

Ordinance No. 2021-51

AN ORDINANCE AMENDING LAND MANAGEMENT CODE SECTIONS 15-2.1-2, 15-2.2-2, 15-2.3-2, 15-2.4-2, 15-2.5-2, 15-2.6-2, 15-2.9-2, 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, AND 15-2.23-2 USES, 15-4-7 ACCESSORY APARTMENTS, AND 15-15-1 DEFINITIONS

WHEREAS, Goal 2 of the *2021 Update to the Housing Assessment and Plan*, an addendum to the Park City General Plan, is to complete Land Management Code amendments to reduce Accessory Apartment regulations;

WHEREAS, Goal 7 of the General Plan is to create a diversity of primary housing opportunities to address the changing needs of residents;

WHEREAS, Goal 8 of the General Plan is to increase affordable housing opportunities and associated services for the workforce of Park City;

WHEREAS, the General Plan Housing Toolbox recommends revising the Land Management Code to allow for attached and detached Accessory Apartments to provide a diversity of housing types within neighborhoods;

WHEREAS, the Land Management Code implements the goals and policies of the General Plan in part to promote the health, safety, and welfare of the present and future inhabitants, to protect and enhance the vitality of the City's resort-based economy, and to protect or promote moderate income housing;

WHEREAS, the City has considered Accessory Apartments an avenue to address affordable housing needs since 1994 and has carefully crafted land use regulations to ensure Accessory Apartments are appropriately located and integrated into neighborhoods;

WHEREAS, in 2020, the City hired a consultant to evaluate obstacles to Accessory Apartment construction and the consultant recommended in part reducing land use restrictions;

WHEREAS, the City Council conducted a work session on July 12, 2018, and the Planning Commission conducted work sessions on June 24, 2020, April 28, 2021, and October 13, 2021, and the Historic Preservation Board conducted a work session on November 3, 2021;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on November 10, 2021, and unanimously forwarded a positive recommendation for City Council's consideration on proposed amendments, except for level of review;

WHEREAS, the Planning Commission was split regarding level of review in three residential Historic Districts (HR – 1, HR – 2, and HRL). Three Commissioners recommended reducing review from a Conditional Use approval by the Planning Commission to staff-level review, and three Commissioners recommended retaining the Conditional Use approval by the Planning Commission. The Chair broke the tie to recommend staff-level review to City Council;

WHEREAS, the City Council conducted a work session on December 9, 2021;

WHEREAS, the City Council supported staff-level review in all Zoning Districts, but requested that public notice and a public hearing be provided for all Accessory Apartment applications;

WHEREAS, the City Council modified the amendments to require that the single-family dwelling have no rental term regulations and only the Accessory Apartment be deed restricted to require a 90-day rental term or longer; and

WHEREAS, the City Council conducted a duly noticed public hearing on December 16, 2021.

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

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT CODE TITLE 15. The recitals are incorporated herein as findings of fact. Municipal Code of Park City Title 15 Land Management Code § 15-2.1-2, § 15-2.2-2, § 15-2.3-2, § 15-2.4-2, § 15-2.5-2, § 15-2.6-2, § 15-2.9-2, § 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, § 15-2.23-2, § 15-4-7, and § 15-15-1 are hereby amended as outlined in Attachment 1.

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

PASSED AND ADOPTED this 16th day of December 2021.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
Nann Worel
57775BCB46414F6...

Nann Worel, Mayor

Attest:



DocuSigned by:
Michelle Kellogg
E5F905BB533F431...

City Recorder

Approved as to form:

DocuSigned by:
Mark Harrington
B7478B7734C7490...

City Attorney's Office

Attachment 1

1 **15-2.1-2 Uses**

2 Uses in the HRL District are limited to the following:

3 A. **ALLOWED USES.**

- 4 1. Single Family Dwelling
- 5 2. Home Occupation
- 6 3. Child Care, In-Home Babysitting
- 7 4. Child Care, Family¹
- 8 5. Child Care, Family Group¹
- 9 6. Accessory Building and Use
- 10 7. Conservation Activity
- 11 8. Agriculture
- 12 9. Residential Parking Area or Structure with four (4) or fewer spaces
- 13 10. Internal Accessory Dwelling Unit⁹
- 14 11. Accessory Apartment³

15 B. **CONDITIONAL USES.**

- 16 1. Nightly Rentals²
- 17 2. Lockout Unit
- 18 [~~3. Accessory Apartment³~~]
- 19 4. 3. Child Care Center¹
- 20 ~~5.~~ 4. Essential Municipal and Public Utility Use, Facility, Service and
- 21 Structure
- 22 ~~6.~~ 5. Telecommunication Antenna⁴
- 23 ~~7.~~ 6. Satellite dish greater than thirty-nine inches (39") in diameter⁵

- 24 ~~8.~~ 7. Residential Parking Area or Structure five (5) or more spaces
- 25 ~~9.~~ 8. Temporary Improvement⁶
- 26 ~~10.~~ 9. Passenger Tramway Station and Ski Base Facility⁷
- 27 ~~11.~~ 10. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge⁶
- 28 ~~12.~~ 11. Recreation Facility, Private
- 29 ~~13.~~ 12. Fences greater than six feet (6') in height from Final Grade^{5,8}

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

32 ¹See Section 15-4-9, Child Care and Child Care Facilities.

33 ²No more than twelve (12) Conditional Use Permits shall be allowed only in the West sub-neighborhood
34 located south of platted 2nd Avenue, west of Upper Norfolk and Daly Avenues, and east of King Road.
35 No Nightly Rentals are allowed elsewhere in this Zoning District. In addition to the Conditional Use Permit
36 criteria in LMC § 15-1-10(E), the Planning Commission shall consider whether or not the proposed Nightly
37 Rental mitigates the impacts of and addresses the following items: (a) all rental agreements for Nightly
38 Rental shall include language that limits the vehicles allowed to the number of on-site Parking Spaces; (b)
39 all rental agreements shall include language indicating that all-wheel drive vehicles are required during
40 the winter season; (c) all rental agreements shall provide Nightly Renters with information regarding
41 walkable access to skiing, to Park City's Historic Main Street, to Old Town, and to Park City's free transit
42 service; and (d) property management contact information shall be displayed in a prominent location
43 inside the Nightly Rental.

44 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

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

46 ⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.

47 ⁶Subject to Administrative or Administrative Conditional Use permit, see LMC Chapter 15-4.

48 ⁷See Section 15-4-18, Passenger Tramways and Ski-Base Facilities.

49 ⁸See Section 15-4-2, Fences and Retaining Walls.

50 ⁹See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant
51 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative
52 Conditional Use Permit.

53 HISTORY

54 *Adopted by Ord. [00-15](#) on 3/2/2000*

55 *Amended by Ord. [06-56](#) on 7/27/2006*

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

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

58 *Amended by Ord. [15-44](#) on 11/5/2015*

59 *Amended by Ord. [2020-37](#) on 7/30/2020*

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

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

62 **15-2.2-2 Uses**

63 Uses in the HR-1 District are limited to the following:

64 A. **ALLOWED USES.**

- 65 1. Single Family Dwelling
- 66 2. Lockout Unit¹
- 67 3. Nightly Rental¹
- 68 4. Home Occupation
- 69 5. Child Care, In-Home Babysitting²
- 70 6. Child Care, Family²
- 71 7. Child Care, Family Group²
- 72 8. Accessory Building and Use
- 73 9. Conservation Activity

- 74 10. Agriculture
- 75 11. Residential Parking Area or Structure, with four (4) or fewer spaces
- 76 12. Internal Accessory Dwelling Unit¹⁰

77 13. Accessory Apartment³

78 **B. CONDITIONAL USES.**

- 79 1. Duplex Dwelling
- 80 2. Guest House on Lots one (1) acre or greater
- 81 3. Secondary Living Quarters
- 82 ~~4. Accessory Apartment³~~
- 83 4 5. Group Care Facility
- 84 5 ~~6~~. Child Care Center
- 85 6 ~~7~~. Public and Quasi-Public Institution, church and school
- 86 7 ~~8~~. Essential Municipal and Public Utility Use, Facility, Service, and
- 87 Structure
- 88 8 ~~9~~. Telecommunication Antenna⁴
- 89 9 ~~10~~. Satellite Dish, greater than thirty-nine inches (39") diameter⁵
- 90 10 ~~11~~. Bed and Breakfast Inn⁶
- 91 11 ~~12~~. Boarding House, hostel⁶
- 92 12 ~~13~~. Hotel, Minor, (fewer than sixteen (16) rooms)⁶
- 93 13 ~~14~~. Residential Parking Area or Structure with five (5) or more spaces.
- 94 14 ~~15~~. Temporary Improvement⁷
- 95 15 ~~16~~. Passenger Tramway Station and Ski Base Facility⁸
- 96 16 ~~17~~. Ski Tow, Ski Lift, Ski Run, and Ski Bridge⁸

97 ~~17. 18.~~ Recreation Facility, Private

98 ~~18. 19.~~ Fences greater than six feet (6') in height from Final Grade^{7,9}

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

101 ¹Nightly Rental of a Lockout Unit requires a Conditional Use permit.

102 ²See Section 15-4-9, Child Care and Childcare Facilities.

103 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

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

105 ⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.

106 ⁶In Historic Buildings and/or Structures only. Parking requirements of Chapter 15-3 shall apply.

107 ⁷Subject to Administrative or Administrative Conditional Use permit.

108 ⁸See Section 15-4-18, Passenger Tramways and Ski-Base Facilities.

109 ⁹See Section 15-4-2, Fences and Retaining Walls.

110 ¹⁰See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant
111 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative
112 Conditional Use Permit.

113 HISTORY

114 *Adopted by Ord. [00-15](#) on 3/2/2000*

115 *Amended by Ord. [06-56](#) on 7/27/2006*

116 *Amended by Ord. [07-25](#) on 4/19/2007*

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

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

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

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

121 **15-2.3-2 Uses**

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

123 A. **ALLOWED USES.**

- 124 1. Single Family Dwelling
- 125 2. Lockout Unit¹
- 126 3. Nightly Rental²
- 127 4. Home Occupation
- 128 5. Child Care, In-Home Babysitting³
- 129 6. Child Care, Family³
- 130 7. Child Care, Family Group³
- 131 8. Accessory Building and Use
- 132 9. Conservation Activity
- 133 10. Agriculture
- 134 11. Residential Parking Area or Structure with four (4) or fewer spaces
- 135 12. Recreation Facility, Private
- 136 13. Internal Accessory Dwelling Unit¹²
- 137 **14. Accessory Apartment⁴**

138 B. **CONDITIONAL USES.**

- 139 1. Duplex Dwelling
- 140 2. Secondary Living Quarters
- 141 [~~3. Accessory Apartment⁴~~]
- 142 **3.** ~~4.~~ Group Care Facility
- 143 **4.** ~~5.~~ Child Care Center
- 144 **5.** ~~6.~~ Public or Quasi-Public institution, church or school

- 145 6. ~~7.~~ Essential municipal and public utility Use, facility, service, and Structure
- 146 7. ~~8.~~ Telecommunication Antenna⁵
- 147 8. ~~9.~~ Satellite Dish Antenna greater than thirty-nine inches (39") in diameter⁶
- 148 9. ~~10.~~ Bed and Breakfast Inn⁷
- 149 10. ~~11.~~ Boarding House, Hostel⁷
- 150 11. ~~12.~~ Hotel, Minor, fewer than sixteen (16) rooms⁷
- 151 12. ~~13.~~ Office, General⁸
- 152 13. ~~14.~~ Office, Moderate Intensive⁸
- 153 14. ~~15.~~ Office and Clinic, Medical⁸
- 154 15. ~~16.~~ Retail and Service Commercial, Minor⁸
- 155 16. ~~17.~~ Retail and Service Commercial, personal improvement⁸
- 156 17. ~~18.~~ Cafe or Deli⁸
- 157 18. ~~19.~~ Restaurant, General⁸
- 158 19. ~~20.~~ Restaurant, Outdoor Dining⁸
- 159 20. ~~21.~~ Outdoor Events
- 160 21. ~~22.~~ Residential Parking Area or Structure with five (5) or more spaces,
161 associated with a residential Building on the same Lot
- 162 22. ~~23.~~ Temporary Improvement
- 163 23. ~~24.~~ Passenger Tramway Station and Ski Base Facility¹⁰
- 164 24. ~~25.~~ Ski tow rope, ski lift, ski run, and ski bridge¹⁰
- 165 25. ~~26.~~ Recreation Facility, Private
- 166 26. ~~27.~~ Fences greater than six feet (6') in height from Final Grade¹¹

167 27. 28. Limited Commercial expansion necessary for compliance with
168 Building/ Fire Code egress and Accessibility requirements and support Uses
169 associated with HCB Commercial Use

170 28. ~~29.~~ Bar⁸

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

173 ¹Nightly Rental of Lockout Units requires a Conditional Use Permit.

174 ²Nightly Rental does not include the use of dwellings for Commercial Uses.

175 ³See Section 15-4-9 Child Care And Child Care Facilities.

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

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

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

179 ⁷In Historic Buildings and/or Structures only.

180 ⁸In Historic Buildings and/or Structures and within Sub-Zones A and B subject to compliance with all
181 criteria and requirements of Section 15-2.3-8 for Sub-Zone A and Section 15-2.3-9 for Sub-Zone B.

182 ⁹Subject to an Administrative Conditional Use Permit, and permitted in Sub-Zone B only, subject to
183 requirements in Section 15-2.3-9.

184 ¹⁰See Section 15-4-18, Passenger Tramways And Ski-Base Facilities.

185 ¹¹See Section 15-4-2, Fences And Retaining Walls.

186 ¹²See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant
187 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative
188 Conditional Use Permit.

189 HISTORY

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

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

192 *Amended by Ord. [06-56](#) on 7/27/2006*

- 193 Amended by Ord. [09-10](#) on 3/5/2009
- 194 Amended by Ord. [10-14](#) on 4/15/2010
- 195 Amended by Ord. [12-37](#) on 12/20/2012
- 196 Amended by Ord. [15-35](#) on 10/12/2015
- 197 Amended by Ord. [2020-36](#) on 7/30/2020
- 198 Amended by Ord. [2020-42](#) on 9/17/2020
- 199 Amended by Ord. [2021-38](#) on 9/23/2021

200 **15-2.4-2 Uses**

201 Uses in the HRM District are limited to the following:

202 A. **ALLOWED USES.**

- 203 1. Single Family Dwelling
- 204 2. Duplex Dwelling
- 205 3. Secondary Living Quarters
- 206 4. Lockout Unit¹
- 207 5. Accessory Apartment²
- 208 6. Nightly Rental³
- 209 7. Home Occupation
- 210 8. Child Care, In-Home Babysitting
- 211 9. Child Care, Family⁴
- 212 10. Child Care, Family Group⁴
- 213 11. Accessory Building and Use
- 214 12. Conservation Activity
- 215 13. Agriculture

216 14. Parking Area or Structure with four (4) or fewer spaces

217 15. Internal Accessory Dwelling Unit¹¹

218 **B. CONDITIONAL USES.**

219 1. Triplex Dwelling

220 2. Multi-Unit Dwelling

221 3. Group Care Facility

222 4. Child Care Center⁴

223 5. Public and Quasi-Public Institution, Church, and School

224 6. Essential Municipal and Public Utility Use, Facility Service, and Structure

225 7. Telecommunication Antenna⁵

226 8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁶

227 9. Bed and Breakfast Inn⁷

228 10. Boarding House, Hostel⁷

229 11. Hotel, Minor⁷

230 12. Office, General⁸

231 13. Retail and Service Commercial, Minor⁸

232 14. Retail and Service Commercial, personal improvement⁸

233 15. Neighborhood Market, without gasoline sales⁸

234 16. Cafe, Deli⁸

235 17. Café, Outdoor Dining⁹

236 18. Parking Area or Structure with five (5) or more spaces

237 19. Temporary Improvement¹⁰

238 20. Recreation Facility, Public

239 21. Recreation Facility, Private

240 22. Outdoor Events¹⁰

241 23. Fences greater than six feet (6') in height from Final Grade¹⁰

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

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

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

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

247 ⁴See Section 15-4-9 Child Care and Child Care Facilities.

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

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

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

251 ⁸Allowed only in Historic Buildings and/or Structures.

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

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

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

257 HISTORY

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

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

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

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

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

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

264 **15-2.5-2 Uses**

265 Uses in the HRC are limited to the following:

266 A. **ALLOWED USES**.¹⁰

- 267 1. Single Family Dwelling⁵
- 268 2. Duplex Dwelling⁵
- 269 3. Secondary Living Quarters⁵
- 270 4. Lockout Unit^{1,5}
- 271 5. Accessory Apartment^{2,5}
- 272 6. Nightly Rental⁵
- 273 7. Home Occupation⁵
- 274 8. Child Care, In-Home Babysitting
- 275 9. Child Care, Family³
- 276 10. Child Care, Family Group³
- 277 11. Child Care Center³
- 278 12. Accessory Building and Use
- 279 13. Conservation Activity
- 280 14. Agriculture
- 281 15. Bed and Breakfast Inn^{4,5}
- 282 16. Boarding House, hostel⁵
- 283 17. Hotel, Minor, fewer than sixteen (16) rooms⁵
- 284 18. Office, General⁵
- 285 19. Parking Area or Structure, with four (4) or fewer spaces⁵
- 286 20. Food Truck Location¹¹

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

- 288 1. Triplex Dwelling⁵
- 289 2. Multi-Unit Dwelling⁵
- 290 3. Guest House, on Lots one (1) acre⁵
- 291 4. Group Care Facility⁵
- 292 5. Public and Quasi-Public institution, church, or school
- 293 6. Essential Municipal public utility Use, facility, service, and Structure
- 294 7. Telecommunication Antenna⁶
- 295 8. Satellite dish, greater than thirty-nine inches (39") in diameter⁷
- 296 9. Plant and Nursery stock products and sales
- 297 10. Hotel, Major⁵
- 298 11. Timeshare Projects and Conversions⁵
- 299 12. Private Residence Club Project and Conversion^{4,5}
- 300 13. Office, Intensive⁵
- 301 14. Office and clinic, Medical⁵
- 302 15. Financial institution, without drive-up window⁸
- 303 16. Commercial Retail and Service, Minor⁸
- 304 17. Commercial Retail and Service, Personal Improvement⁸
- 305 18. Neighborhood Convenience Commercial, without gasoline sales
- 306 19. Café or Deli⁸
- 307 20. Restaurant, General⁸
- 308 21. Restaurant and Café, outdoor dining⁴
- 309 22. Outdoor Events and Uses⁴
- 310 23. Bar

- 311 24. Parking Area or Structure, with five (5) or more spaces⁵
- 312 25. Temporary Improvement⁴
- 313 26. Passenger Tramway station and ski base facility
- 314 27. Ski tow, ski lift, ski run, and ski bridge
- 315 28. Recreation Facility, Commercial, Public, and Private
- 316 29. Entertainment Facility, Indoor
- 317 30. Fences greater than six feet (6') in height from Final Grade⁴
- 318 31. Private Residence Club, Off-Site⁵
- 319 32. Private Event Facility⁵

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

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

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

324 ³See Section 15-4-9, Child Care And Child Care Facilities.

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

326 ⁵Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue and Park Avenue,
327 excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC
328 Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the
329 plaza side storefronts), 780 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street,
330 890 Main Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within
331 Storefront Property; however access, circulation, and lobby areas are permitted within Storefront
332 Property.

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

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

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

336 ⁹No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are

337 permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah
338 Code 32B-1-202, to obtain a liquor license.

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

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

343 HISTORY

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

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

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

347 *Amended by Ord. [07-55](#) on 8/30/2007*

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

349 *Amended by Ord. [12-37](#) on 12/20/2012*

350 *Amended by Ord. [16-02](#) on 1/7/2016*

351 *Amended by Ord. [2017-45](#) on 8/17/2017*

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

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

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

355 **15-2.6-2 Uses**

356 Uses in the Historic Commercial Business (HCB) District are limited to the following:

357 A. **ALLOWED USES**.¹¹

- 358 1. Single Family Dwelling¹
- 359 2. Multi-Unit Dwelling¹
- 360 3. Secondary Living Quarters¹

- 361 4. Lockout Unit^{1,2}
- 362 5. Accessory Apartment^{1,3}
- 363 6. Nightly Rental⁴
- 364 7. Home Occupation¹
- 365 8. Child Care, In-Home Babysitting¹
- 366 9. Child Care, Family^{1,5}
- 367 10. Child Care, Family Group^{1,5}
- 368 11. Child Care Center^{1,5}
- 369 12. Accessory Building and Use¹
- 370 13. Conservation Activity
- 371 14. Agriculture
- 372 15. Bed and Breakfast Inn^{1, 6}
- 373 16. Boarding House, hostel¹
- 374 17. Hotel, Minor, fewer than 16 rooms¹
- 375 18. Office, General¹
- 376 19. Office, Moderate Intensive¹
- 377 20. Office and clinic, Medical¹
- 378 21. Financial institution, without drive-up window
- 379 22. Commercial Retail and Service, Minor
- 380 23. Commercial Retail and Service, Personal Improvement
- 381 24. Commercial Neighborhood Convenience, without gasoline sales
- 382 25. Restaurant, Cafe or Deli
- 383 26. Restaurant, General

- 384 27. Bar
- 385 28. Parking Lot, Public or Private with four (4) or fewer spaces
- 386 29. Entertainment Facility, Indoor
- 387 30. Salt Lake City 2002 Winter Olympic Games Legacy Displays⁷
- 388 31. Temporary winter Balcony enclosures
- 389 32. Food Truck Location¹²

390 B. **CONDITIONAL USES.**^{10, 11}

- 391 1. Group Care Facility¹
- 392 2. Public and Quasi-Public institution, church, or school
- 393 3. Essential municipal public utility Use, facility, service, and Structure
- 394 4. Telecommunication Antenna⁸
- 395 5. Satellite dish, greater than thirty-nine inches (39") in diameter⁹
- 396 6. Plant and Nursery stock products and sales
- 397 7. Hotel, Major¹
- 398 8. Timeshare Projects and Conversions¹
- 399 9. Timeshare Sales Office, Off-Site within an enclosed Building¹
- 400 10. Private Residence Club Project and Conversion^{1,6}
- 401 11. Commercial Retail and Service, Major
- 402 12. Office, Intensive¹
- 403 13. Restaurant, outdoor dining⁶
- 404 14. Outdoor Events and Uses⁶
- 405 15. Hospital, Limited Care Facility¹
- 406 16. Parking Area or Structure for five (5) or more cars¹

- 407 17. Temporary Improvement⁶
- 408 18. Passenger Tramway station and ski base facility
- 409 19. Ski tow, ski lift, ski run, and ski bridge
- 410 20. Recreation Facility, Public or Private
- 411 21. Recreation Facility, Commercial
- 412 22. Fences greater than six feet (6') in height from Final Grade⁶
- 413 23. Private Residence Club, Off-Site¹
- 414 24. Private Event Facility¹

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

417 ¹Prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue, Grant Avenue, and
418 Swede Alley. Hotel rooms shall not be located within Storefront Property; however access, circulation and
419 lobby areas are permitted within Storefront Property.

420 ²Nightly Rental of Lock Units requires a Conditional Use permit.

421 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

422 ⁴Nightly Rental of residential dwellings does not include the Use of dwellings for Commercial Uses.

423 ⁵See Section 15-4-9, Child Care And Child Care Facilities.

424 ⁶Requires an Administrative or Administrative Conditional Use permit.

425 ⁷Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
426 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
427 on the original Property set forth in the services Agreement and/or Master Festival License. Requires an
428 Administrative Permit.

429 ⁸See Section 15-4-14, Telecommunication Facilities.

430 ⁹See Section 15-4-13, Placement Of Satellite Receiving Antennas.

431 ¹⁰No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are
432 permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah

433 Code 32B-1-202, to obtain a liquor license.

434 ¹¹Within the HCB Zoning District, no more than seventeen (17) Conventional Chain Businesses are
435 permitted in Storefront Properties.

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

438 HISTORY

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

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

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

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

443 *Amended by Ord. [07-55](#) on 8/30/2007*

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

445 *Amended by Ord. [12-37](#) on 12/20/2012*

446 *Amended by Ord. [16-02](#) on 1/7/2016*

447 *Amended by Ord. [16-01](#) on 1/7/2016*

448 *Amended by Ord. [2017-45](#) on 8/17/2017*

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

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

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

452 **15-2.9-2 Uses**

453 Uses in the E-40 District are limited to the following:

454 A. **ALLOWED USES.**

455 1. Single Family Dwelling

456 2. Secondary Living Quarters

- 457 3. Lockout Unit¹
- 458 4. Accessory Apartment²
- 459 5. Nightly Rental³
- 460 6. Home Occupation
- 461 7. Child Care, In-Home Babysitting
- 462 8. Child Care, Family⁴
- 463 9. Child Care, Family Group⁴
- 464 10. Accessory Building and Use
- 465 11. Conservation Activity
- 466 12. Agriculture
- 467 13. Raising, grazing of horses
- 468 14. Residential Parking Area or Structure, with four (4) or fewer spaces
- 469 15. Internal Accessory Dwelling Unit⁹

470 **B. CONDITIONAL USES.**

- 471 1. Guest House
- 472 2. Group Care Facility
- 473 3. Child Care Center⁴
- 474 4. Public and Quasi-Public Institution, Church and School
- 475 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 476 6. Telecommunication Antenna⁶
- 477 7. Satellite Dish, greater than thirty-nine inches (39") diameter⁶
- 478 8. Plant and Nursery Stock Production and Sales
- 479 9. Raising, grazing of livestock

- 480 10. Cemetery
- 481 11. Bed and Breakfast Inn
- 482 12. Parking Lot or Structure with five (5) or more space
- 483 13. Temporary Improvement⁷
- 484 14. Passenger Tramway Station and Ski Base Facility
- 485 15. Ski Rope Tow, Ski Lift, Ski Run, and Ski Bridge
- 486 16. Outdoor Event⁷
- 487 17. Recreation Facility, Public and Private
- 488 18. Recreation Facility, Commercial
- 489 19. Commercial Stables, Riding Academy
- 490 20. Mines and Mine Exploration
- 491 21. Fences greater than six feet (6') in height from Final Grade⁷
- 492 22. Vehicle Control Gates⁸

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

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

496 ²[Requires an Administrative Permit](#). See [~~LMC Chapter 15-4 Supplemental Regulations for~~] [Section 15-4-](#)
497 [7](#), Accessory Apartments

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

499 ⁴See LMC Chapter 15-4-9 for Child Care Regulations

500 ⁵See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

501 ⁶See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

502 ⁷Requires an Administrative Conditional Use permit.

503 ⁸See Section 15-4-19 for specific review criteria for gates.

504 ⁹See Section 15-4-7.1, Internal Accessory Dwelling Units.

505 HISTORY

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

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

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

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

510 **15-2.10-2 Uses**

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

512 A. **ALLOWED USES.**

513 1. Single Family Dwelling

514 2. Duplex Dwelling

515 3. Secondary Living Quarters

516 4. Lockout Unit¹

517 5. Accessory Apartment²

518 6. Nightly Rental^{1,3}

519 7. Home Occupation

520 8. Child Care, In-Home Babysitting⁴

521 9. Child Care, Family⁴

522 10. Child Care, Family Group⁴

523 11. Accessory Buildings and Uses

524 12. Conservation Activity

525 13. Agriculture

526 14. Raising, grazing of horses

527 15. Parking Area or Structure with four (4) or fewer spaces

528 16. Internal Accessory Dwelling Unit¹²

529 **B. CONDITIONAL USES.**

530 1. Guest House

531 2. Group Care Facility

532 3. Child Care Center⁴

533 4. Public and Quasi-Public Institution, Church and School

534 5. Essential Municipal Public Utility Use, Facility, Services, and Structure

535 6. Telecommunication Antenna⁵

536 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁶

537 8. Plant and Nursery stock products and sales

538 9. Raising, grazing of livestock

539 10. Cemetery

540 11. Bed and Breakfast Inn

541 12. Hotel, Minor⁷

542 13. Hotel, Major⁷

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

544 15. Temporary Improvement⁸

545 16. Passenger Tramway Station and Base Facility⁹

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

547 18. Outdoor Event⁷

548 19. Recreation Facility, Public and Private

549 20. Recreation Facility, Commercial

550 21. Commercial Stables, Riding Academy

551 22. Mines and Mine Exploration

552 23. Vehicle Control Gates¹⁰

553 24. Fences greater than six feet (6') in height from Final Grade⁸

554 25. Support Retail and Minor Service Commercial¹¹

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

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

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

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

560 ⁴See Section 15-4-9 Child Care and Child Care Facilities

561 ⁵See Section 15-4-14, Telecommunication Facilities

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

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

564 ⁸Requires an Administrative Conditional Use permit

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

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

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

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

569 HISTORY

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

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

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

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

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

575 **15-2.11-2 Uses**

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

577 A. **ALLOWED USES.**

- 578 1. Single Family Dwelling
- 579 2. Duplex Dwelling¹
- 580 3. Secondary Living Quarters²
- 581 4. Accessory Apartment³
- 582 5. Nightly Rental⁴
- 583 6. Home Occupation
- 584 7. Child Care, In-Home Babysitting⁵
- 585 8. Child Care, Family⁵
- 586 9. Child Care, Family Group⁵
- 587 10. Accessory Building and Use
- 588 11. Conservation Activity
- 589 12. Agriculture
- 590 13. Parking Area or Structure with four (4) or fewer spaces
- 591 14. Internal Accessory Dwelling Unit¹⁰

592 B. **CONDITIONAL USES.**

- 593 1. Guest House⁶
- 594 2. Group Care Facility
- 595 3. Child Care Center⁵
- 596 4. Public and Quasi-Public Institution, Church, and School
- 597 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 598 6. Telecommunication Antenna⁷

599 7. Satellite Dish, greater than thirty-nine inches (39") diameter⁸

600 8. Raising, grazing of horses

601 9. Bed and Breakfast Inn

602 10. Parking Area or Structure with five (5) or more spaces⁹

603 11. Temporary Improvements⁹

604 12. Outdoor Event⁹

605 13. Recreation Facility, Public or Private

606 14. Fences greater than six feet (6') in height from Final Grade⁹

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

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

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

612 ³**Requires an Administrative Permit.** See Section 15-4-7, Accessory Apartments. Accessory Apartments
613 in detached Structures are not allowed within Holiday Ranchettes Subdivision.

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

616 ⁵See Section 15-4-9 Child Care and Child Care Facilities.

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

619 ⁷See Section 15-4-14, Telecommunication Facilities

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

621 ⁹Requires an Administrative Conditional Use permit.

622 ¹⁰See Section 15-4-7.1, Internal Accessory Dwelling Units.

623 HISTORY

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

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

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

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

628 **15-2.12-2 Uses**

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

630 A. **ALLOWED USES.**

- 631 1. Single Family Dwelling
- 632 2. Duplex Dwelling
- 633 3. Secondary Living Quarters
- 634 4. Lockout Unit¹
- 635 5. Accessory Apartment²
- 636 6. Nightly Rental³
- 637 7. Home Occupation
- 638 8. Child Care, In-Home Babysitting⁴
- 639 9. Child Care, Family⁴
- 640 10. Child Care, Family Group⁴
- 641 11. Accessory Building and Use
- 642 12. Conservation Activity
- 643 13. Agriculture
- 644 14. Parking Area or Structure with four (4) or fewer spaces
- 645 15. Internal Accessory Dwelling Unit¹¹

646 B. **CONDITIONAL USES.**

- 647 1. Triplex Dwelling⁵

- 648 2. Guest House, on Lots one (1) acre or larger
- 649 3. Group Care Facility
- 650 4. Child Care Center⁴
- 651 5. Public or Quasi-Public Institution, Church, and School
- 652 6. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 653 7. Telecommunication Antenna⁶
- 654 8. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 655 9. Bed and Breakfast Inn
- 656 10. Temporary Improvement⁸
- 657 11. Ski tow rope, ski lift, ski run, and ski bridge⁹
- 658 12. Outdoor Event⁸
- 659 13. Recreation Facility, Private
- 660 14. Fences and walls greater than six feet (6') in height from Final Grade⁸
- 661 15. Residential and transient lodging Uses¹⁰

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

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

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

666 ³Commercial Uses are not allowed within Nightly Rental Units

667 ⁴See Section 15-4-9 Child Care and Child Care Facilities

668 ⁵Must comply with special parking requirements, see Chapter 15-3.

669 ⁶See Section 15-4-14, Telecommunications Facilities

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

671 ⁸Subject to an Administrative Conditional Use permit.

672 ⁹As part of an approved Ski Area Master Plan. See Section 15-4-18, Passenger Tramways and Ski Base

673 Facilities

674 ¹⁰Subject to Master Planned Development approval. See Chapter 15-6

675 ¹¹See Section 15-4-7.1, Internal Accessory Dwelling Units.

676 HISTORY

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

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

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

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

681 **15-2.13-2 Uses**

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

683 A. **ALLOWED USES.**

684 1. Single-Family Dwelling

685 2. Duplex Dwelling

686 3. Secondary Living Quarters

687 4. Lockout Unit¹

688 5. Accessory Apartment²

689 6. Nightly Rental³

690 7. Home Occupation

691 8. Child Care, In-Home Babysitting⁴

692 9. Child Care, Family⁴

693 10. Child Care, Family Group⁴

694 11. Accessory Building and Use

695 12. Conservation Activity Agriculture

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

- 697 14. Recreation Facility, Private
- 698 15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 699 16. Food Truck Location¹⁶
- 700 17. Internal Accessory Dwelling Unit¹⁷

701 **B. CONDITIONAL USES.**

- 702 1. Triplex Dwelling⁶
- 703 2. Multi-Unit Dwelling⁶
- 704 3. Guest House
- 705 4. Group Care Facility
- 706 5. Child Care Center⁴
- 707 6. Public and Quasi-Public Institution, Church, and School
- 708 7. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 709 8. Telecommunication Antenna⁷
- 710 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁸
- 711 10. Raising, grazing of horses
- 712 11. Cemetery
- 713 12. Bed and Breakfast Inn
- 714 13. Hotel, Minor⁶
- 715 14. Hotel, Major⁶
- 716 15. Private Residence Club Project and Conversion¹⁰
- 717 16. Office, General^{6,9}
- 718 17. Office, Moderate Intensive^{6,9}
- 719 18. Office, Medical^{6,9}

- 720 19. Financial Institution without drive-up window^{6,9}
- 721 20. Commercial Retail and Service, Minor^{6,9}
- 722 21. Commercial Retail and Service, personal improvement^{6,9}
- 723 22. Commercial, Resort Support^{6,9}
- 724 23. Café or Deli^{6,9}
- 725 24. Restaurant, Standard^{6,9}
- 726 25. Restaurant, Outdoor Dining¹⁰
- 727 26. Outdoor Event¹⁰
- 728 27. Bar^{6,9}
- 729 28. Hospital, Limited Care Facility^{6,9}
- 730 29. Parking Area or Structure with five (5) or more spaces
- 731 30. Temporary Improvement¹⁰
- 732 31. Passenger Tramway Station and Ski Base Facility¹¹
- 733 32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
- 734 33. Recreation Facility, Public
- 735 34. Recreation Facility, Commercial⁶
- 736 35. Entertainment Facility, Indoor^{6,9}
- 737 36. Commercial Stables, Riding Academy¹²
- 738 37. Heliport¹²
- 739 38. Vehicle Control Gate¹³
- 740 39. Fences and walls greater than six feet (6') in height from Final Grade¹⁰
- 741 40. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴
- 742 41. Amenities Club

743 42. Club, Private Residence Off-Site¹⁵

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

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

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

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

751 ⁴See Section 15-4-9 Child Care and Child Care Facilities

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

755 ⁶Subject to provisions of LMC Chapter 15-6, Master Planned Development

756 ⁷See Section 15-4-14, Telecommunications Facilities

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

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

760 ¹⁰Requires an Administrative Conditional Use permit.

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

763 ¹²Omitted.

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

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

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

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

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

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

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

776 HISTORY

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

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

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

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

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

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

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

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

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

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

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

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

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

790 **15-2.14-2 Uses**

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

792 A. **ALLOWED USES.**

793 1. Single Family Dwelling

794 2. Duplex Dwelling

- 795 3. Triplex Dwelling
- 796 4. Secondary Living Quarters
- 797 5. Lockout Unit¹
- 798 6. Accessory Apartment²
- 799 7. Nightly Rental³
- 800 8. Home Occupation
- 801 9. Child Care, In Home Babysitting⁴
- 802 10. Child Care, Family⁴
- 803 11. Child Care, Family Group⁴
- 804 12. Accessory Building and Use
- 805 13. Conservation Activity
- 806 14. Agriculture
- 807 15. Parking Area or Structure with four (4) or fewer spaces
- 808 16. Recreation Facility, Private
- 809 17. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 810 18. Food Truck Location¹⁴
- 811 19. Internal Accessory Dwelling Unit¹⁵

812 **B. CONDITIONAL USES.**

- 813 1. Multi Unit Dwelling⁶
- 814 2. Guest House
- 815 3. Group Care Facility
- 816 4. Child Care Center
- 817 5. Public and Quasi Public Institution, Church, and School

- 818 6. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 819 7. Telecommunication Antenna⁷
- 820 8. Satellite Dish, greater than thirty nine inches (39") in diameter⁸
- 821 9. Raising grazing of horses
- 822 10. Cemetery
- 823 11. Bed and Breakfast Inn
- 824 12. Boarding House, Hotel
- 825 13. Hotel, Minor⁶
- 826 14. Hotel, Major⁶
- 827 15. Private Residence Club Project and Conversion¹¹
- 828 16. Office, General⁶
- 829 17. Office, Moderate Intensive^{6,9}
- 830 18. Office and Clinic, Medical^{6,10}
- 831 19. Financial Institution, without drive up window^{6,10}
- 832 20. Commercial Retail and Service, Minor^{6,10}
- 833 21. Commercial Retail and Service, personal improvement^{6,10}
- 834 22. Commercial, Resort Support^{6,10}
- 835 23. Cafe or Deli^{6,10}
- 836 24. Restaurant, Standard^{6,10}
- 837 25. Restaurant, Outdoor Dining¹¹
- 838 26. Outdoor Event¹¹
- 839 27. Bar^{6,10}
- 840 28. Hospital, Limited Care Facility^{6,9}

- 841 29. Parking Area or Structure with five (5) or fewer spaces
- 842 30. Temporary Improvement¹¹
- 843 31. Passenger Tramway Station and Ski Base Facility¹²
- 844 32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹²
- 845 33. Recreation Facility, Public
- 846 34. Recreation Facility, Commercial⁶
- 847 35. Entertainment Facility, Indoor^{6,9}
- 848 36. Commercial Stables, Riding Academy^{6,10}
- 849 37. Fences greater than six feet (6') in height from Final Grade
- 850 38. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹³

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

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

854 ²[Requires an Administrative Permit.](#) See Section 15-4-7, Accessory Apartments.

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

856 ⁴See Section 15-4-9, Child Care and Child Care Facilities

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

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

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

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

863 ⁹General Offices are only permitted with an approved Master Planned Development and may only be
864 approved as the redevelopment of an existing Building or Property. In addition to meeting the necessary
865 criteria in the Chapter 15-6 Master Planned Developments, the Planning Commission must find that: a)
866 the redevelopment of an existing Building or Property to a General Office use will substantially advance

867 the objectives of Economic Element of the General Plan or other more specific neighborhood plans; b) it
868 has minimized/eliminated any potential detrimental impact on the resort and/or resort-residential
869 character of the RDM District and the Frontage Protection Zone through careful planning and conditions
870 of approval; c) it will not result in an intensification of use incompatible with neighboring developments;
871 and d) it will not result in substantial increase in the existing trip generations for services and deliveries.

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

874 ¹¹Requires an administrative Conditional Use permit.

875 ¹²As part of an approved Ski Area Master Plan. See Section 15-4-18, Passenger Tramways and Ski Base
876 Facilities

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

881 ¹⁴The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
882 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
883 letter.

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

885 HISTORY

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

887 *Amended by Ord. [02-24](#) on 6/27/2002*

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

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

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

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

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

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

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

895 **15-2.15-2 Uses**

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

897 A. **ALLOWED USES.**

898 1. Single Family Dwelling

899 2. Duplex Dwelling

900 3. Triplex Dwelling

901 4. Secondary Living Quarters

902 5. Lockout Unit¹

903 6. Accessory Apartment²

904 7. Nightly Rental³

905 8. Home Occupation

906 9. Child Care, In-Home Babysitting⁴

907 10. Child Care, Family⁴

908 11. Child Care, Family Group⁴

909 12. Accessory Building and Use

910 13. Conservation Activity

911 14. Agriculture

912 15. Bed and Breakfast Inn

913 16. Parking Area or Structure with four (4) or fewer spaces

914 17. Internal Accessory Dwelling Unit⁹

915 B. **CONDITIONAL USES.**

- 916 1. Multi-Unit Dwelling
- 917 2. Guest House, on Lot greater than one (1) acre
- 918 3. Group Care Facility
- 919 4. Child Care Center⁴
- 920 5. Public and Quasi-Public Institution, Church, and School
- 921 6. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 922 7. Telecommunication Antenna⁵
- 923 8. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁶
- 924 9. Boarding House, Hostel
- 925 10. Hotel, Minor⁷
- 926 11. Outdoor Event⁸
- 927 12. Parking Area or Structure with five (5) or more spaces
- 928 13. Temporary Improvement⁸
- 929 14. Recreation Facility, Public and Private
- 930 15. Fences greater than six feet in Height from Final Grade⁸
- 931 16. Residential and transient lodging Uses⁷

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

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

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

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

937 ⁴See Section 15-4-9, Child Care and Child Care Facilities.

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

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

940 ⁷Subject to Master Planned Development approval. See Chapter 15-6.

941 ⁸Requires an Administrative Conditional Use permit.

942 ⁹See Section 15-4-7.1, Internal Accessory Dwelling Units.

943 HISTORY

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

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

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

947 **15-2.16-2 Uses**

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

949 A. **ALLOWED USES.**

- 950 1. Single Family Dwelling
- 951 2. Duplex Dwelling
- 952 3. Triplex Dwelling
- 953 4. Secondary Living Quarters
- 954 5. Lockout Unit¹
- 955 6. Accessory Apartment²
- 956 7. Nightly Rental³
- 957 8. Home Occupation
- 958 9. Child Care, In-Home Babysitting⁴
- 959 10. Child Care, Family⁴
- 960 11. Child Care, Family Group⁴
- 961 12. Child Care Center⁴
- 962 13. Accessory Building and Use

- 963 14. Conservation Activity
- 964 15. Agriculture
- 965 16. Bed and Breakfast Inn
- 966 17. Boarding House, Hostel
- 967 18. Hotel, Minor
- 968 19. Parking Area or Structure with four (4) or fewer spaces
- 969 20. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 970 21. Food Truck Location¹²

971 **B. CONDITIONAL USES.**

- 972 1. Multi-Unit Dwelling
- 973 2. Group Care Facility
- 974 3. Public and Quasi-Public institution, church, and school
- 975 4. Essential municipal and public utility Use, facility, service, and Structure
- 976 5. Telecommunications Antenna⁶
- 977 6. Satellite dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 978 7. Raising, grazing of horses
- 979 8. Cemetery
- 980 9. Hotel, Major
- 981 10. Timeshare Project and Conversion
- 982 11. Timeshare Sales Office
- 983 12. Private Residence Club Project and Conversion⁹
- 984 13. Office, General⁸
- 985 14. Office, Moderate⁸

- 986 15. Office and clinic, Medical⁸
- 987 16. Financial institution without drive-up window⁸
- 988 17. Minor Retail and Service Commercial⁸
- 989 18. Retail and Service Commercial, Personal Improvement⁸
- 990 19. Transportation Service⁸
- 991 20. Neighborhood Market, without gasoline sales⁸
- 992 21. Café or Deli⁸
- 993 22. Restaurant, General⁸
- 994 23. Restaurant, outdoor dining^{8,9}
- 995 24. Bar⁸
- 996 25. Hospital, Limited Care Facility⁸
- 997 26. Parking Area or Structure with five (5) or more spaces
- 998 27. Temporary Improvement⁹
- 999 28. Passenger Tramway station and ski base facility¹⁰
- 1000 29. Ski tow rope, ski lift, ski run, and ski bridge¹⁰
- 1001 30. Outdoor Events and Uses⁹
- 1002 31. Recreation Facility, Public and Private⁸
- 1003 32. Recreation Facility, Commercial⁸
- 1004 33. Entertainment Facility, Indoor⁸
- 1005 34. Commercial Riding Stable(s), riding academy⁸
- 1006 35. Heliport⁸
- 1007 36. Amenities Club
- 1008 37. Club, Private Residence Off-Site¹¹

1009 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use
1010 is a prohibited Use.

1011 ¹Nightly Rental of Lockout Units requires a Conditional Use permit

1012 ²[Requires an Administrative Permit](#). See Section 15-4-7, Accessory Apartments

1013 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses

1014 ⁴See Section 15-4-9, Child Care And Child Care Facilities

1015 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City

1016 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed

1017 on the original Property set forth in the services agreement and/or Master Festival License. Requires an

1018 Administrative Permit.

1019 ⁶See Section 15-4-14, Telecommunication Facilities

1020 ⁷See Section 15-4-13, Placement Of Satellite Receiving Antennas

1021 ⁸As support Use to primary Development or Use, subject to provisions of LMC Chapter 15-6, Master

1022 Planned Developments

1023 ⁹Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4

1024 ¹⁰As part of an approved Ski Area Master Plan

1025 ¹¹Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial

1026 spaces or Developments that have ten (10) or more units with approved Support Commercial space. A

1027 Parking Plan shall be submitted to determine site specific parking requirements.

1028 ¹²The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with

1029 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval

1030 letter.

1031 HISTORY

1032 *Adopted by Ord. [00-51](#) on 9/21/2000*

1033 *Amended by Ord. [02-38](#) on 9/12/2002*

1034 *Amended by Ord. [04-39](#) on 3/18/2004*

1035 *Amended by Ord. [06-76](#) on 11/9/2006*

- 1036 Amended by Ord. [09-10](#) on 3/5/2009
- 1037 Amended by Ord. [11-05](#) on 1/27/2011
- 1038 Amended by Ord. [15-35](#) on 10/12/2015
- 1039 Amended by Ord. [2018-23](#) on 5/17/2018
- 1040 Amended by Ord. [2018-55](#) on 10/23/2018
- 1041 Amended by Ord. [2020-36](#) on 7/30/2020
- 1042 Amended by Ord. [2020-45](#) on 10/1/2020

1043 **15-2.17-2 Uses**

1044 Uses in the RCO District are limited to the following:

1045 A. **ALLOWED USES.**

- 1046 1. Secondary Living Quarters
- 1047 2. Lockout Unit¹
- 1048 3. Accessory Apartment²
- 1049 4. Nightly Rental
- 1050 5. Home Occupation
- 1051 6. Child Care, In-Home Babysitting³
- 1052 7. Child Care, Family³
- 1053 8. Child Care, Family Group³
- 1054 9. Accessory Building and Use
- 1055 10. Conservation Activity
- 1056 11. Agriculture
- 1057 12. Parking Area or Structure with four (4) or fewer spaces
- 1058 13. Recreation Facility, Private

- 1059 14. Allowed Uses in the Underlying Zoning District
- 1060 15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁴
- 1061 16. Food Truck Location¹¹

1062 **B. CONDITIONAL USES.**

- 1063 1. Multi-Unit Dwelling⁵
- 1064 2. Group Care Facility⁵
- 1065 3. Child Care Center^{3,5}
- 1066 4. Public and Quasi-Public Institution, Church and School⁵
- 1067 5. Essential Municipal Public Utility Use, Facility, Service, and Structure⁵
- 1068 6. Telecommunication Antenna⁶
- 1069 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 1070 8. Plant and Nursery stock products and sales⁵
- 1071 9. Bed and Breakfast Inn⁵
- 1072 10. Boarding House, Hostel⁵
- 1073 11. Hotel, Minor⁵
- 1074 12. Hotel, Major⁵
- 1075 13. Private Residence Club Project and Conversion⁹
- 1076 14. Timeshare Sales Office, off-site⁵
- 1077 15. Office, General⁵
- 1078 16. Office, Moderate Intensive⁵
- 1079 17. Office, Intensive⁵
- 1080 18. Office and Clinic, Medical⁵
- 1081 19. Financial Institution, with and without drive-up window^{5,8}

- 1082 20. Retail and Service Commercial, Minor⁵
- 1083 21. Retail and Service Commercial, personal improvement⁵
- 1084 22. Retail and Service Commercial, Major⁵
- 1085 23. Transportation Service⁵
- 1086 24. Retail Drive-Up Window⁸
- 1087 25. Neighborhood Convenience Commercial⁵
- 1088 26. Commercial, Resort Support⁵
- 1089 27. Gasoline Service Station⁵
- 1090 28. Cafe, Deli⁵
- 1091 29. Restaurant, General⁵
- 1092 30. Restaurant, Outdoor Dining⁹
- 1093 31. Outdoor Event⁹
- 1094 32. Restaurant, Drive-up window⁸
- 1095 33. Bar⁵
- 1096 34. Hospital, Limited Care Facility⁵
- 1097 35. Hospital, General⁵
- 1098 36. Parking Area or Garage with five (5) or more spaces⁸
- 1099 37. Temporary Improvement⁹
- 1100 38. Passenger Tramway Station and Ski Base Facility⁵
- 1101 39. Ski tow rope, ski lift, ski run, and ski bridge⁵
- 1102 40. Recreation Facility, Public⁵
- 1103 41. Recreation Facility, Commercial⁵
- 1104 42. Entertainment, Indoor⁵

1105 43. Heliport⁵

1106 44. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁰

1107 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use
1108 is a prohibited Use.

1109 ¹Nightly Rental of Lockout Units requires a Conditional Use permit.

1110 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1111 ³See Section 15-4-9, Child Care and Child Care Facilities.

1112 ⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
1113 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
1114 on the original Property set forth in the services agreement and/or Master Festival License.

1115 ⁵Subject to Master Planned Development approval. See Chapter 15-6.

1116 ⁶See Section 15-4-14, Telecommunication Facilities.

1117 ⁷See Section 15-4-13, Placement of Satellite Receiving Antennas.

1118 ⁸See Section 15-2.18-5 criteria for drive-up windows.

1119 ⁹Requires an administrative Conditional Use permit.

1120 ¹⁰Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
1121 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
1122 in an Area other than the original location set forth in the services agreement and/or Master Festival
1123 License.

1124 ¹¹The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1125 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1126 letter.

1127 HISTORY

1128 *Adopted by Ord. [00-51](#) on 9/21/2000*

1129 *Amended by Ord. [02-38](#) on 9/12/2002*

1130 *Amended by Ord. [04-39](#) on 9/23/2004*

1131 Amended by Ord. [06-76](#) on 11/9/2006

1132 Amended by Ord. [2018-55](#) on 10/23/2018

1133 Amended by Ord. [2018-55](#) on 10/23/2018

1134 Amended by Ord. [2020-45](#) on 10/1/2020

1135 **15-2.18-2 Uses**

1136 Uses in the GC District are limited to the following:

1137 A. **ALLOWED USES.**

1138 1. Secondary Living Quarters

1139 2. Lockout Unit¹

1140 3. Accessory Apartment²

1141 4. Nightly Rental

1142 5. Home Occupation

1143 6. Child Care, In-Home Babysitting³

1144 7. Child Care, Family³

1145 8. Child Care, Family Group³

1146 9. Child Care Center³

1147 10. Accessory Building and Use

1148 11. Conservation Activity

1149 12. Agriculture

1150 13. Plant and Nursery Stock production and sales

1151 14. Bed and Breakfast Inn

1152 15. Boarding House, Hostel

1153 16. Hotel, Minor

- 1154 17. Hotel, Major
- 1155 18. Office, General
- 1156 19. Office, Moderate Intensive
- 1157 20. Office, Intensive
- 1158 21. Office and Clinic, Medical and Veterinary Clinic
- 1159 22. Financial Institution without a drive-up window
- 1160 23. Commercial, Resort Support
- 1161 24. Retail and Service Commercial, Minor
- 1162 25. Retail and Service Commercial, Personal Improvement
- 1163 26. Retail and Service Commercial, Major
- 1164 27. Cafe or Deli
- 1165 28. Restaurant, General
- 1166 29. Hospital, Limited Care Facility
- 1167 30. Parking Area or Structure with four (4) or fewer spaces
- 1168 31. Parking Area or Structure with five (5) or more spaces
- 1169 32. Recreation Facility, Private
- 1170 33. Food Truck Location¹⁰

1171 **B. CONDITIONAL USES.**

- 1172 1. Single Family Dwelling
- 1173 2. Duplex Dwelling
- 1174 3. Triplex Dwelling
- 1175 4. Multi-Unit Dwelling
- 1176 5. Group Care Facility

- 1177 6. Public and Quasi-Public Institution, Church, and School
- 1178 7. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 1179 8. Telecommunication Antenna⁴
- 1180 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁵
- 1181 10. Timeshare Project and Conversion
- 1182 11. Timeshare Sales Office, off-site within an enclosed Building
- 1183 12. Private Residence Club Project and Conversion⁸
- 1184 13. Financial Institution with a Drive-up Window⁶
- 1185 14. Retail and Service Commercial with Outdoor Storage
- 1186 15. Retail and Service Commercial, Auto Related
- 1187 16. Transportation Service
- 1188 17. Retail Drive-Up Window⁶
- 1189 18. Gasoline Service Station
- 1190 19. Restaurant and Cafe, Outdoor Dining⁷
- 1191 20. Restaurant, Drive-up Window⁶
- 1192 21. Outdoor Event⁷
- 1193 22. Bar
- 1194 23. Sexually Oriented Businesses⁸
- 1195 24. Hospital, General
- 1196 25. Light Industrial Manufacturing and Assembly
- 1197 26. Temporary Improvement⁷
- 1198 27. Passenger Tramway and Ski Base Facility
- 1199 28. Ski tow rope, ski lift, ski run, and ski bridge

- 1200 29. Commercial Parking Lot or Structure
- 1201 30. Recreation Facility, Public
- 1202 31. Recreation Facility, Commercial
- 1203 32. Indoor Entertainment Facility
- 1204 33. Heliport
- 1205 34. Temporary Sales Trailer in conjunction with an active Building permit for
- 1206 the Site.⁸
- 1207 35. Fences greater than six feet (6') in height from Final Grade⁷
- 1208 36. Household Pet, Boarding⁷
- 1209 37. Household Pet, Daycare⁷
- 1210 38. Household Pet, Grooming⁷

1211 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use
1212 is a prohibited Use.

1213 ¹Nightly rental of Lockout Units requires Conditional Use permit.

1214 ²[Requires an Administrative Permit](#). See Section 15-4-7, Accessory Apartments.

1215 ³See Section 15-4-9, Child Care and Child Care Facilities.

1216 ⁴See Section 15-4-14, Telecommunication Facilities.

1217 ⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.

1218 ⁶See Section 15-2.18-6 for Drive-Up Window review.

1219 ⁷Requires an Administrative Conditional Use permit.

1220 ⁸See Section 15-4-16 for additional criteria.

1221 ¹⁰The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1222 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1223 letter.

1224 HISTORY

1225 *Adopted by Ord. [00-51](#) on 9/21/2000*

1226 *Amended by Ord. [04-39](#) on 9/23/2004*

1227 *Amended by Ord. [06-76](#) on 11/9/2006*

1228 *Amended by Ord. [14-57](#) on 11/20/2014*

1229 *Amended by Ord. [2018-55](#) on 10/23/2018*

1230 *Amended by Ord. [2018-55](#) on 10/23/2018*

1231 *Amended by Ord. [2020-45](#) on 10/1/2020*

1232 **15-2.19-2 Uses**

1233 Uses in the LI District are limited to the following:

1234 A. **ALLOWED USES.**

- 1235 1. Secondary Living Quarters
- 1236 2. Accessory Apartment¹
- 1237 3. Nightly Rental
- 1238 4. Home Occupation
- 1239 5. Child Care, In-Home Babysitting²
- 1240 6. Child Care, Family²
- 1241 7. Child Care, Family Group²
- 1242 8. Child Care Center²
- 1243 9. Agriculture
- 1244 10. Plant and Nursery Stock
- 1245 11. Office, General
- 1246 12. Office, Moderate Intensive

- 1247 13. Office, Intensive
- 1248 14. Financial Institution without drive-up window
- 1249 15. Retail and Service Commercial, Minor
- 1250 16. Retail and Service Commercial, Personal Improvement
- 1251 17. Retail and Service Commercial, Major
- 1252 18. Commercial, Resort Support
- 1253 19. Hospital, Limited Care
- 1254 20. Parking Area or Structure with four (4) or fewer spaces
- 1255 21. Recreation Facility, Private
- 1256 22. Food Truck Location⁸

1257 **B. CONDITIONAL USES.**

- 1258 1. Multi-Unit Dwelling
- 1259 2. Group Care Facility
- 1260 3. Child Care Center²
- 1261 4. Public and Quasi-Public Institution, Church, and School
- 1262 5. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 1263 6. Telecommunication Antenna³
- 1264 7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁴
- 1265 8. Accessory Building and Use
- 1266 9. Raising, grazing of horses
- 1267 10. Bed and Breakfast Inn
- 1268 11. Boarding House, Hostel
- 1269 12. Hotel, Minor

- 1270 13. Private Residence Club Project and Conversion⁶
- 1271 14. Office and Clinic, Medical and Veterinary Clinic
- 1272 15. Financial Institutions with Drive-Up Window⁵
- 1273 16. Retail and Service Commercial with Outdoor Storage
- 1274 17. Retail and Service Commercial, Auto-Related
- 1275 18. Transportation Services
- 1276 19. Retail Drive-Up Window⁵
- 1277 20. Gasoline Service Station
- 1278 21. Café or Deli
- 1279 22. Restaurant, General
- 1280 23. Restaurant, Outdoor Dining
- 1281 24. Restaurant, Drive-Up Window⁵
- 1282 25. Outdoor Event⁶
- 1283 26. Bar
- 1284 27. Hospital, General
- 1285 28. Light Industrial Manufacturing and Assembly Facility
- 1286 29. Parking Area or Structure with five (5) or more spaces
- 1287 30. Temporary Improvement⁶
- 1288 31. Passenger Tramway Station and Ski Base Facility
- 1289 32. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge
- 1290 33. Recreation Facility, Public
- 1291 34. Recreation Facility, Commercial
- 1292 35. Entertainment Facility, Indoor

- 1293 36. Commercial Stables, Riding Academy
- 1294 37. Heliports
- 1295 38. Commercial Parking Lot or Structure
- 1296 39. Temporary Sales Office, in conjunction with an active Building permit.
- 1297 40. Fences and Walls greater than six feet (6') in height from Final Grade⁶
- 1298 41. Household Pet, Boarding⁶
- 1299 42. Household Pet, Daycare⁶
- 1300 43. Household Pet, Grooming⁶

1301 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use
1302 is a prohibited Use.

1303 ¹ Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1304 ²See Section 15-4-9, Child Care and Child Care Facilities.

1305 ³See Section 15-4-14, Telecommunication Facilities.

1306 ⁴See Section 15-4-13, Placement of Satellite Receiving Antennas.

1307 ⁵See Section 15-2.19-8, Criteria for Drive-Up Windows.

1308 ⁶Subject to an Administrative Conditional Use permit.

1309 ⁸The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1310 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1311 letter.

1312 HISTORY

1313 *Adopted by Ord. [00-51](#) on 9/21/2000*

1314 *Amended by Ord. [04-39](#) on 9/23/2004*

1315 *Amended by Ord. [06-76](#) on 11/9/2006*

1316 *Amended by Ord. [14-57](#) on 11/20/2014*

1317 *Amended by Ord. [2018-55](#) on 10/23/2018*

1318 Amended by Ord. [2018-55](#) on 10/23/2018

1319 Amended by Ord. [2020-45](#) on 10/1/2020

1320 **15-2.23-2 Uses**

1321 Uses in the Community Transition District are limited to the following:

1322 A. **ALLOWED USES.**

1323 1. Conservation Activities

1324 2. Home Occupation

1325 3. In-Home Babysitting

1326 4. Family Child Care

1327 5. Secondary Living Quarters

1328 6. Agriculture

1329 7. Food Truck Location²

1330 8. [Accessory Apartments](#)

1331 B. **ADMINISTRATIVE CONDITIONAL USES.**

1332 1. Trails and trailhead improvements

1333 2. Outdoor Recreation Equipment

1334 3. Essential public utility Use, service, or Structure less than 600 sq. ft.

1335 4. Accessory Buildings less than 600 sq. ft.

1336 5. Parking Areas with four (4) or fewer spaces

1337 6. Outdoor Events and Outdoor Music, see Section 15-4

1338 7. Temporary Improvement

1339 8. Outdoor dining and support retail associated with support Uses with an

1340 MPD

1341 9. Fences and walls, see Section 15-4-2

1342 10. Anemometer and Anemometer Towers

1343 C. **CONDITIONAL USES.**

1344 1. Public, Quasi-Public, civic, municipal Uses

1345 2. General acute Hospital

1346 3. Alternative professional health-related services

1347 4. Athletic training and testing Offices and facilities

1348 5. Athletic program administrative Offices

1349 6. Support short-term athlete housing or lodging associated with an

1350 approved Recreation Facility (within an approved MPD)

1351 7. Accredited physician Office space

1352 8. Accredited Medical and dental clinics

1353 9. Medical Heliport

1354 10. Group Care Facility

1355 11. Ancillary Support Commercial (within an approved MPD)

1356 a. Gift shop

1357 b. Dispensing pharmacy

1358 c. Medical supply

1359 d. Restaurant

1360 e. Deli

1361 f. Outdoor grills/ beverage service stations

1362 g. Child Care Center

1363 12. Recreation Facility, Public and Private

- 1364 13. Recreation Facility, Commercial
- 1365 14. Park and ride Lot
- 1366 15. Municipal/institutional Accessory Building and Use
- 1367 16. Parking Lot, Public
- 1368 17. Public utility or essential services
- 1369 18. Single Family Dwelling (with an approved MPD¹)
- 1370 19. Duplex Dwelling (with an approved MPD¹)
- 1371 20. Multi-Unit Dwelling (with an approved MPD¹)
- 1372 21. Telecommunication Antenna
- 1373 22. Transit facilities
- 1374 23. Parking Areas, Lots, and Structures with more than five (5) Parking
- 1375 Spaces
- 1376 24. Raising, grazing of horses
- 1377 25. Commercial Riding Stable(s)
- 1378 26. Small Energy Wind Systems

1379 D. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use
1380 is a prohibited Use.

1381 ¹Residential Uses cannot exceed one (1) unit/acre.

1382 ²The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
1383 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
1384 letter.

1385 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

1386 HISTORY

1387 *Adopted by Ord. 06-48 on 6/29/2006*

1388 Amended by Ord. [07-25](#) on 4/19/2007

1389 Amended by Ord. [09-10](#) on 3/5/2009

1390 Amended by Ord. [2018-55](#) on 10/23/2018

1391 Amended by Ord. [2020-36](#) on 7/30/2020

1392 Amended by Ord. [2020-45](#) on 10/1/2020

1393 **15-4-7 Accessory Apartments**

1394 Accessory Apartments are subject to the following criteria:

1395 A. **CRITERIA FOR USE.**

1396 1. **SIZE.** Accessory Apartments may be no more than one third (1/3) of the
1397 dwelling size, shall be limited to a maximum floor Area of 1,000 square
1398 feet and shall be no less than ~~[400]~~ **280** square feet. **Accessory**
1399 **Apartments shall have** ~~[with]~~ no more than two (2) Bedrooms. An
1400 Accessory Apartment may not increase the floor Area of a Structure over
1401 the maximum floor Area as specified in the Land Management Code or
1402 Subdivision approval.

1403 2. **PARKING.** One (1) Parking Space per Bedroom must be provided in
1404 addition to the existing requirement for the primary residence. **Parking is**
1405 **permitted only within approved garages and on paved driveways.** Parking
1406 Spaces for Accessory Apartments need not be covered and may be
1407 provided in tandem, **parking one vehicle behind another,** subject to one of
1408 the following criteria:

1409 a. One (1) Parking Space for an Accessory Apartment may be
1410 provided in tandem if the existing driveway length equals or

1411 exceeds twenty-five feet (25') as measured from the Property Line.

1412 [~~Parking is permitted only within approved garages and on paved~~

1413 ~~driveways.~~]

1414 b. One (1) Parking Space for an Accessory Apartment may be

1415 provided in tandem [~~in an effort~~] to preserve existing Significant

1416 Vegetation and when all other parking alternatives are undesirable.

1417 c. Historic Zoning Districts [~~Zones~~]. One (1) tandem Parking Space[~~,~~

1418 ~~parking one vehicle behind another,~~] for an Accessory Apartment

1419 proposed in any residential Historic Zoning District [~~Zone~~] may be

1420 provided when the Applicant has secured a an Administrative Permit

1421 [~~Conditional Use permit~~] and the Planning [~~Commission~~]

1422 Department has made the following findings:

1423 1) Tandem Parking will not create an undue hardship for the
1424 neighborhood.

1425 2) Other parking options are less desirable than the proposed
1426 tandem space.

1427 3) Reasonable efforts, such as automatic garage door openers,
1428 lease provisions and/or limitation of garage storage, have
1429 been made to encourage the Use of all Off-Street Parking.

1430 **3. APARTMENTS PER LOT.** No more than one (1) Accessory Apartment

1431 may be located on a Lot.

1432 **4. REQUIREMENTS FOR REVIEW.** The Applicant for an Accessory
1433 Apartment must submit a floor plan, architectural elevations, and Site plan
1434 showing any proposed changes to the Structure or Site.

1435 ~~[5. **DENSITY LIMITS.** A permit for an Accessory Apartment may not be
1436 granted if more than three (3) of the homes within three hundred feet
1437 (300') of the Applicant's Property boundary contain other established
1438 Accessory Apartments. There may be no more than four (4) Accessory
1439 Apartments within a three hundred foot (300') radius.]~~

1440 ~~[6. **OWNERSHIP.** One (1) unit, either the main Dwelling Unit or the
1441 Accessory Apartment shall be occupied by the Owner of the Structure and
1442 the Accessory Apartment shall not be sold separately.]~~

1443 **5. DEED RESTRICTION.** A deed restriction "Notice to Purchaser" must be
1444 filed with the County Recorder, **in a form approved by the City Attorney,**
1445 which states:

1446
1447 "A permit for an Accessory Apartment was issued to
1448 _____, the current Owner of this Property on
1449 _____. This permit runs with the land and is automatically
1450 transferred to the new owner by the sale or ~~[Transfer]~~ **transfer** of this
1451 Property, provided however, if the Use by the new Owner does not
1452 continue to comply with the conditions of approval, the permit may be
1453 invalidated by the Planning Department pursuant to **Land Management**
1454 **Code** Section 15-4-7**[(B)(1)]**. ~~[Prospective purchasers should be advised~~

1455 that only one (1) unit on the Property may be rented; the other must be
1456 occupied by the Owner.] The Owner and tenants shall strictly adhere to all
1457 the conditions of approval. ~~[and the prohibition of the rental of either~~
1458 ~~Dwelling Unit for short-term rentals of less than thirty (30) days]~~ The
1459 Accessory Apartment rental term shall be no less than ninety (90) days.
1460 **6. [NIGHTLY RENTALS] RENTAL TERM.** ~~[If an Accessory Apartment~~
1461 ~~permit is granted, neither the]~~ Nightly Rentals are prohibited in the
1462 Accessory Apartment. Rental terms for ~~[main Dwelling Unit nor]~~ the
1463 Accessory Apartment ~~[may be rented for periods of time less than thirty~~
1464 ~~(30) days]~~ shall be no less than ninety (90) days.

1465 **7. HOMEOWNERS ASSOCIATION [REGISTRATION AND]**
1466 **NOTIFICATION.**

- 1467 a. All Accessory Apartments shall be subject to the
1468 homeowners association notification requirements
1469 established in ~~[LMC Chapter 15-1-12(E)]~~ Section 15-1-12(F).
- 1470 b. In addition to the requirements outlined in Section 15-1-
1471 12(F), an Applicant proposing an Accessory Apartment on a
1472 Lot within a homeowner association, whether such
1473 homeowner association is registered with the City or not,
1474 shall provide notice to the homeowner association prior to
1475 submitting an Accessory Apartment Application to the
1476 Planning Department.

- 1477 c. Accessory Apartment Applicants shall submit proof of notice
1478 to the homeowner association to the Planning Department
1479 with the Accessory Apartment Application.
- 1480 i. Acceptable evidence of notice is a copy of a properly
1481 executed notice form, as approved by the City; or
- 1482 ii. A signed return receipt from a certified letter posted to
1483 the registered association representative and a copy
1484 of the property executed notice form, as approved by
1485 the City.

1486 **8. DETACHED ACCESSORY APARTMENTS.**

- 1487 a. Detached Accessory Apartments are allowed on Lots 3,750
1488 square feet or greater.
- 1489 b. Detached Accessory Apartments shall comply with Zoning
1490 District Setbacks for Single-Family Dwellings.
- 1491 c. Detached Accessory Apartments shall comply with the Area
1492 of Disturbance, Limits of Disturbance, and any other
1493 regulation indicated on the recorded plat that is more
1494 restrictive than the underlying Zoning District.
- 1495 d. Detached Accessory Apartments shall not exceed a
1496 maximum height of eighteen feet (18') from Existing Grade.

1497 B. ~~[REGULATED USE]~~ REVIEW. The Planning Department shall review Accessory
1498 Apartments Applications ~~in those zones where the Apartments are a Regulated~~

1499 Use. This includes all Zoning Districts where Accessory Apartments are an
1500 Allowed Use and not a Conditional Use]. After submission of a complete
1501 Application and payment of the Application fee as established by the fee
1502 schedule, the Planning Department shall approve an Administrative Permit
1503 [permit] if the requested Accessory Apartment complies with the criteria [for Use]
1504 in Section 15-4-7 [(A), established herein]. The Planning Department shall
1505 impose reasonable conditions to mitigate any impacts to the surrounding
1506 neighborhood.

1507 1. **PERMIT REVOCATION.** The Accessory Apartment permit may be
1508 revoked by the Planning Department for non-compliance with the criteria
1509 of this [Chapter] Section. The permittee may appeal the determination to
1510 the Board of Adjustment, which will evaluate the Planning Department's
1511 determination of permit non-compliance and decide if permit revocation
1512 should occur.

1513 G. **CONDITIONAL USE REVIEW.** In those zones where Accessory Apartments are
1514 subject to a Conditional Use permit, the Planning Commission shall review the
1515 requested Use. After submission of a complete Application and payment of the
1516 Application fee as established by the fee schedule, the Planning Commission
1517 shall approve a permit if the requested Accessory Apartment complies with the
1518 criteria established in Section 15-4-7 (A) herein. In addition, prior to issuance of a
1519 Conditional Use permit, the Planning Commission shall determine that parking
1520 and other impacts as outlined in LMC Chapter 15-1-10 have been mitigated.

1521 1. ~~PERMIT REVOCATION.~~ The Accessory Apartment permit may be
1522 revoked by the Planning Department for non-compliance with the criteria
1523 of this Chapter and any additional conditions of approval. The permittee
1524 may appeal the determination to the Board of Adjustment, which will
1525 evaluate the Planning Department's determination of permit non-
1526 compliance and decide if permit revocation should occur.]

1527 C. EXISTING NON-CONFORMING ACCESSORY APARTMENTS. Existing non-
1528 conforming Accessory Apartments may be approved by the Planning Department
1529 provided that the Accessory Apartment meets [all of] the criteria outlined in Section
1530 15-4-7 [(A)]. If the existing Accessory Apartment does not meet the criteria as
1531 specified, the Planning Director [Commission] shall review the Use. The Planning
1532 Director [Commission] shall approve the request only if the following findings can be
1533 made:

- 1534 1. The Apartment contains no more than two (2) Bedrooms;
- 1535 2. One (1) Parking Space per Bedroom is provided for Use by the
1536 Accessory Apartment occupants. On-Street parking shall not be counted
1537 to fulfill parking requirements;
- 1538 3. [One (1) unit is Owner-occupied;]
- 1539 3. Impacts of the Use can be mitigated;
- 1540 4. [Neither Dwelling Unit is proposed to be] The Accessory Apartment is
1541 not rented for periods [less than thirty (30)] less than ninety (90) days; and
- 1542 5. All significant impacts to the surrounding neighborhood are reasonably
1543 mitigated and continue to be mitigated.

1544 **15-15-1 Definitions**

1545

1546 **ACCESSORY APARTMENT**. A self-contained Apartment, with cooking, sleeping, and
1547 sanitary facilities, created by adding on to or within a detached Single-Family Dwelling
1548 or detached garage. Accessory Apartments do not increase the residential Unit
1549 Equivalent of the Property and are an Accessory Use to the primary Dwelling.

1550