

Ordinance No. 2024-10

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE RESIDENTIAL MAXIMUM LOT SIZE FOR THE RECREATION COMMERCIAL ZONING DISTRICT

WHEREAS, Goal 15 in the Park City General Plan is to “[p]reseve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations;”

WHEREAS, the General Plan encourages examining lot sizes to determine if a maximum lot size provides compatible mass and scale for new structures and additions to existing structures;

WHEREAS, the General Plan suggests that a maximum lot size can help maintain a cohesive architectural aesthetic and prevent development that may disrupt the area’s historic character;

WHEREAS, the average residential parcel size (accommodating Single-Family and Duplex structures) is approximately 3,485 square feet or 0.08 acres);

WHEREAS, establishing a maximum lot size is justified and ensures the preservation of smaller lot sizes suitable for compatible residential development, fosters a balanced transition in land use patterns for single-family and duplex uses while still allowing for commercial and multi-unit dwelling development;

WHEREAS, on October 26, 2023, the City Council enacted Ordinance No. 2023-05, establishing maximum lot sizes for residential uses within Historic Districts;

WHEREAS, the Land Management Code establishes the Recreation Commercial Zoning District to transition use and scale between the Historic Districts and resort and town development;

WHEREAS, the Planning Commission requested Lot Combination land use regulations be prioritized for evaluation and updates;

WHEREAS, on August 25, 2023, the Planning Commission directed staff to issue a pending ordinance for maximum lot sizes for Single-Family, Duplex, and Triplex Uses in the Recreation Commercial, Residential – 1, and Residential Medium Zoning Districts;

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, on November 8, 2023, January 10, 2024, March 27, 2024, and April 24, 2024, the Planning Commission conducted a duly noticed public hearings;

WHEREAS, on April 24, 2024, the Planning Commission forwarded a positive recommendation for City Council’s consideration;

WHEREAS, on May 23, 2024, the City Council conducted a duly noticed public hearing;

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

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT CODE TITLE 15. Municipal Code of Park City Title 15 Land Management Code 15-2.16-5 Recreation Commercial *Special Requirements for Single-Family and Duplex Dwellings* is amended as outlined in Attachment 1.

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

PASSED AND ADOPTED THIS 23rd day of May, 2024.

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

1 **Attachment 1**

2 **15-2.16-5 Special Requirements For Single Family And Duplex Dwellings**

3 Except as may otherwise be provided in this Code, no Building Permit shall be issued
4 for a Lot unless such Lot has Area, width, and depth as required, and Frontage on a
5 Street shown as a private or Public Street on the Streets Master Plan, or on a private
6 easement connecting the Lot to a Street shown on the Streets Master Plan.

7

8 The following minimum Lot and Site requirements apply to Single Family and Duplex
9 Dwellings in the RC District:

10 A. **LOT SIZE**. The minimum Lot Area is 1,875 square feet for a Single Family
11 Dwelling and the maximum Lot Area is 3,750 square feet. The minimum Lot Area
12 for a Duplex Dwelling is 3,750 square feet and the maximum Lot Area is 7,500
13 square feet. The minimum width of a Lot is twenty-five feet (25'); measured
14 fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot
15 configurations, Lot Width measurements shall be determined by the Planning
16 Director.

17 B. **BUILDING ENVELOPE - RC DISTRICT**. The Building Pad, Building Footprint
18 and height restrictions define the maximum Building Envelope within which all
19 Development must occur, with exceptions as allowed by Section 2-16-5(C).

20 C. **BUILDING PAD - RC DISTRICT**. The Building Pad is the Lot Area minus
21 required Front, Rear and Side Setback Areas.

22 1. The Building Footprint must be within the Building Pad. The remainder of
23 the Building Pad must be open and free of any other Structure except:

- 24 a. Porches or decks, with or without roofs;
- 25 b. At Grade patios;
- 26 c. Upper level decks, with or without roofs;
- 27 d. Bay Windows;
- 28 e. Chimneys;
- 29 f. Sidewalks, pathways, and steps;
- 30 g. Screened hot tubs; and
- 31 h. Landscaping.

32 2. Exceptions to the Building Pad Area, excluding Bay Windows, are not
33 included in the Building Footprint calculations, and are subject to Planning
34 Director approval based on a determination that the proposed exceptions
35 result in a design that:

- 36 a. provides increased architectural interest consistent with the Design
37 Guidelines for Historic Districts and Sites; and
- 38 b. maintains the intent of this section to provide horizontal and vertical
39 Building articulation.

40 D. **BUILDING FOOTPRINT – RC DISTRICT**. The maximum Building Footprint of
41 any Single Family or Duplex Structure located on a Lot, or combination of Lots,
42 not exceeding 18,750 square feet in Lot Area, shall be calculated according to
43 the following formula for Building Footprint, illustrated in Table 15-2.16.

44
45 Accessory Buildings listed on the Park City Historic Structures Inventory that are
46 not expanded, enlarged or incorporated into the Main Building, shall not count in

47 the total Building Footprint of the Lot.

48

49 The maximum Building Footprint for any Structure located on a Lot or
 50 combination of Lots, exceeding 18,750 square feet in Lot Area, shall be 4,500
 51 square feet; with an exemption allowance of 400 square feet, per Dwelling Unit,
 52 for garage floor area. A Conditional Use permit is required for all Structures with
 53 a proposed footprint of greater than 3,500 square feet.

54

55 $MAXIMUM\ FP = (A/2) \times 0.9^{A/1875}$

56 Where FP= maximum Building Footprint and A= Lot Area.

57 Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$ sq. ft.

58

59 See the following Table 15-2.16 below for a schedule equivalent of this formula.

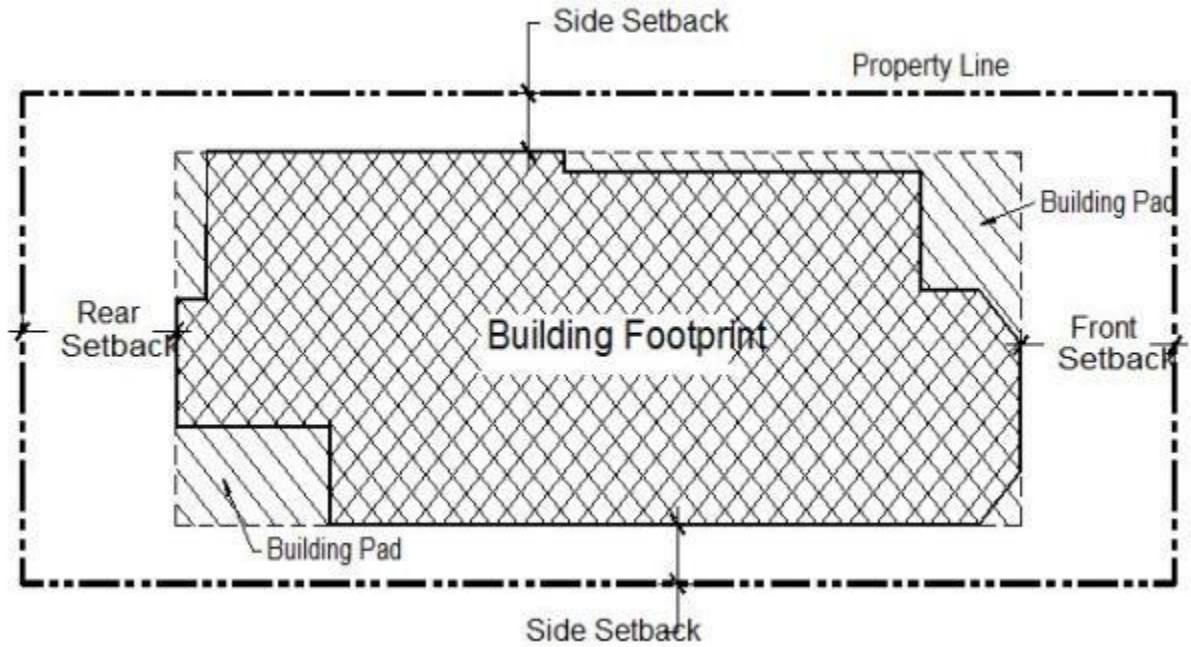
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61 TABLE 15-2.16

Lot Depth </=ft.*	Lot Width, ft. Up to:	Side Setbacks		Lot Area Sq. ft.	Bldg. Pad Sq. ft.	Max. Bldg. Footprint
		Min. Total, ft.				
75 ft.	25.0	3 ft.	6 ft.	1,875	1,045	844

75 ft.	37.5	3 ft.	6 ft.	2,813	1,733	1,201
75 ft.	50.0	5 ft.	10 ft.	3,750	2,200	1,519
75 ft.	62.5	5 ft.	14 ft.	4,688	2,668	1,801
75 ft.	75.0	5 ft.	18 ft.	5,625	3,135	2,050
75 ft.	87.5	10 ft.	24 ft.	6,563	3,493	2,270
75 ft.	100.0	10 ft.	24 ft.	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.	30 ft.	Greater than 75 ft.	Per Setbacks and Lot Area	Per formula

62 E. *For Lots > 75' in depth use Footprint formula and Table 15-2.16a for Front and
 63 Rear Setbacks.



64
 65 F. **FRONT AND REAR SETBACK.** Front and Rear Setbacks are as follows:

66
 67 Table 15-2.16a

Lot Depth	Min. Front/Rear Setback	Total of Setbacks
Up to 75 ft., inclusive	10 ft.	20 ft.

From 75 ft. to 100 ft.	12 ft.	25 ft.
Over 100 ft.	15 ft.	30 ft.

68

69 G. **FRONT SETBACK EXCEPTIONS.** The Front Setback must be open and free of

70 any Structure except:

71 1. Fences or walls not more than four feet (4') in height, or as permitted in
72 Section 15-4-2. Fences and Walls. On Corner Lots, Fences more than
73 three feet (3') in height are prohibited within twenty-five feet (25') of the
74 intersection at back of curb.

75 2. Uncovered steps leading to the Main Building; provided the steps are not
76 more than four feet (4') in height from Final Grade, not including any
77 required handrail, and do not cause any danger or hazard to traffic by
78 obstructing the view of the Street or intersection.

79 3. Decks, porches, and Bay Windows not more than ten feet (10') wide,
80 projecting not more than three feet (3') into the Front Setback.

81 4. Roof overhangs, eaves, and cornices projecting not more than three feet
82 (3') into the Front Setback.

83 5. Sidewalks, patios, and pathways.

84 6. A driveway leading to a garage or Parking Area. No portion of a Front
85 Yard, except for patios, driveways, allowed Parking Areas and sidewalks
86 may be Hard-Surfaced or graveled.

87 H. **REAR SETBACK EXCEPTIONS**. The Rear Setback must be open and free of
88 any Structure except:

89 1. Bay Windows not more than ten feet (10') wide, projecting not more than
90 two feet (2') into the Rear Setback.

91 2. Chimneys not more than five feet (5') wide projecting not more than two
92 feet (2') into the Rear Setback.

93 3. Window wells and light wells projecting not more than four feet (4') into the
94 Rear Setback.

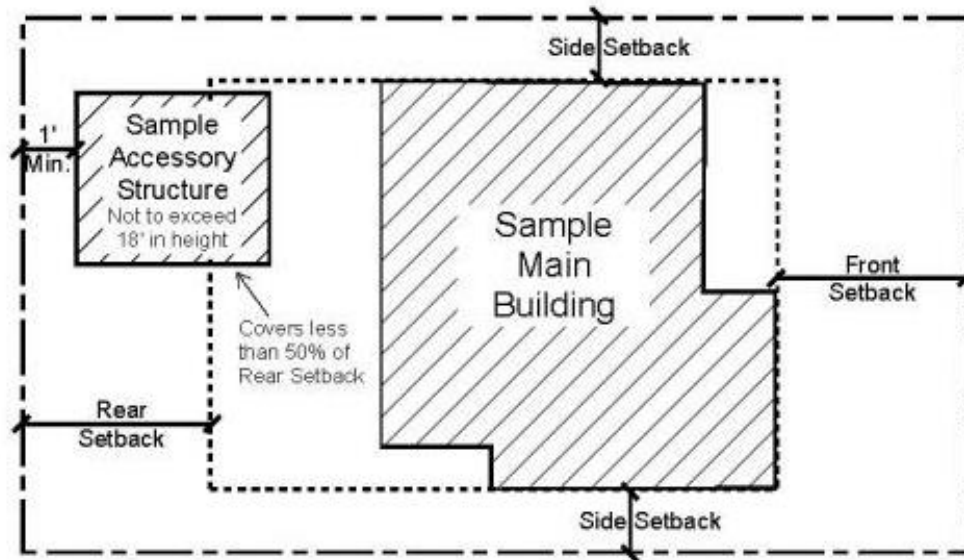
95 4. Roof overhangs and eaves projecting not more than two feet (2') into the
96 Rear Setback.

97 5. Window sills, belt courses, cornices, trim, exterior siding, and other
98 ornamental features projecting not more than six inches (6") beyond the
99 window or main Structure to which it is attached.

100 6. Detached Accessory Buildings not more than eighteen feet (18') in height,
101 located a minimum of five feet (5') behind the front façade of the Main
102 Building, and maintaining a minimum Rear Setback of one foot (1'). Such
103 Structures may not cover more than fifty percent (50%) of the Rear

104

Setback. See the following illustration:



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106

7. Hard-Surfaced Parking Areas subject to the same location requirements as a detached Accessory Building.

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8. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line.

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110

9. Fences and walls as permitted in Section 15-4-2, Fences and Walls.

111

10. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") above Final Grade.

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11. Pathways and steps connecting to a City staircase or pathway.

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I. **SIDE SETBACKS.**

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1. The minimum Side Setback is three feet (3'), but increases for Lots greater than thirty-seven and one-half feet (37.5') in Width, as per Table 15-2.16 above.

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2. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

119

120 3. On Corner Lots, the minimum Side Setback that faces a side Street or
121 platted Right-of-Way is five feet (5').

122 4. A Side Setback between connected Structures is not required where
123 Structures are designed with a common wall on a Property Line, each
124 Structure is located on an individual Lot, the Lots are burdened with a
125 party wall agreement in a form approved by the City Attorney and Chief
126 Building Official, all applicable Building and Fire Code requirements are
127 met, and the Use is an Allowed or Conditional Use in the Zoning District.

128 a. Exterior Side Setbacks shall be based on the required minimum
129 Side Setback for each Lot; however the Planning Commission may
130 consider increasing exterior Side Setbacks during Conditional Use
131 Permit review to mitigate potential impacts on adjacent Property.
132 Side Setback exceptions continue to apply.

133 b. Building Footprint shall be based on the total lot Area of the
134 underlying Lots. The Planning Commission may consider
135 decreasing Building Footprint during Conditional Use Permit review
136 to mitigate potential impacts on adjacent Property.

137 J. **SIDE SETBACK EXCEPTIONS**. The Side Setback must be open and free of any
138 Structure except:

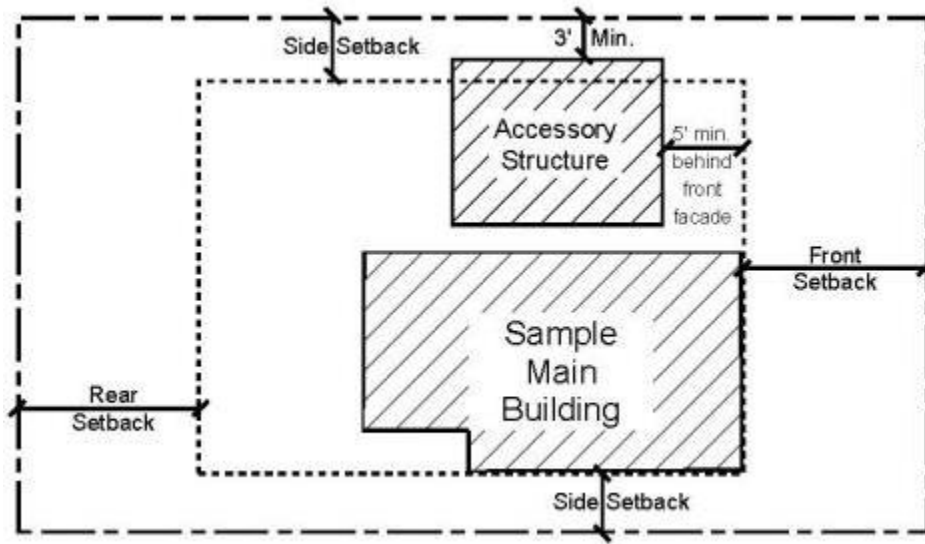
139 1. Bay Windows not more than ten feet (10') wide projecting not more than
140 two feet (2') into the Side Setback.¹

141 2. Chimneys not more than five Feet (5') wide projecting not more than two
142 feet (2') into the Side Setback.¹

- 143 3. Window wells and light wells Projecting not more than four feet (4') into
144 the Side Setback.¹
- 145 4. Roof overhangs and eaves projecting not more than two feet (2') into the
146 Side Setback. A one foot (1') roof or eave overhang is permitted on Lots
147 with a Side Setback of less than five feet (5').¹
- 148 5. Window sills, belt courses, trim, cornices, exterior siding, and other
149 ornamental features projecting not more than six inches (6") beyond the
150 window or main Structure to which it is attached.
- 151 6. Patios, decks, pathways, steps, or similar Structures not more than thirty
152 inches (30") in height from Final Grade.
- 153 7. Fences and walls as permitted in Section 15-4-2.
- 154 8. Driveways leading to a garage or approved Parking Area.
- 155 9. Pathways and steps connecting to a City staircase or pathway.
- 156 10. A detached Accessory Building, not more than eighteen feet (18') in
157 height, located a minimum of five feet (5') behind the front facade of the
158 Main Building, and maintaining a minimum Side Setback of three feet (3').

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See the following illustration:



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161 11. Mechanical equipment (which must be screened), hot tubs, or similar

162 Structures located a minimum of three feet (3') from the Side Lot Line.

163 K. **SNOW RELEASE**. Site plans and Building designs must resolve snow release
 164 issues to the satisfaction of the Chief Building Official.

165 L. **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet
 166 (2') in height above Road Grade shall be placed on any Corner Lot within the Site
 167 Distance Triangle. A reasonable number of trees may be allowed, if pruned high
 168 enough to permit automobile drivers an unobstructed view. This provision must
 169 not require changes in the Natural Grade on the Site.

170 M. **BUILDING HEIGHT**. No Single Family or Duplex Dwelling Structure shall be
 171 erected to a height greater than twenty-seven feet (27'). This is the Zone Height
 172 for Single Family and Duplex Dwellings. Final Grade must be within four vertical
 173 feet (4') of Existing Grade around the periphery of the Structure, except for the

174 placement of approved window wells, emergency egress, and a garage entrance.

175 The following height requirements must be met:

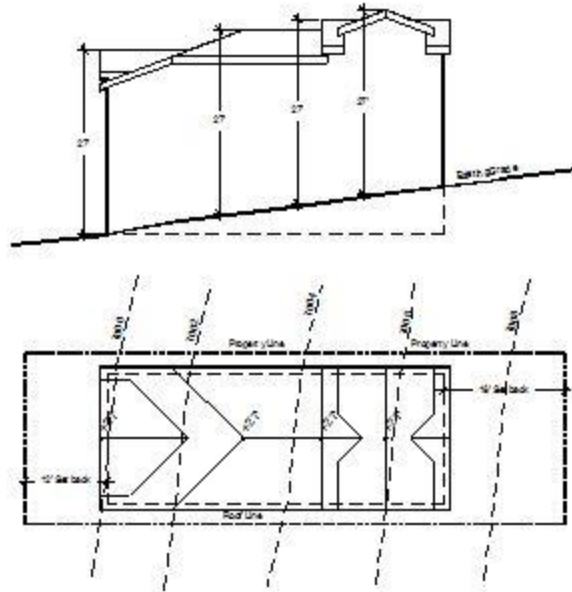
176 1. A Structure shall have a maximum height of thirty five feet (35') measured
177 from the lowest finish floor plane to the point of the highest wall top plate
178 that supports the ceiling joists or roof rafters.

179 2. A ten foot (10') minimum horizontal step in the downhill façade is required
180 unless the First Story is located completely under the finished Grade on all
181 sides of the Structure. The horizontal step shall take place at a maximum
182 height of twenty three feet (23') from where Building Footprint meets the
183 lowest point of existing Grade. Architectural features, that provide
184 articulation to the upper story façade Setback, may encroach into the
185 minimum ten foot (10') Setback but shall be limited to no more than twenty
186 five percent (25%) of the width of the building encroaching no more than
187 four feet (4') into the Setback, subject to compliance with the Design
188 Guidelines for Historic Sites and Historic Districts.

189 3. Roof Pitch. The primary roof pitch must be between seven:twelve (7:12)
190 and twelve:twelve (12:12). A Green Roof may be below the required 7:12
191 roof pitch as part of the primary roof design. In addition, a roof that is not
192 part of the primary roof design may be below the required 7:12 roof pitch.

193 a. A structure containing a flat roof shall have a maximum height of
194 thirty five feet (35') measured from the lowest floor plane to the
195 highest wall top plate that supports the ceiling joists or roof rafters.
196 The height of the Green Roof, including the parapets, railings, or

197 similar features shall not exceed twenty four inches (24") above the
198 highest top plate mentioned above.



199
200 N. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

- 201 1. Antennas, chimneys, flues, vents, and similar Structures, may extend up
202 to five feet (5') above the highest point of the Building to comply with
203 International Building Code (IBC) requirements.
- 204 2. Water towers, mechanical equipment, and associated Screening, when
205 Screened or enclosed, may extend up to five feet (5') above the height of
206 the Building.
- 207 3. Elevator access. The Planning Director may allow additional height to
208 allow for an elevator compliant with the American Disability Acts
209 standards. The Applicant must verify the following:
- 210 a. The proposed height exception is only for the Area of the elevator.
211 No increase in square footage is being achieved.

212 b. The proposed option is the only feasible option for the elevator on
213 the site.

214 c. The proposed elevator and floor plans comply with the American
215 Disability Act (ADA) standards.

216 4. Garage on Downhill Lot. The Planning Commission may allow additional
217 Building Height (see entire Section 15-2.16-5 (L) on a downhill Lot to
218 accommodate a single car wide garage in a Tandem Parking
219 configuration; to accommodate circulation, such as stairs and/or an ADA
220 elevator; and to accommodate a reasonably sized front entry area and
221 front porch that provide a Compatible streetscape design. The depth of the
222 garage may not exceed the minimum depth for internal Parking Space(s)
223 as dimensioned within this Code, Section 15-3. The additional Building
224 Height may not exceed thirty-five feet (35') from Existing Grade.

225 ¹Applies only to Lots with a minimum Side Setback of five feet (5') or greater.

226 HISTORY

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

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

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

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

231 *Amended by Ord. [13-48](#) on 11/21/2013*

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

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

234 *Amended by Ord. [2018-43](#) on 7/19/2018*