Planned Development:

1435 1. Units ~~[should]~~ shall be clustered on the most developable and least visually
1436 sensitive portions of the Site ~~[with common]. [e]Open [s]Space shall [separating]~~
1437 separate the clusters. The ~~[e]Open [s]Space [corridors]~~ should be designed so
1438 that existing Significant Vegetation ~~[can be]~~ is maintained on the Site.

1439 2. Projects shall be designed to minimize Grading and the need for large retaining
1440 Structures.

1441 3. Roads, utility lines, and ~~[Buildings]~~ Structures ~~[should]~~ shall be designed to work
1442 with the Existing Grade. Cuts and fills ~~[should]~~ shall be minimized.

1443 4. Existing trails ~~[should]~~ shall be incorporated into the ~~[e]Open [s]Space~~ elements
1444 of the project and ~~[should]~~ shall be maintained in their existing location whenever
1445 possible. Applicants may be required to grant the City a [T] trail easement[s] [for]
1446 to connect proposed trails with existing trails ~~[may be required]~~. Construction of
1447 new trails ~~[will]~~ shall be ~~[required]~~ consistent with the Park City Trails Master
1448 Plan.

1449 5. Adequate internal vehicular, ~~[and]~~ pedestrian, ~~[/]~~ and bicycle circulation ~~[should]~~
1450 shall be provided. Pedestrian ~~[/]~~ and bicycle circulations shall be separated from
1451 vehicular circulation and ~~[may]~~ shall ~~[serve to]~~ provide ~~[residents the opportunity~~
1452 ~~to travel safely]~~ safe travel ~~[from an individual unit to another unit and to]~~ within
1453 the boundaries of the ~~[Property or public trail system]~~ Master Planned
1454 Development and safe travel to adjoining public sidewalks, trails, and Rights-of-
1455 Way. Private internal Streets may be considered for Condominium projects if
1456 they meet the minimum emergency and safety requirements.

1457 6. The Site plan shall include adequate Areas for snow removal and snow storage.
1458 The ~~[/]~~ Landscape ~~[e]ing~~ plan shall allow for snow storage Areas. Structures shall

1459 be set back from any hard surfaces so as to provide adequate Areas to remove
1460 and store snow. ~~[The assumption is that s]~~ Snow ~~[should]~~ shall be ~~[able to be]~~
1461 stored on-Site, ~~[and not removed to an Off-Site location]~~ unless otherwise
1462 approved by the Planning Commission.

1463 7. ~~[It is important to plan for trash storage and collection and recycling facilities.]~~
1464 The Site plan shall include adequate Areas for trash ~~[dumpsters]~~ and recycling
1465 containers, ~~[including an]~~ and shall include adequate circulation area for pick-up
1466 vehicles. ~~[These facilities shall be enclosed and shall be included on the site and~~
1467 ~~landscape plans for the Project].~~ Convenient ~~[P]~~ pedestrian Access shall be
1468 provided within the Master Planned Development to the ~~[refuse/]~~ trash and
1469 recycling ~~[facilities from]~~ containers ~~[within the MPD for the convenience of~~
1470 ~~residents and guests].~~

1471 No ~~[final]~~ ~~[s]~~ Site plan ~~[for]~~ with a ~~[c]~~ Commercial ~~[d]~~ Development or ~~[multi-family~~
1472 ~~residential]~~ Multi-Unit Dwelling ~~[development]~~ shall be approved unless there is a
1473 mandatory recycling program ~~[put into effect]~~, which may include Recycling
1474 Facilities for the ~~[project]~~ Site. Single ~~[f]~~ Family Dwellings ~~[residential~~
1475 ~~development]~~ shall include a mandatory recycling program ~~[put into effect~~
1476 ~~including]~~ with curb side recycling, ~~[but]~~ and may also ~~[provide]~~ include Recycling
1477 Facilities. The ~~[r]~~ Recycling ~~[f]~~ Facilities shall be identified on the ~~[final]~~ ~~[s]~~ Site plan
1478 to accommodate for materials generated by the tenants, residents, users,
1479 operators, or owners of such ~~[project]~~ Master Planned Development. Such
1480 ~~[r]~~ Recycling ~~[f]~~ Facilities shall include, but are not ~~[necessarily]~~ limited to, glass,
1481 paper, plastic, cans, cardboard, or other household or commercially generated
1482 recyclable and scrap materials. ~~[Locations for proposed centralized trash and~~
1483 ~~recycling collection facilities shall be shown on the site plan drawings. Written~~
1484 approval of the proposed locations shall be obtained by the City Building and

1485 ~~Planning Department.] Centralized [garbage] trash and recycling [collection]~~
1486 ~~containers shall be located in a completely enclosed [s]Structure with a~~
1487 ~~pedestrian door and a truck door or gate. The enclosed Structure shall be~~
1488 ~~designed with materials that are compatible with the principal [building(s)]~~
1489 ~~Structures in the Master Planned [d]Development[-including a pedestrian door~~
1490 ~~on the structure and a truck door/gate. The structure's design, construction, and~~
1491 ~~materials] and shall be [substantial e.g.] constructed of masonry, steel, or other~~
1492 ~~substantial materials [approved by the Planning Department capable of~~
1493 ~~sustaining active use by residents and trash/recycle haulers]. The [s]Structure[s]~~
1494 ~~shall be large enough to accommodate a [garbage] trash container and at least~~
1495 ~~two recycling containers to provide for the option of dual-stream recycling. [A~~
1496 ~~conceptual design of the structure shall be submitted with the site plan~~
1497 ~~drawings.]~~

1498 8. The Site plan[ning] for a[~~n~~MPD should] Master Planned Development shall
1499 include transportation amenities including drop-off Areas for van and shuttle
1500 service, and a bus stop, if applicable.

1501 9. Service and delivery Access and loading/unloading Areas must be included in
1502 the Site plan. The service and delivery should be kept separate from pedestrian
1503 Areas.

1504 H. LANDSCAPE AND [STREET SCAPE] LIGHTING. A [~~complete~~] preliminary
1505 [f]Landscape[e]ing plan must be submitted with the [~~MPD~~] Master Planned Development
1506 [a]Application. The [~~f~~]Landscape[e]ing plan shall comply with all criteria and requirements
1507 of [~~LMC~~] Section 15-5-5[~~(M)~~](N). LANDSCAPING. All noxious weeds, as identified by
1508 Summit County, shall be removed from the Property in accordance with the Summit
1509 County Weed Ordinance prior to issuance of Certificates of Occupancy. Lighting must
1510 meet the requirements of [~~LMC Chapter~~] Section 15-5-5(J)[-Architectural Review].

- 1511 I. **SENSITIVE LANDS COMPLIANCE.** Applicants for a [All MPD] Master Planned
1512 Development [Applications containing] that contains any Area within the Sensitive
1513 [Areas] Land Overlay Zone [will be required to] shall conduct a Sensitive Lands Analysis
1514 and shall conform to the Sensitive Lands [, as described in LMC Section] Chapter 15-
1515 2.21.
- 1516 J. **EMPLOYEE/AFFORDABLE HOUSING.** [MPD Applications] Master Planned
1517 Development Applicants shall [include] submit a housing mitigation plan [which must]
1518 that addresses employee Affordable Housing [as] required by the adopted housing
1519 resolution in effect at the time of a complete Application.
- 1520 K. **CHILD CARE.** A Site designated and planned for a Child Care Center may be required
1521 for all new [s]Single Family Dwellings and [m]Multi-[f] Family [housing projects] Dwellings
1522 within a Master Planned Development if the Planning Commission determines that the
1523 project will create additional demands for Child Care.
- 1524 L. **MINE HAZARDS.** All [MPD] Master Planned Development [a] Applications shall include a
1525 map and list of all known Physical Mine Hazards on the [p]Property and a Physical
1526 [m]Mine [h]Hazard mitigation plan.
- 1527 M. **HISTORIC MINE WASTE MITIGATION.** [For known historic mine waste located on the
1528 property, a]An Applicant for a Master Planned Development with Property that is located
1529 within the Park City Soils Ordinance Boundary shall submit a soil remediation mitigation
1530 plan and shall [must be prepared indicating] indicate areas of hazardous soils and
1531 proposed methods of remediation and/or removal subject to the [Park City Soils
1532 Boundary Ordinance] requirements and regulations of [See Title Eleven Chapter
1533 Fifteen of the Park City] the Municipal Code of Park City Chapter 11-15 [for additional
1534 requirements].
- 1535 N. **GENERAL PLAN REVIEW.** [All MPD applications]The Planning Commission shall
1536 review Master Planned Developments [shall be reviewed] for consistency with the goals

1537 and objectives of the ~~[Park City]~~ General Plan; however such review for consistency
1538 shall not alone be binding.

1539 O. **HISTORIC SITES.** All ~~[MPD]~~ Master Planned Development ~~[Applications]~~ Applicants
1540 shall ~~[include]~~ submit a map and inventory of Historic Structures and Sites on the
1541 Property and a Historic Structures Report~~[, as further described on the MPD application.~~
1542 ~~The Historic Structures Report shall be]~~ prepared by a Qualified Historic Preservation
1543 Professional.

1544 P. **LAND MANAGEMENT CODE REVIEW.** All Master Planned Development
1545 Applications shall be reviewed in accordance with the Land Management Code,
1546 including:

- 1547 1. the underlying Zoning District requirements in Chapter 15-2;
- 1548 2. relevant Overlay Zoning requirements in Chapter 15-2;
- 1549 3. Chapter 15-3, Off-Street Parking;
- 1550 4. Chapter 15-4, Supplementary Regulations;
- 1551 5. Chapter 15-5, Architectural Review;
- 1552 6. Chapters 15-7.1, 15-7.1, 15-7.2, 15-7.3, and 15-7.4, Subdivision
- 1553 Provisions;
- 1554 7. Chapters 15-11 and 15-13 for Master Planned Developments located in a
- 1555 Historic Zoning District;
- 1556 8. any other relevant provisions of the Land Management Code.

1557 HISTORY

1558 *Adopted by Ord. [02-07](#) on 5/23/2002*

1559 *Amended by Ord. [04-08](#) on 3/4/2004*

1560 *Amended by Ord. [06-22](#) on 4/27/2006*

1561 *Amended by Ord. [09-10](#) on 3/5/2009*

1562 *Amended by Ord. [10-14](#) on 4/15/2010*

1563 Amended by Ord. [11-05](#) on 1/27/2011

1564 Amended by Ord. [11-12](#) on 3/31/2011

1565 Amended by Ord. [13-23](#) on 7/11/2013

1566 Amended by Ord. [15-36](#) on 6/25/2015

1567 Amended by Ord. [2016-44](#) on 9/15/2016

1568 Amended by Ord. [2017-46](#) on 8/17/2017

1569 Amended by Ord. [2020-09](#) on 1/30/2020

1570 **15-6-6 Required Findings And Conclusions Of Law**

1571 The Planning Commission must make the following findings in order to approve a Master
1572 Planned Development. In some cases, conditions of approval will be attached to the approval to
1573 ensure compliance with these findings. The Master Planned Development, as conditioned:

- 1574 A. [~~The MPD, as conditioned,~~] complies with all [~~the~~] requirements of the Land
1575 Management Code;
- 1576 B. [~~The MPD, as conditioned,~~] meets the minimum requirements of Section 15-6-5 [~~herein~~];
- 1577 C. [~~The MPD, as conditioned,~~] provides the highest value of Open Space, as determined by
1578 the Planning Commission;
- 1579 D. [~~The MPD, as conditioned,~~] strengthens and enhances the resort character of Park City;
- 1580 E. [~~The MPD, as conditioned,~~] compliments the natural features on the Site and preserves
1581 significant features or vegetation to the extent possible;
- 1582 F. [~~The MPD, as conditioned,~~] is Compatible in Use, scale, and mass with adjacent
1583 Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where
1584 appropriate, and protects residential neighborhoods and Uses;
- 1585 G. [~~The MPD, as conditioned,~~] provides amenities to the community so that there is no net
1586 loss of community amenities;

- 1587 H. ~~[The MPD, as conditioned,]~~ is consistent with the employee Affordable Housing
1588 requirements as adopted by the City Council at the time ~~[the]~~ staff determined the
1589 Application ~~[was filed,]~~ to be complete;
- 1590 I. ~~[The MPD, as conditioned,]~~ meets the Sensitive Lands requirements of the Land
1591 Management Code~~[-The project]~~ and [has been] is designed to place Development on
1592 the most developable land and least visually obtrusive portions of the Site;
- 1593 J. ~~[The MPD, as conditioned,]~~ promotes the Use of non-vehicular forms of transportation
1594 through design and by providing trail connections; ~~[and]~~
- 1595 K. ~~[The MPD has been noticed and]~~ was noticed and the Planning Commission held a
1596 public hearing ~~[held]~~ in accordance with this ~~[Code]~~ Chapter[-];
- 1597 L. ~~[The MPD, as conditioned,]~~ incorporates best planning practices for sustainable
1598 development, including water conservation measures and energy efficient design and
1599 construction, per the Residential and Commercial Energy and Green Building program
1600 and codes adopted by the Park City Building Department in effect at the time of the
1601 Application~~[-];~~
- 1602 M. ~~[The MPD, as conditioned,]~~ addresses and mitigates Physical Mine Hazards according
1603 to accepted City regulations and policies~~[-];~~
- 1604 N. ~~[The MPD, as conditioned,]~~ addresses and mitigates Historic Mine Waste and complies
1605 with the requirements of the Park City Soils Boundary Ordinance~~[-];~~
- 1606 O. ~~[The MPD, as conditioned,]~~ addresses Historic Structures and Sites on the Property,
1607 according to accepted City regulations and policies, and any applicable Historic
1608 Preservation Plan~~[-];~~
- 1609 P. addresses and mitigates traffic.

1610 HISTORY

1611 *Adopted by Ord. [02-07](#) on 5/23/2002*

1612 *Amended by Ord. [06-22](#) on 4/27/2006*

1613 Amended by Ord. [10-14](#) on 4/15/2010

1614 Amended by Ord. [13-23](#) on 7/11/2013

1615 Amended by Ord. [2016-44](#) on 9/15/2016

1616 **15-6-7 Master Planned Affordable Housing Development**

1617 **A. PURPOSE**. The purpose of the ~~[M]Master~~ ~~[P]Planned~~ Affordable Housing Development is
1618 to promote housing for a diversity of income groups by providing Dwelling Units for rent or
1619 for sale in a price range affordable by families in the low-to-moderate income range. This
1620 may be achieved by encouraging the private sector to develop Affordable Housing.

1621 Master Planned Developments, which are one hundred percent (100%) Affordable Housing,
1622 as defined by the housing resolution in effect at the time of Application, ~~[would]~~ **may** be
1623 considered for a Density incentive greater than that normally allowed under the applicable
1624 Zoning District and Master Planned Development regulations with the intent of encouraging
1625 quality Development of permanent rental and permanent Owner-occupied housing stock for
1626 low and moderate income families within the Park City Area.

1627 **B. RENTAL OR SALES PROGRAM**. If a Developer seeks to exercise the increased Density
1628 allowance incentive by providing an Affordable Housing project, the Developer must agree
1629 to follow the guidelines and restrictions set forth by the Housing Authority in the adopted
1630 Affordable Housing resolution in effect at the time of Application.

1631 **C. MIXED RENTAL AND OWNER/ OCCUPANT PROJECTS**. When projects are approved
1632 that comprise both rental and Owner/occupant Dwelling Units, the combination and phasing
1633 of the Development shall be specifically approved by the ~~[reviewing agency]~~ **Planning**
1634 **Commission** and become a condition of project approval. A permanent rental housing unit is
1635 one which is subject to a binding agreement with the ~~[Park]~~ City ~~[Housing Authority]~~.

1636 **D. MPD REQUIREMENTS**. All of the ~~[MPD]~~ **Master Planned Development** requirements and
1637 findings of this ~~[section]~~ **Chapter** shall apply to Affordable Housing ~~[MPD]~~ **Master Planned**
1638 **Development** projects.

1639 **E. DENSITY BONUS**. The ~~[reviewing agency]~~ Planning Commission may increase the
1640 allowable Density to a maximum of twenty (20) Unit Equivalents per acre. The Unit
1641 Equivalent formula applies.

1642 **F. OFF-STREET PARKING**.

1643 1. ~~The number of Off-Street Parking Spaces in each Master Planned Affordable~~
1644 ~~Housing Development shall not be less than the requirements of this Code,~~
1645 ~~except that the Planning Commission may increase or decrease the required~~
1646 ~~number of Off-Street Parking Spaces based upon a parking analysis submitted~~
1647 ~~by the Applicant at the time of MPD submittal. The parking analysis shall contain,~~
1648 ~~at a minimum, the following information:~~

1649 a. ~~The proposed number of vehicles required by the occupants of the project~~
1650 ~~based upon the proposed Use and occupancy.~~

1651 b. ~~A parking comparison of projects of similar size with similar occupancy~~
1652 ~~type to verify the demand for occupancy parking.~~

1653 c. ~~Parking needs for non-dwelling Uses, including traffic attracted to~~
1654 ~~Commercial Uses from Off-Site.~~

1655 d. ~~An analysis of time periods of Use for each of the Uses in the project and~~
1656 ~~opportunities for Shared Parking by different Uses. This shall be~~
1657 ~~considered only when there is Guarantee by Use covenant and deed~~
1658 ~~restriction.~~

1659 e. ~~A plan to discourage the Use of motorized vehicles and encourage other~~
1660 ~~forms of transportation.~~

1661 f. ~~Provisions for overflow parking during peak periods.~~

1662 g. ~~An evaluation of potential adverse impacts of the proposed parking~~
1663 ~~reduction and density increase, if any, upon the surrounding~~
1664 ~~neighborhood and conditions of approval to mitigate such impacts.~~

1665 ~~The Planning Department shall review the parking analysis and provide a~~
1666 ~~recommendation to the Commission. The Commission shall make a~~
1667 ~~finding during review of the affordable MPD as to whether or not the~~
1668 ~~parking analysis supports a determination to increase or decrease the~~
1669 ~~required number of Parking Spaces.~~

1670 ~~2. The Planning Commission may permit an Applicant to pay an in-lieu parking fee~~
1671 ~~in consideration for required on-site parking provided that the Planning~~
1672 ~~Commission determines that:~~

1673 ~~a. Payment in-lieu of the on-Site parking requirement will prevent a loss of~~
1674 ~~significant open space, yard Area, and/or public amenities and gathering~~
1675 ~~Areas;~~

1676 ~~b. Payment in-lieu of the on-Site parking requirement will result in~~
1677 ~~preservation and rehabilitation of significant Historic Structures or~~
1678 ~~redevelopment of Structures and Sites;~~

1679 ~~c. Payment in-lieu of the on-Site parking requirement will not result in an~~
1680 ~~increase project Density or intensity of Use; and~~

1681 ~~d. The project is located on a public transit route or is within three (3) blocks~~
1682 ~~of a municipal bus stop.~~

1683 ~~e. The payment in-lieu fee for the required parking shall be subject to the~~
1684 ~~provisions in the Park City Municipal Code Section 11-12-16 and the fee~~
1685 ~~set forth in the current Fee Resolution, as amended. [SEE LMC § 15-6-~~
1686 ~~5(E), line 1344 as amended]~~

1687 **F. OPEN SPACE.** All Master Planned Affordable Housing Developments shall contain a
1688 minimum of twenty percent (20%) Open Space as defined in **[LMC]** Chapter 15-15. On-Site
1689 amenities, such as playgrounds, trails, recreation facilities, bus shelters, significant
1690 landscaping, or other amenities are encouraged. Open Spaces may not be utilized for

1691 Streets, roads, or Parking Areas.

1692 The Planning Commission may decrease the required Open Space for projects located
1693 within 300 feet (300') of a Public Use, including, but not limited to a public park, Recreation
1694 Open Space, public trail, public school, or Public Recreation Facilities.

1695 **G. RENTAL RESTRICTIONS.** The provisions of the moderate income housing exception
1696 shall not prohibit the monthly rental of an individually owned unit. However, Nightly Rentals
1697 or timesharing shall not be permitted within Developments using this exception. Monthly
1698 rental of individually owned units shall comply with the guidelines and restrictions set forth
1699 by the Housing Authority as stated in the adopted Affordable Housing resolution in effect at
1700 the time of Application.

1701 HISTORY

1702 *Adopted by Ord. [02-07](#) on 5/23/2002*

1703 *Amended by Ord. [06-22](#) on 4/27/2006*

1704 *Amended by Ord. [09-10](#) on 3/5/2009*

1705 *Amended by Ord. [2020-09](#) on 1/30/2020*