

**Ordinance No. 2024-11**

**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, AND 15-2.6-2 TO PROHIBIT YURTS WITHIN HISTORIC DISTRICTS, ENACTING LAND MANAGEMENT CODE SECTION 15-13-10 STANDARDS FOR TEMPORARY STRUCTURES IN HISTORIC DISTRICTS, AND AMENDING SECTION 15-15-1 DEFINITIONS TO INCLUDE TEMPORARY STRUCTURES**

WHEREAS, the purposes of the Land Management Code include promoting the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of the City and protecting and enhancing the vitality of the City's resort-based economy, the overall quality of life, the Historic Character, and unique mountain town community;

WHEREAS, the Land Management Code implements the goals and policies of the Park City General Plan;

WHEREAS, *Historic Character* is one of the core values in the Park City General Plan;

WHEREAS, Goal 15 is to preserve the integrity, mass, scale, compatibility, and historic fabric of the national and locally designated historic resources and districts for future generations, Objective 15B of the General Plan is to "[m]aintain character, context and scale of local historic districts with compatible infill development and additions;"

WHEREAS, Community Planning Strategy 15.4 of the General Plan is to "[r]eview, annually, the Land Management Code and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency;"

WHEREAS, the purpose of the Historic Preservation Board is in part to preserve the City's unique historic character and to encourage compatible design and construction in the City's Historic Districts and Historic Sites through periodic updates to Land Management Code Chapter 15-13 *Regulations for Historic Districts and Historic Sites*,

WHEREAS, on December 6, 2023, the Historic Preservation Board conducted a work session on amendments to the Land Management Code to outline standards for Temporary Structures in Historic Districts;

WHEREAS, on December 13, 2023, the Planning Commission conducted a work session on amendments to the Land Management Code to outline standards for Temporary Structures in Historic Districts;

WHEREAS, on March 6, 2024, the Historic Preservation Board conducted a public hearing and unanimously forwarded a positive recommendation for these amendments to the Planning Commission and City Council;

WHEREAS, the Planning Commission conducted a public hearing on March 27, 2024, and forwarded a positive recommendation (4-2) to the City Council;

WHEREAS, the City Council conducted a duly noticed public hearing on April 25, 2024.

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, and 15-2.6-2 outlining Uses within Historic Districts are hereby amended as outlined in Attachment 1. Section 15-13-10 *Standards for Temporary Structures in Historic Districts* is hereby enacted as outlined in Attachment 1. Section 15-15-1 *Definitions* is hereby amended as outlined in Attachment 1.

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

PASSED AND ADOPTED THIS 23<sup>rd</sup> 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 **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, Family<sup>1</sup>
- 8 5. Child Care, Family Group<sup>1</sup>
- 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 Unit<sup>9</sup>
- 14 11. Accessory Apartment<sup>3</sup>

15 B. **CONDITIONAL USES.**

- 16 1. Nightly Rentals<sup>2</sup>
- 17 2. Lockout Unit
- 18 3. Child Care Center<sup>1</sup>
- 19 4. Essential Municipal and Public Utility Use, Facility, Service and Structure
- 20 5. Telecommunication Antenna<sup>4</sup>
- 21 6. Satellite dish greater than thirty-nine inches (39") in diameter<sup>5</sup>
- 22 7. Residential Parking Area or Structure five (5) or more spaces
- 23 8. Temporary Improvement<sup>6</sup>

- 24 9. Passenger Tramway Station and Ski Base Facility<sup>7</sup>
- 25 10. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge<sup>6</sup>
- 26 11. Recreation Facility, Private<sup>10</sup>
- 27 12. Fences greater than six feet (6') in height from Final Grade<sup>5,8</sup>
- 28 13. Temporary Structures, excluding yurts<sup>11</sup>

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

31 <sup>1</sup>See Section 15-4-9, Child Care and Child Care Facilities.

32 <sup>2</sup>The HRL Zoning District is divided into three sub-neighborhoods: the western sub-neighborhood along  
33 Sampson Avenue, Ridge Avenue, and King Road; the McHenry Avenue Sub-neighborhood; and the  
34 Lower Rossi Hill sub-neighborhood along Deer Valley Loop and Rossi Hill Drive. No more than twelve  
35 (12) Conditional Use Permits shall be allowed in the western sub-neighborhood. Nightly Rentals are  
36 prohibited in the McHenry Avenue sub-neighborhood. Nightly Rentals in the Lower Rossi Hill sub-  
37 neighborhood require a Conditional Use Permit. For Nightly Rentals in the western sub-neighborhood, in  
38 addition to the Conditional Use Permit criteria in LMC § 15-1-10(E), the Planning Commission shall  
39 consider whether or not the proposed Nightly Rental mitigates the impacts of and addresses the following  
40 items: (a) all rental agreements for Nightly Rental shall include language that limits the vehicles allowed to  
41 the number of on-site Parking Spaces; (b) all rental agreements shall include language indicating that all-  
42 wheel drive vehicles are required during the winter season; (c) all rental agreements shall provide Nightly  
43 Renters with information regarding walkable access to skiing, to Park City's Historic Main Street, to Old  
44 Town, and to Park City's free transit service; and (d) property management contact information shall be  
45 displayed in a prominent location inside the Nightly Rental. For Nightly Rentals in the Lower Rossi Hill  
46 sub-neighborhood, in addition to the Conditional Use Permit criteria in LMC § 15-1-10(E), the Planning  
47 Commission shall consider whether or not the proposed Nightly Rental mitigates the impacts of and  
48 addresses the following items: (a) all rental agreements for Nightly Rental shall include language that  
49 limits the vehicles allowed to the number of on-site parking spaces; and (b) property management contact  
50 information shall be displayed in a prominent location inside the Nightly Rental.

51 <sup>3</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

52 <sup>4</sup>See Section 15-4-14, Telecommunications Facilities.

53 <sup>5</sup>See Section 15-4-13, Placement of Satellite Receiving Antennas.

54 <sup>6</sup>Subject to Administrative or Administrative Conditional Use permit, see LMC Chapter 15-4.

55 <sup>7</sup>See Section 15-4-18, Passenger Tramways and Ski-Base Facilities.

56 <sup>8</sup>See Section 15-4-2, Fences and Retaining Walls.

57 <sup>9</sup>See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant  
58 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative  
59 Conditional Use Permit.

60 <sup>10</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

61 <sup>11</sup>Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in  
62 Historic Districts.

## 63 HISTORY

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

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

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

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

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

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

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

71 *Amended by Ord. [2021-06](#) on 2/4/2021*

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

73 *Amended by Ord. [2021-51](#) on 12/16/2021*

74 *Amended by Ord. [2022-08](#) on 4/28/2022*

## 75 **15-2.2-2 Uses**

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

77 A. **ALLOWED USES.**

- 78 1. Single Family Dwelling
- 79 2. Lockout Unit<sup>1</sup>
- 80 3. Nightly Rental<sup>1</sup>
- 81 4. Home Occupation
- 82 5. Child Care, In-Home Babysitting<sup>2</sup>
- 83 6. Child Care, Family<sup>2</sup>
- 84 7. Child Care, Family Group<sup>2</sup>
- 85 8. Accessory Building and Use
- 86 9. Conservation Activity
- 87 10. Agriculture
- 88 11. Residential Parking Area or Structure, with four (4) or fewer spaces
- 89 12. Internal Accessory Dwelling Unit<sup>10</sup>
- 90 13. Accessory Apartment<sup>3</sup>

91 B. **CONDITIONAL USES.**

- 92 1. Duplex Dwelling
- 93 2. Guest House on Lots one (1) acre or greater
- 94 3. Secondary Living Quarters
- 95 4. Group Care Facility
- 96 5. Child Care Center
- 97 6. Public and Quasi-Public Institution, church and school
- 98 7. Essential Municipal and Public Utility Use, Facility, Service, and Structure

- 99 8. Telecommunication Antenna<sup>4</sup>
- 100 9. Satellite Dish, greater than thirty-nine inches (39") diameter<sup>5</sup>
- 101 10. Bed and Breakfast Inn<sup>6</sup>
- 102 11. Boarding House, hostel<sup>6</sup>
- 103 12. Hotel, Minor, (fewer than sixteen (16) rooms)<sup>6</sup>
- 104 13. Residential Parking Area or Structure with five (5) or more spaces.
- 105 14. Temporary Improvement<sup>7</sup>
- 106 15. Passenger Tramway Station and Ski Base Facility<sup>8</sup>
- 107 16. Ski Tow, Ski Lift, Ski Run, and Ski Bridge<sup>8</sup>
- 108 17. Recreation Facility, Private<sup>11</sup>
- 109 18. Fences greater than six feet (6') in height from Final Grade<sup>7,9</sup>
- 110 19. Temporary Structures, excluding yurts.<sup>12</sup>

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

113 <sup>1</sup>Nightly Rental of a Lockout Unit requires a Conditional Use permit.

114 <sup>2</sup>See Section 15-4-9, Child Care and Childcare Facilities.

115 <sup>3</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

116 <sup>4</sup>See Section 15-4-14, Telecommunication Facilities.

117 <sup>5</sup>See Section 15-4-13, Placement of Satellite Receiving Antennas.

118 <sup>6</sup>In Historic Buildings and/or Structures only. Parking requirements of Chapter 15-3 shall apply.

119 <sup>7</sup>Subject to Administrative or Administrative Conditional Use permit.

120 <sup>8</sup>See Section 15-4-18, Passenger Tramways and Ski-Base Facilities.

121 <sup>9</sup>See Section 15-4-2, Fences and Retaining Walls.

122 <sup>10</sup>See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant  
123 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative  
124 Conditional Use Permit.

125 <sup>11</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

126 <sup>12</sup>Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in  
127 Historic Districts.

## 128 HISTORY

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

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

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

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

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

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

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

136 *Amended by Ord. [2021-51](#) on 12/16/2021*

137 *Amended by Ord. [2022-08](#) on 4/28/2022*

### 138 **15-2.3-2 Uses**

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

#### 140 A. **ALLOWED USES.**

- 141 1. Single Family Dwelling
- 142 2. Lockout Unit<sup>1</sup>
- 143 3. Nightly Rental<sup>2</sup>
- 144 4. Home Occupation
- 145 5. Child Care, In-Home Babysitting<sup>3</sup>



- 146 6. Child Care, Family<sup>3</sup>
- 147 7. Child Care, Family Group<sup>3</sup>
- 148 8. Accessory Building and Use
- 149 9. Conservation Activity
- 150 10. Agriculture
- 151 11. Residential Parking Area or Structure with four (4) or fewer spaces
- 152 12. Internal Accessory Dwelling Unit<sup>12</sup>
- 153 13. Accessory Apartment<sup>4</sup>

154 **B. CONDITIONAL USES.**

- 155 1. Duplex Dwelling
- 156 2. Secondary Living Quarters
- 157 3. Group Care Facility
- 158 4. Child Care Center
- 159 5. Public or Quasi-Public institution, church or school
- 160 6. Essential municipal and public utility Use, facility, service, and Structure
- 161 7. Telecommunication Antenna<sup>5</sup>
- 162 8. Satellite Dish Antenna greater than thirty-nine inches (39") in diameter<sup>6</sup>
- 163 9. Bed and Breakfast Inn<sup>7</sup>
- 164 10. Boarding House, Hostel<sup>7</sup>
- 165 11. Hotel, Minor, fewer than sixteen (16) rooms<sup>7</sup>
- 166 12. Office, General<sup>8</sup>
- 167 13. Office, Moderate Intensive<sup>8</sup>
- 168 14. Office and Clinic, Medical<sup>8</sup>

- 169 15. Retail and Service Commercial, Minor<sup>8</sup>
- 170 16. Retail and Service Commercial, personal improvement<sup>8</sup>
- 171 17. Cafe or Deli<sup>8</sup>
- 172 18. Restaurant, General<sup>8</sup>
- 173 19. Restaurant, Outdoor Dining<sup>8</sup>
- 174 20. Outdoor Events
- 175 21. Residential Parking Area or Structure with five (5) or more spaces,
- 176 associated with a residential Building on the same Lot
- 177 22. Temporary Improvement
- 178 23. Passenger Tramway Station and Ski Base Facility<sup>10</sup>
- 179 24. Ski tow rope, ski lift, ski run, and ski bridge<sup>10</sup>
- 180 25. Recreation Facility, Private<sup>13</sup>
- 181 26. Fences greater than six feet (6') in height from Final Grade<sup>11</sup>
- 182 27. Limited Commercial expansion necessary for compliance with Building/  
183 Fire Code egress and Accessibility requirements and support Uses  
184 associated with HCB Commercial Use
- 185 28. Bar<sup>8</sup>
- 186 29. Temporary Structures, excluding yurts.<sup>14</sup>

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

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

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

191 <sup>3</sup>See Section 15-4-9 Child Care And Child Care Facilities.

192 <sup>4</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

193 <sup>5</sup>See Section 15-4-14, Telecommunication Facilities.

194 <sup>6</sup>See Section 15-4-13, Placement Of Satellite Receiving Antennas.

195 <sup>7</sup>In Historic Buildings and/or Structures only.

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

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

200 <sup>10</sup>See Section 15-4-18, Passenger Tramways And Ski-Base Facilities.

201 <sup>11</sup>See Section 15-4-2, Fences And Retaining Walls.

202 <sup>12</sup>See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant  
203 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative  
204 Conditional Use Permit.

205 <sup>13</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

206 <sup>14</sup>Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in  
207 Historic Districts.

## 208 HISTORY

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

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

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

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

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

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

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

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

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

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

219 Amended by Ord. [2021-51](#) on 12/16/2021

220 Amended by Ord. [2022-08](#) on 4/28/2022

221 **15-2.4-2 Uses**

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

223 A. **ALLOWED USES.**

224 1. Single Family Dwelling

225 2. Duplex Dwelling

226 3. Secondary Living Quarters

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

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

229 6. Nightly Rental<sup>3</sup>

230 7. Home Occupation

231 8. Child Care, In-Home Babysitting

232 9. Child Care, Family<sup>4</sup>

233 10. Child Care, Family Group<sup>4</sup>

234 11. Accessory Building and Use

235 12. Conservation Activity

236 13. Agriculture

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

238 15. Internal Accessory Dwelling Unit<sup>11</sup>

239 B. **CONDITIONAL USES.**

240 1. Triplex Dwelling

241 2. Multi-Unit Dwelling

- 242 3. Group Care Facility
- 243 4. Child Care Center<sup>4</sup>
- 244 5. Public and Quasi-Public Institution, Church, and School
- 245 6. Essential Municipal and Public Utility Use, Facility Service, and Structure
- 246 7. Telecommunication Antenna<sup>5</sup>
- 247 8. Satellite Dish, greater than thirty-nine inches (39") in diameter<sup>6</sup>
- 248 9. Bed and Breakfast Inn<sup>7</sup>
- 249 10. Boarding House, Hostel<sup>7</sup>
- 250 11. Hotel, Minor<sup>7</sup>
- 251 12. Office, General<sup>8</sup>
- 252 13. Retail and Service Commercial, Minor<sup>8</sup>
- 253 14. Retail and Service Commercial, personal improvement<sup>8</sup>
- 254 15. Neighborhood Market, without gasoline sales<sup>8</sup>
- 255 16. Cafe, Deli<sup>8</sup>
- 256 17. Café, Outdoor Dining<sup>9</sup>
- 257 18. Parking Area or Structure with five (5) or more spaces
- 258 19. Temporary Improvement<sup>10</sup>
- 259 20. Recreation Facility, Public
- 260 21. Recreation Facility, Private<sup>12</sup>
- 261 22. Outdoor Events<sup>10</sup>
- 262 23. Fences greater than six feet (6') in height from Final Grade<sup>10</sup>
- 263 24. Temporary Structures, excluding yurts.<sup>13</sup>

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

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

267 <sup>2</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

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

269 <sup>4</sup>See Section 15-4-9 Child Care and Child Care Facilities.

270 <sup>5</sup>See Section 15-4-14, Telecommunications Facilities.

271 <sup>6</sup>See Section 15-4-13, Placement of Satellite Receiving Antennas.

272 <sup>7</sup>Allowed only in Historic Buildings and/or Structures or historically Compatible Structures.

273 <sup>8</sup>Allowed only in Historic Buildings and/or Structures.

274 <sup>9</sup>Requires an Administrative Conditional Use permit. Allowed in association with a Café or Deli.

275 <sup>10</sup>Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4.

276 <sup>11</sup>See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant  
277 or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative  
278 Conditional Use Permit.

279 <sup>12</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

280 <sup>13</sup>Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in  
281 Historic Districts.

## 282 HISTORY

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

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

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

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

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

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

289 Amended by Ord. [2021-51](#) on 12/16/2021

290 Amended by Ord. [2022-08](#) on 4/28/2022

291 **15-2.5-2 Uses**

292 Uses in the HRC are limited to the following:

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

- 294 1. Single Family Dwelling<sup>5</sup>
- 295 2. Duplex Dwelling<sup>5</sup>
- 296 3. Secondary Living Quarters<sup>5</sup>
- 297 4. Lockout Unit<sup>1,5</sup>
- 298 5. Accessory Apartment<sup>2,5</sup>
- 299 6. Nightly Rental<sup>5</sup>
- 300 7. Home Occupation<sup>5</sup>
- 301 8. Child Care, In-Home Babysitting
- 302 9. Child Care, Family<sup>3</sup>
- 303 10. Child Care, Family Group<sup>3</sup>
- 304 11. Child Care Center<sup>3</sup>
- 305 12. Accessory Building and Use
- 306 13. Conservation Activity
- 307 14. Agriculture
- 308 15. Bed and Breakfast Inn<sup>4,5</sup>
- 309 16. Boarding House, hostel<sup>5</sup>
- 310 17. Hotel, Minor, fewer than sixteen (16) rooms<sup>5</sup>
- 311 18. Office, General<sup>5</sup>

312 19. Parking Area or Structure, with four (4) or fewer spaces<sup>5</sup>

313 20. Food Truck Location<sup>11</sup>

314 B. **CONDITIONAL USES**<sup>9, 10</sup>

315 1. Triplex Dwelling<sup>5</sup>

316 2. Multi-Unit Dwelling<sup>5</sup>

317 3. Guest House, on Lots one (1) acre<sup>5</sup>

318 4. Group Care Facility<sup>5</sup>

319 5. Public and Quasi-Public institution, church, or school

320 6. Essential Municipal public utility Use, facility, service, and Structure

321 7. Telecommunication Antenna<sup>6</sup>

322 8. Satellite dish, greater than thirty-nine inches (39") in diameter<sup>7</sup>

323 9. Plant and Nursery stock products and sales

324 10. Hotel, Major<sup>5</sup>

325 11. Timeshare Projects and Conversions<sup>5</sup>

326 12. Private Residence Club Project and Conversion<sup>4,5</sup>

327 13. Office, Intensive<sup>5</sup>

328 14. Office and clinic, Medical<sup>5</sup>

329 15. Financial institution, without drive-up window<sup>8</sup>

330 16. Commercial Retail and Service, Minor<sup>8</sup>

331 17. Commercial Retail and Service, Personal Improvement<sup>8</sup>

332 18. Neighborhood Convenience Commercial, without gasoline sales

333 19. Café or Deli<sup>8</sup>

334 20. Restaurant, General<sup>8</sup>



- 335 21. Restaurant and Café, outdoor dining<sup>4</sup>
- 336 22. Outdoor Events and Uses<sup>4</sup>
- 337 23. Bar
- 338 24. Parking Area or Structure, with five (5) or more spaces<sup>5</sup>
- 339 25. Temporary Improvement<sup>4</sup>
- 340 26. Passenger Tramway station and ski base facility
- 341 27. Ski tow, ski lift, ski run, and ski bridge
- 342 28. Recreation Facility, Commercial, Public, and Private<sup>12</sup>
- 343 29. Entertainment Facility, Indoor
- 344 30. Fences greater than six feet (6') in height from Final Grade<sup>4</sup>
- 345 31. Private Residence Club, Off-Site<sup>5</sup>
- 346 32. Private Event Facility<sup>5</sup>
- 347 33. Temporary Structures, excluding yurts.<sup>13</sup>

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

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

351 <sup>2</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

352 <sup>3</sup>See Section 15-4-9, Child Care And Child Care Facilities.

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

354 <sup>5</sup>Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue and Park Avenue,  
355 excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC  
356 Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the  
357 plaza side storefronts), 780 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street,  
358 890 Main Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within  
359 Storefront Property; however access, circulation, and lobby areas are permitted within Storefront

360 Property.

361 <sup>6</sup>See Section 15-4-14, Telecommunication Facilities.

362 <sup>7</sup>See Section 15-4-13, Placement Of Satellite Receiving Antennas.

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

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

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

369 <sup>11</sup>The Planning Director or designee shall upon finding a Food Truck Location in compliance with  
370 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval  
371 letter.

372 <sup>12</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

373 <sup>13</sup>Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in  
374 Historic Districts.

## 375 HISTORY

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

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

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

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

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

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

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

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

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

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

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

387 Amended by Ord. [2021-51](#) on 12/16/2021

388 Amended by Ord. [2022-08](#) on 4/28/2022

389 Amended by Ord. [2022-16](#) on 5/26/2022

390 Amended by Ord. [2022-21](#) on 10/27/2022

391 Amended by Ord. [2023-16](#) on 4/27/2023

392 **15-2.6-2 Uses**

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

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

395 1. Single Family Dwelling<sup>1</sup>

396 2. Multi-Unit Dwelling<sup>1</sup>

397 3. Secondary Living Quarters<sup>1</sup>

398 4. Lockout Unit<sup>1,2</sup>

399 5. Accessory Apartment<sup>1,3</sup>

400 6. Nightly Rental<sup>4</sup>

401 7. Home Occupation<sup>1</sup>

402 8. Child Care, In-Home Babysitting<sup>1</sup>

403 9. Child Care, Family<sup>1,5</sup>

404 10. Child Care, Family Group<sup>1,5</sup>

405 11. Child Care Center<sup>1,5</sup>

406 12. Accessory Building and Use<sup>1</sup>

407 13. Conservation Activity

408 14. Agriculture

409 15. Bed and Breakfast Inn<sup>1, 6</sup>

410 16. Boarding House, hostel<sup>1</sup>

- 411 17. Hotel, Minor, fewer than 16 rooms<sup>1</sup>
- 412 18. Office, General<sup>1</sup>
- 413 19. Office, Moderate Intensive<sup>1</sup>
- 414 20. Office and clinic, Medical<sup>1</sup>
- 415 21. Financial institution, without drive-up window
- 416 22. Commercial Retail and Service, Minor
- 417 23. Commercial Retail and Service, Personal Improvement
- 418 24. Commercial Neighborhood Convenience, without gasoline sales
- 419 25. Restaurant, Cafe or Deli
- 420 26. Restaurant, General
- 421 27. Bar
- 422 28. Parking Lot, Public or Private with four (4) or fewer spaces
- 423 29. Entertainment Facility, Indoor
- 424 30. Salt Lake City 2002 Winter Olympic Games Legacy Displays<sup>7</sup>
- 425 31. Temporary winter Balcony enclosures
- 426 32. Food Truck Location<sup>12</sup>

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

- 428 1. Group Care Facility<sup>1</sup>
- 429 2. Public and Quasi-Public institution, church, or school
- 430 3. Essential municipal public utility Use, facility, service, and Structure
- 431 4. Telecommunication Antenna<sup>8</sup>
- 432 5. Satellite dish, greater than thirty-nine inches (39") in diameter<sup>9</sup>
- 433 6. Plant and Nursery stock products and sales
- 434 7. Hotel, Major<sup>1</sup>
- 435 8. Timeshare Projects and Conversions<sup>1</sup>
- 436 9. Timeshare Sales Office, Off-Site within an enclosed Building<sup>1</sup>

- 437 10. Private Residence Club Project and Conversion<sup>1,6</sup>
- 438 11. Commercial Retail and Service, Major
- 439 12. Office, Intensive<sup>1</sup>
- 440 13. Restaurant, outdoor dining<sup>6ax</sup>
- 441 14. Outdoor Events and Uses<sup>6</sup>
- 442 15. Hospital, Limited Care Facility<sup>1</sup>
- 443 16. Parking Area or Structure for five (5) or more cars<sup>1</sup>
- 444 17. Temporary Improvement<sup>6</sup>
- 445 18. Passenger Tramway station and ski base facility
- 446 19. Ski tow, ski lift, ski run, and ski bridge
- 447 20. Recreation Facility, Public
- 448 21. Recreation Facility, Private<sup>13</sup>
- 449 22. Recreation Facility, Commercial
- 450 23. Fences greater than six feet (6') in height from Final Grade<sup>6</sup>
- 451 24. Private Residence Club, Off-Site<sup>1</sup>
- 452 25. Private Event Facility<sup>1</sup>
- 453 26. Temporary Structures, excluding yurts.<sup>14</sup>

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

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

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

460 <sup>3</sup>Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

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

462 <sup>5</sup>See Section 15-4-9, Child Care And Child Care Facilities.

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

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

468 <sup>8</sup>See Section 15-4-14, Telecommunication Facilities.

469 <sup>9</sup>See Section 15-4-13, Placement Of Satellite Receiving Antennas.

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

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

475 <sup>12</sup>The Planning Director or designee shall, upon finding a Food Truck Location in compliance with  
476 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval  
477 letter.

478 <sup>13</sup>See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

479 <sup>14</sup>Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in  
480 Historic Districts.

#### 481 HISTORY

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

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

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

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

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

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

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

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

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

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

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

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

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

495 Amended by Ord. [2021-51](#) on 12/16/2021

496 Amended by Ord. [2022-08](#) on 4/28/2022

497 Amended by Ord. [2022-16](#) on 5/26/2022

498 Amended by Ord. [2022-21](#) on 10/27/2022

499 Amended by Ord. [2023-16](#) on 4/27/2023

500 **15-13-10 Standards for Temporary Structures in Historic Districts**

501 **A. Temporary Structures include:**

- 502 1. Globe Shelters.
- 503 2. Tents with sidewalls.
- 504 3. Canopies (tents without sidewalls).
- 505 4. Temporary Winter Balcony Enclosures.

506 **B. Applicants shall obtain an Administrative Permit approval for all Temporary Structures**  
507 **according to Section 15-4-16 before installation.**

508 **C. Universal Requirements**

509 **1. Location**

- 510 a. Temporary Structures shall not impede or obstruct pedestrian  
511 circulation.
- 512 b. Proposed locations shall be reviewed and approved by the Chief  
513 Building Official, Fire Marshal, and Park City Fire District.
- 514 c. Temporary Structures shall comply with Setback requirements.

515           2. Materials

516                   a. Temporary Structures shall:

- 517                           i) be of durable, weatherproof materials;
- 518                           ii) have wall and roofing materials that are non-reflective with a
- 519                           Solar Reflectivity Index (SRI) of 35 or less;
- 520                           iii) consist of materials that are neutral and earth-toned or white in
- 521                           color;
- 522                           iv) be limited to no more than three (3) different materials;
- 523                           v) use materials that are compatible with the Primary Structure; and
- 524                           vi) be uniform when more than one Temporary Structure is
- 525                           approved for a Site.

526           3. Glazing

- 527                   a. Glazing shall be clear.
- 528                   b. Metallic, frosted, tinted, stained, textured, and/or reflective finishes are
- 529                   prohibited.

530           4. Lighting

- 531                   a. Exterior and interior lighting shall be Fully Shielded, down-directed, with
- 532                   light bulbs 3,000 degrees Kelvin or less.

533           5. Signage

- 534                   a. Signage on Temporary Structures is prohibited.

535           6. Ornamentation

- 536                   a. Banners, bunting, scrollwork, finials, and other ornamentation are
- 537                   prohibited.



538 7. Installation on Historic Sites

539 a. Temporary Structures, or portions thereof, shall not be directly  
540 connected to historic materials.

541 8. Energy Efficiency

542 a. Temporary Structures shall incorporate best practices in energy-efficient  
543 materials and sustainable operating and mechanical systems.

544 9. Maximum Size

545 a. Temporary Structures shall be subordinate in Scale to the Primary  
546 Structure.

547 b. Temporary Structures shall be no taller than eighteen feet (18') or two  
548 feet (2') below the ridgeline of the Primary Structure, whichever is less,  
549 measured from Existing Grade to the topmost roof ridge.

550 10. Ongoing Maintenance

551 a. Damaged materials shall be replaced or repaired as necessary to  
552 maintain the health and safety of the occupants and a clean appearance.

553 11. Dates of Installation

554 a. Winter Temporary Structures are only permitted from November 15th  
555 through April 30th.

556 b. Summer Temporary Structures are only permitted from April 30th  
557 through October 30th.

558 12. Review

559 a. Approved Administrative Permits for Temporary Structures are valid for  
560 five (5) years.

561 b. A Historic District Review Pre-Application is required for Temporary  
562 Structures.

563 . . . .

564 **15-15-1 Definitions**

565 . . . .

566 **GLOBE SHELTER**. A type of Temporary Structure that is a framed transparent spherical  
567 private shelter with panoramic views which is manufactured off-site and temporarily  
568 placed on an approved location within a Site.

569 . . . .

570 **TEMPORARY STRUCTURE**. A standalone Structure, or a Structure that is partially  
571 affixed to an existing Building on a temporary basis not to exceed 180 days as set forth  
572 by the International Building Code.

573 . . . .

574 **YURT**. A type of Temporary Structure that is a circular domed tent of membrane  
575 stretched over a collapsible lattice framework.

576 . . . .