

1 **15-2.27 BONANZA PARK MIXED USE (BPMX) DISTRICT**

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16 **15-2.27-1 PURPOSE**

17 The purpose of the Bonanza Park Mixed Use (BPMX) District is to:

- 18 1. ensure development in the Bonanza Park neighborhood implements the
19 Bonanza Park Small Area Plan and provides opportunities for locally serving
20 businesses and diverse housing options,
- 21 2. encourage the development of affordable, workforce, attainable, and market-
22 rate long-term housing options,

- 23 3. create a vibrant Mixed-Use pedestrian-oriented neighborhood, with safe,
24 comfortable access to parks, publicly accessible green spaces, and outdoor
25 community spaces,
- 26 4. protect entry corridor views along the Bonanza Park Frontage Protection
27 Zone,
- 28 5. allow increased height, decreased setbacks, and reduced open space when
29 development provides significant project enhancements,
- 30 6. establish a network of pedestrian and bicycle linkages throughout Bonanza
31 Park,
- 32 7. ensure development implements Universal Design Principles and aspires to
33 reach Park City's sustainability goals, reduce vehicle trips, and improve
34 access to transit, and
- 35 8. incorporate public art and placemaking elements to inspire, awe, delight, and
36 enliven public spaces, streets, and trails in the Bonanza Park neighborhood.

37 **15-2.27-2 USES**

38 The BPMX District establishes mixed-use buildings to create walkable, human-scale
39 development that is contextual and sensitive to its environments. Uses in the BPMX
40 District are subject to Vertical Mixed Use and Horizontal Mixed Use requirements
41 outlined in Section 15-2.27-4 and Street Level Design outlined in Section 15-2.27-6.

42 Uses in the BPMX District are limited to the following:

43 A. **ALLOWED USES.**

- 44 1. Amphitheater
- 45 2. Bakery

- 46 3. Bank
- 47 4. Bar
- 48 5. Café
- 49 6. Child Care
- 50 7. Child Care Center
- 51 8. Child Care, Family Group
- 52 9. Child Care, In-Home Babysitting
- 53 10. Commercial Use
- 54 11. Commercial Use, Support
- 55 12. Deli or Delicatessen
- 56 13. Dwelling, Multi-Unit
- 57 14. Essential Municipal and Public Utility Use, Facility, Service, and Structure
- 58 15. Food Hall
- 59 16. Green Community Space
- 60 17. Grocery Store
- 61 18. Gym
- 62 19. Home Occupation
- 63 20. Hospital, Limited Care Facility
- 64 21. Indoor Entertainment, Theater/Museum
- 65 22. Major Transit Stop
- 66 23. Mobility Hub
- 67 24. Office and Clinic, Medical and Veterinary Clinic
- 68 25. Office, General

- 69 26. Office, Medical
- 70 27. Office, Moderately Intensive
- 71 28. Plant and Nursery Stock production and sales
- 72 29. Public and Quasi-Public Institution, Church, and School
- 73 30. Public Art
- 74 31. Recreation Facility, Public
- 75 32. Restaurant
- 76 33. Retail and Service Commercial, Major
- 77 34. Retail and Service Commercial, Minor
- 78 35. Retail and Service Commercial, Personal Improvement
- 79 36. Transit Hub

80 **B. ADMINISTRATIVE CONDITIONAL USES.**

- 81 1. Fences and walls greater than six feet (6') in height from Final Grade
- 82 2. Food Truck Location
- 83 3. Outdoor Dining
- 84 4. Outdoor Event or Use
- 85 5. Pet Services
- 86 6. Public Transit Amenity Area
- 87 7. Temporary Improvement

88 **C. CONDITIONAL USES.**

- 89 1. Conventional Chain Business
- 90 2. Disabled Care
- 91 3. Elder Care

- 92 4. Flex Industrial
- 93 5. Group Care Facility
- 94 6. Hospital, General
- 95 7. Hotel, Boutique
- 96 8. Indoor Entertainment Facility
- 97 9. Parking Area
- 98 10. Passenger Tramway
- 99 11. Public and Quasi-Public Institution, Church, and School
- 100 12. Recreation Facility, Private
- 101 13. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter
- 102 14. Service Station, Direct Fast Chargers
- 103 15. Telecommunication Antenna
- 104 16. Temporary Sales Trailer in conjunction with an active building permit for the
- 105 Site

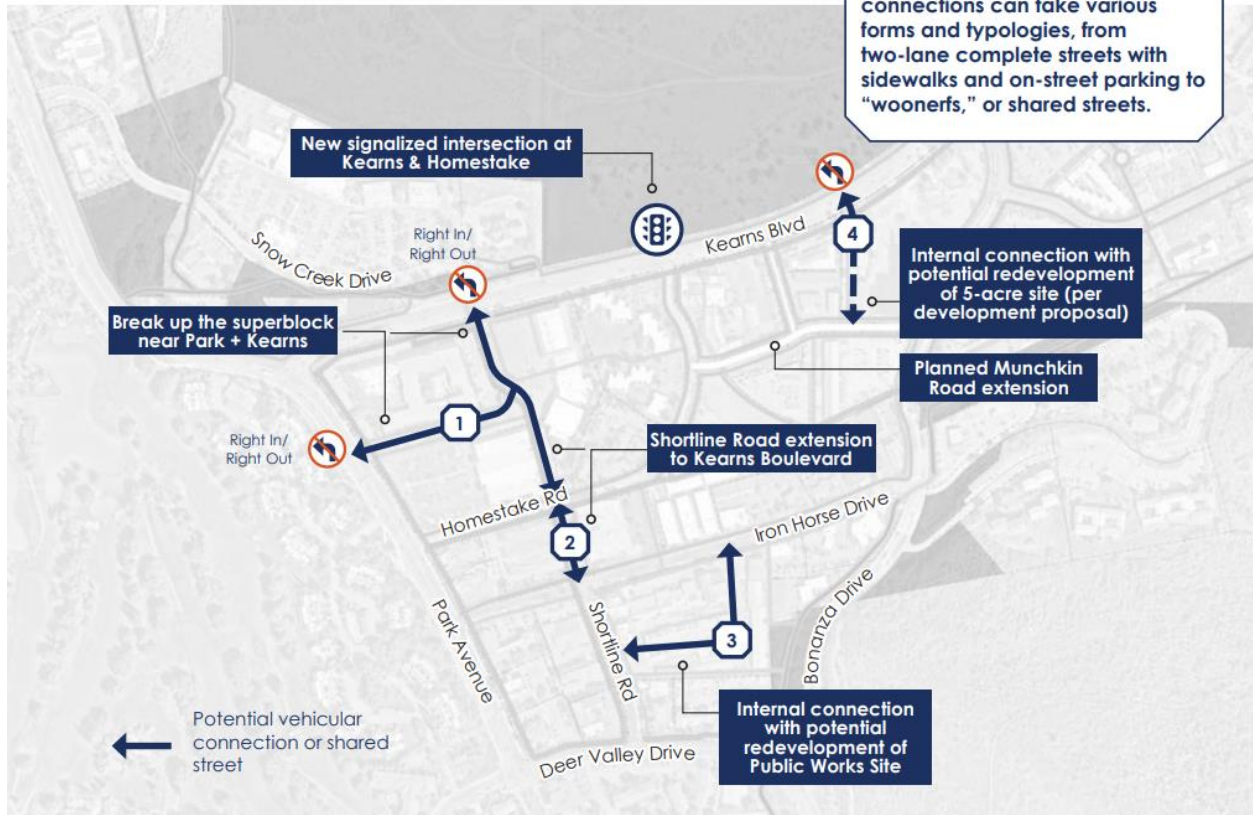
106 D. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
107 is a Prohibited Use.

108 **15-2.27-3 CONNECTIVITY IMPROVEMENTS.**

109 A. **NEW STREET CONNECTIONS.** The Street network has a significant influence
110 on the overall connectivity of a place. New Street connections are required to
111 promote walkability and to create an interconnected system in the BPMX District.
112 Development located adjacent to one of the following areas shall incorporate new
113 street connections. The Planning Commission may reduce required Setbacks
114 along new Street connections when an Applicant dedicates public Right-of-Way.

- 115 1. Superblock between Park Avenue, Kearns Boulevard, and Homestake Road.
116 New east-west connections shall be established.
- 117 2. Shortline Road. Shortline Road shall be extended north-south to connect
118 from Kearns Boulevard to Deer Valley Drive.
- 119 3. Shortline Road and Iron Horse Drive. A new internal connection to these
120 roads between Shortline Road and Bonanza Drive shall be integrated into
121 redevelopment.
- 122 4. Kearns Boulevard and Munchkin Road. A new connection shall be
123 implemented to connect Munchkin Road and Kearns Boulevard.
- 124 5. Where required to improve pedestrian safety, a tunnel or bridge on Park
125 Avenue or Kearns Boulevard is appropriate and shall meet requirements
126 from the City Engineer, Public Works, and applicable state review agencies.

Breaking down Superblocks with Redevelopment



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128 B. STREET DESIGN.

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1. All new Streets shall meet Park City standards.

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2. All new Streets shall integrate best management practices for stormwater

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runoff.

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3. To the greatest extent practicable, development that is impacting an existing

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Street shall upgrade the Street to meet code standards in place at the time of

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application.

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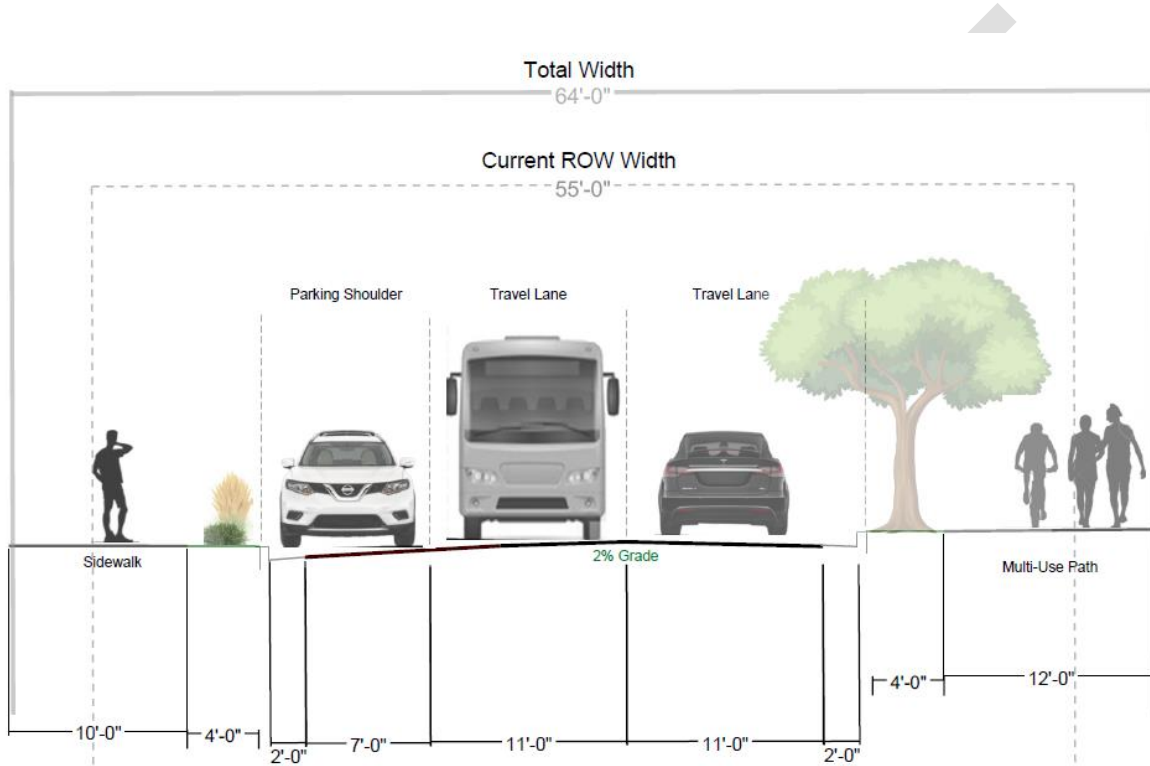
4. Pedestrian infrastructure, including sidewalks and crosswalks, shall be

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integrated into new or updated City Streets.

137 5. Traffic calming measures, including intersection bump-outs, street trees,
138 parklets, and on-street parking, should be integrated into new or updated
139 City Streets.

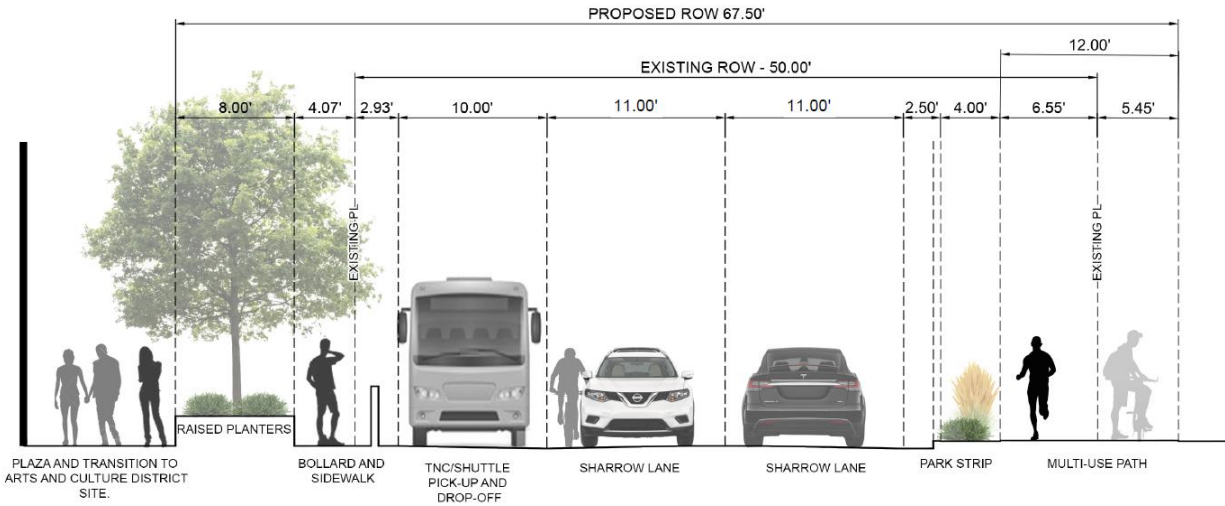
140 6. Typical Bonanza Park Street cross sections are shown below:



Iron Horse Cross Section

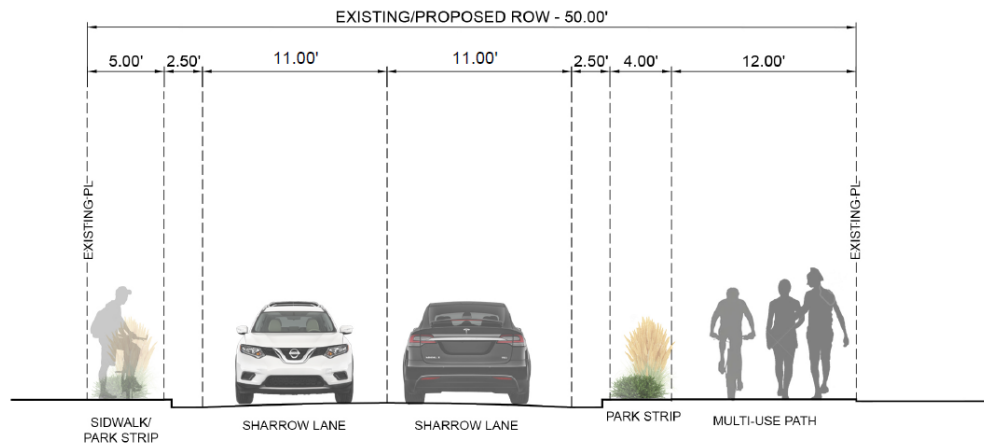
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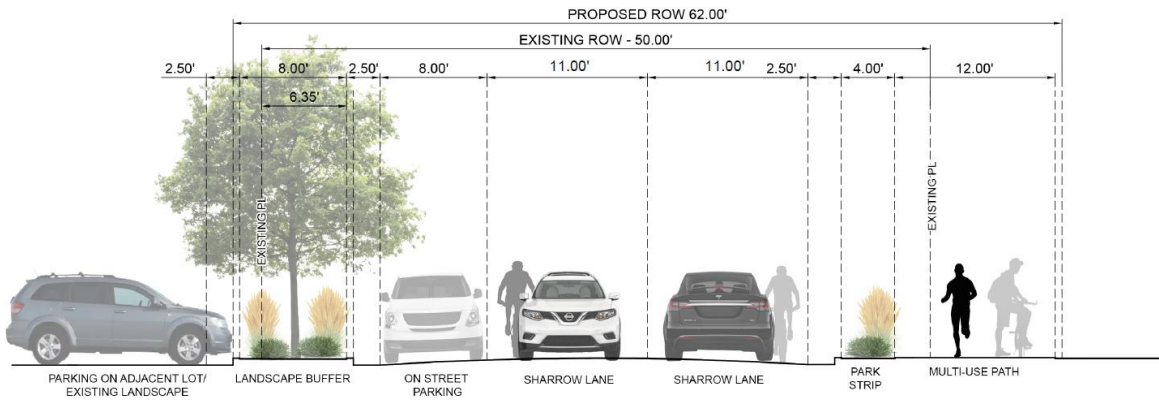
MUNCHKIN ROAD (EAST)

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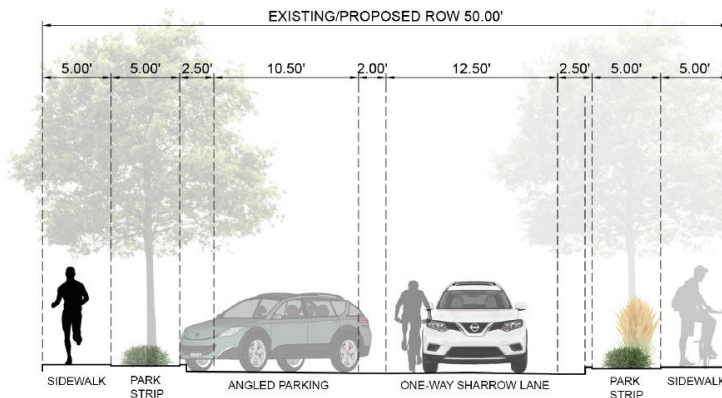
MUNCHKIN ROAD (WEST)

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HOMESTAKE ROAD (SOUTH)

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WOODBINE WAY

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C. **SIDEWALK, TRAIL CONNECTIONS, AND SIGNATURE TRAILS.** Integrating

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multi-modal transportation is critical in the Bonanza Park neighborhood. To

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become a more walkable and connected neighborhood, the network of

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pedestrian and bicycle linkages must be established to connect with regional

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trails and improve the area's circulation. Development should support the goals

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articulated in the Bonanza Park Small Area Plan, including the creation of new

152 sidewalks, trail connections, and signature trails. Development should integrate
153 the following key sidewalk and signature trail connections.

154 Figure 15-2.27-3(C) Connectivity Vision for Bonanza Park:



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156 **D. PERPETUAL PUBLIC ACCESS EASEMENT.** A perpetual public access
157 easement shall be granted for sidewalk, trail, and signature trail connections on
158 private property in a form approved by the City Attorney's Office.

- 159 1. The perpetual public access easement shall be recorded with Summit
160 County and shown on plats.
- 161 2. Establishment of a perpetual public access easement shall not require
162 increased Setbacks. Sidewalk, trail, and signature trail connections located
163 on private property may be within a Setback.

- 164 3. Sidewalk, trail, and signature trail connections may count toward Open
165 Space.
- 166 4. The Developer shall at its sole cost and expense install the initial sidewalk
167 and/or trail and/or signature trail connection, unless otherwise agreed to. The
168 City, at its sole cost and expense, shall maintain, repair, and replace the
169 sidewalk, trail, and/or signature trail connection within the easement area,
170 unless otherwise agreed to.

171 **E. STREET, SIDEWALK, AND SIGNATURE TRAIL LANDSCAPING.**

- 172 1. Landscaping along streets, sidewalks, and signature trails shall confirm
173 with Chapter 14-1 *Trees/Landscaping on Public and Private Property*.

174 **F. STREETLIGHTS AND BANNERS.**

- 175 1. Installation of streetlights shall be required and placed by the Developer in
176 accordance with Park City Standards.
- 177 2. The City may allow for the installation of banners on streetlights within the
178 BPMX District pursuant to Chapter 12-11.

179 **G. EXISTING DEVELOPMENT CONNECTIVITY IMPROVEMENT INCENTIVES.** To

180 enhance Bonanza Park Connectivity Improvements on existing sites, Applicants
181 may submit a parking study showing that parking exceeds demand or request a
182 parking reduction and submit a Transportation Demand Management Plan
183 pursuant to Section 15-2.27-9 to reduce single-occupancy vehicles coming to the
184 site. For existing development Connectivity Improvements, Applicants may
185 request Planning Commission review of a Conditional Use to:

- 186 1. Replace existing parking to accommodate perpetual public access
187 easements for sidewalk, trail, and signature trail improvements outlined in
188 the Bonanza Park Small Area Plan.
- 189 2. Replace existing parking to accommodate easements for the installation of
190 transit improvements including a Major Transit Stop or Public Transit
191 Amenity Area.
- 192 3. Replace existing parking with uses that activate the space for those who
193 arrive by transit, on foot, or by bike.
- 194 4. Convert surface-level parking into a Green Community Space or Publicly
195 Accessible Outdoor Community Space.

196 **15-2.27-4 LOT AND SITE REQUIREMENTS**

197 Except as may otherwise be provided in this Code, no Building Permit shall be issued
198 for a Lot unless such Lot has Frontage on a Street shown as a private or Public Street
199 on the Streets Master Plan or Section 15-2.27-3, or on a private easement connecting
200 the Lot to a Street shown on the Streets Master Plan or Section 15-2.27-3. All
201 Development activity must comply with the following minimum standards:

- 202 A. **LOT SIZE:** No minimum lot size.
- 203 B. **DENSITY:** The BPMX District is a volume-based District and Density is
204 established by Setbacks, Height, Parking, Open Space, and Site design criteria.

205 The following Density and square footage limitations apply.

- 206 1. **Residential.** Minimum residential Density 10-units per acre.
- 207 2. **Commercial.**

- 208 a. A single building is limited to no more than 15,000 square feet of
209 commercial square footage. This limitation shall apply to commercial-
210 only development and mixed-use development with a commercial
211 component.
- 212 b. A single commercial tenant shall not occupy more than 5,000 square
213 feet of commercial square footage, unless it meets one of the following
214 exemptions:

- 215 1. Grocery Store,
- 216 2. US Post Office,
- 217 3. The Use is outlined in Section 15-2.27-2 as Allowed or
218 Conditional and has received Conditional Use approval by the
219 Planning Commission pursuant to Section 15-1-10 *Conditional*
220 *Use Review Process*.

221 C. **OPEN SPACE**: The following Open Space requirements apply within the BPMX
222 District.

- 223 1. At least 30% of the total Site Area shall be Open Space and may not be used
224 for Streets, driveways, or Parking Areas.
- 225 2. The following Open Space typologies (Green Community Spaces) are
226 permitted in the BPMX District and may be in the Frontage Protection Zone:
 - 227 a. Pocket Park.
 - 228 b. Linear greenspace with pedestrian and/or bicycle path.
 - 229 c. Public Courtyard.
 - 230 d. Plaza areas.

- 231 e. Flexible Space.
- 232 f. Community Garden.

233 3. Projects that meet the requirements of Section 15-2.27-7 *Project*
234 *Enhancements* may request a reduction to 20% Open Space for the total
235 Site Area when a Project Enhancement includes Housing.

236 D. **SETBACKS:**

- 237 1. The Frontage Protection Zone requires a minimum landscaped buffer
238 Setback of thirty feet (30') in width abutting the Street. See Chapter 15-
239 2.20.
- 240 2. Setbacks that are not Frontage Protection Zone Setbacks or Streetscape
241 Setbacks are twenty-five feet (25').
- 242 3. Projects that meet the requirements of Section 15-2.27-7 *Project*
243 *Enhancements* may request the Planning Commission grant a Setback
244 reduction to twenty feet (20') for Setbacks that are not Frontage Protection
245 Zone or Streetscape Setbacks.
- 246 4. The Planning Commission may consider increasing exterior Side
247 Setbacks during Conditional Use review to mitigate potential impacts on
248 adjacent Property. Side Setback exceptions continue to apply.
- 249 5. On Corner Lots, the Planning Commission may increase the Setback for
250 pedestrian and bicycle connectivity and Sight Distance Triangle clearance.

251 E. **STREETSCAPE SETBACKS:** Table 15.2-27-4(E) identifies the required
252 Streetscape Setbacks in the BPMX District. Streetscape Setbacks are

253 determined based on Street type to prioritize pedestrian-friendly design and
254 enhance walkability.

Street Type	Applicability/ Streets	Streetscape Setback
Frontage Protection Zone	Kearns Boulevard and Park Avenue	30 Feet
Internal Street	Bonanza Drive	25 Feet
Internal Street	Homestake Road and Iron Horse Drive	20 Feet
Internal Street	Munchkin Road and Woodbine Way	18 Feet
Rail Trail	East-west connection	20 Feet

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- 256 F. **SETBACK EXCEPTIONS:** The following Setback exceptions apply within the
- 257 BPMX District:
- 258 1. Bay and box windows not more than ten feet (10') wide projecting not
- 259 more than two feet (2') in the Side Setback.

- 260 2. Window wells and light wells projecting not more than four feet into the
261 Setback.
- 262 3. Roof overhangs and eaves projecting not more than three feet in the
263 Setback.
- 264 4. Window sills, belt courses, cornices, trim, and other ornamental features
265 projecting not more than six inches (6") beyond the window or main
266 Structure to which it is attached.
- 267 5. Patios, decks, pathways, steps, and similar Structures not more than thirty
268 inches (30") above Grade, provided there is at least a five foot (5')
269 Setback from the Lot Line.
- 270 6. Awnings over a doorway or window extending not more than three feet (3')
271 in the Side Setback.
- 272 7. Driveways leading to a garage or Parking Area.
- 273 8. Sidewalks, trails, or signature trails identified in Section 15-2.27-3(C).

274 G. **VERTICAL AND HORIZONTAL MIXED-USE:** The BPMX District shall implement
275 both Vertical Mixed Use and Horizontal Mixed Use to ensure a variety of Uses
276 that promote vibrancy and a locally serving neighborhood.

277 1. **Vertical Mixed Use.** Vertical Mixed Use Development contains a range of
278 uses within one Building. Typically, lower floors contain active storefronts
279 such as retail stores or restaurants while upper floors are residential and/or
280 office. Vertical Mixed Use shall be required along Internal Streets within the
281 BPMX District as defined in Section 15-2.27-4(E), unless otherwise approved
282 by the Planning Commission.

283 2. **Horizontal Mixed Use.** Horizontal Mixed-Use Development integrates
284 distinct land uses, such as residential, commercial, and retail, within a multi-
285 building development or larger area, with these uses arranged side by side
286 rather than stacked vertically. Horizontal Mixed-Use is made up of single-use
287 buildings within a complex or employ a single land use on an individual Lot.
288 Horizontal Mixed Use is allowed along Kearns Boulevard, Park Avenue, and
289 Deer Valley Drive. Horizontal Mixed Use may be appropriate for internal
290 plaza areas within projects. Horizontal Mixed Use is prohibited along Internal
291 Streets within the BPMX District as defined in Section 15-2.27-4(E), unless
292 otherwise approved by the Planning Commission.

- 293 a. Commercial storefronts shall be prioritized along Internal Streets,
294 including Iron Horse Drive, Short Line Road, Homestake Road,
295 Munchkin Road, Woodbine Way, and project plazas to activate the
296 pedestrian realm
- 297 b. A minimum of 20% of the property's total land area shall be devoted to
298 residential uses. A minimum of 20% of the property's total land area
299 shall be devoted to commercial, retail/service, office, and/or
300 civic/institutional uses.

301 3. **Criteria for a fully Residential Development.** The Planning Commission
302 may consider a fully Residential development in a Vertical Mixed Use area
303 when the criteria below are met:

- 304 a. All street-facing ground floors include an active use. For purposes of
305 this Subsection, an active use may include any of the following:

- 306 1. A lobby extending at least 25 feet into the interior of the building
307 from the exterior wall;
- 308 2. A Public or Private Recreation Facility, provided the Facility
309 includes at least 60% glazing along the street-facing façade;
- 310 3. Enclosed bicycle storage and/or bicycle repair stations, provided
311 that this use or combination of uses includes exterior access to
312 the street. Access may be restricted to tenants of the residential
313 development; however, at least 60% glazing shall be provided
314 along the street-facing façade;
- 315 4. A mail room, provided that this use includes at least 60%
316 glazing along the street-facing façade;
- 317 5. A community meeting space or educational or cultural facility,
318 such as a meeting room, library, or art exhibit. Access may be
319 restricted to tenants of the residential development; however, at
320 least 60% glazing shall be provided along the street-facing
321 façade;
- 322 6. A mural or similar art installation covering no more than 20% of
323 any street-facing façade;
- 324 7. A public Pocket Park, Public Courtyard, Flexible Space, plaza,
325 or landscaped area accessible from the public right-of-way;
- 326 8. Any similar active use reviewed and approved by the Planning
327 Commission that is compatible with the character area.

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b. A fully residential development may be exempt from Criteria 1 if all of the following are met:

1. At least 70% of the total square footage averages 80% AMI and is deed restricted.

2. All residential units on any street-facing ground floor provide exterior access to the street and include at least two of the following:

- i. A covered porch or stoop;
- ii. At least 60% glazing on the ground floor along the street-facing façade;
- iii. Uniform landscaping elements enhance the pedestrian experience and preserve views of the residential building (a semi-private yard or courtyard may be fenced with a maximum height of four feet).

3. A fully residential development shall unbundle parking costs from the cost of rent or the cost of the unit. Affordable housing projects providing at least 70% of residential units averaging 80% AMI with deed restrictions that rely on grant, Low-Income Housing Tax Credits, or other funding, are exempt from this requirement if these projects can demonstrate that funding is contingent on providing a minimum amount of parking. In no case shall a project providing more than the minimum amount of

350 required parking in Section 15-2.27-8 be exempt from this
351 requirement.

352 H. **SNOW RELEASE.** The design of roofs shall address snow accumulation and
353 ice/snow shedding. Entries, walkways and pedestrian areas shall be protected
354 from ice/snow shedding. Site plans and Building design must resolve snow
355 release issues to the satisfaction of the Chief Building Official.

356 I. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet
357 (2') in height above road grade shall be placed on any Corner Lot within the Sight
358 Distance Triangle. A reasonable number of trees may be allowed, if pruned high
359 enough to permit automobile drivers an unobstructed view. This provision must
360 not require changes in the Natural Grade on the Site.

361 **15-2.27-5 BUILDING HEIGHT**

362 No Structure shall be erected to a height greater than thirty-five feet (35') from Existing
363 Grade, unless granted an exception in Section 15-2.27-7 *Project Enhancements*.

364 A. **FRONTAGE PROTECTION ZONE BUILDING HEIGHT.**

365 1. See Chapter 15-2.20 regarding the Frontage Protection Zone, which
366 prohibits development within 30 feet (30') of Kearns Boulevard, Park Avenue,
367 and Deer Valley Drive, and regulates Development within 30 feet (30') to 100
368 feet (100') from Kearns Boulevard, Park Avenue, and Deer Valley Drive.

369 2. The maximum Building Height within the Frontage Protection Zone Setback
370 of 30 feet (30') to 100 feet (100') is thirty-five feet (35') from Existing Grade.

- 371 3. Buildings within the 30-foot (30') to 50-foot (50') Frontage Protection Zone
372 Setback must be stepped back ten feet (10') for each story above two
373 stories.
- 374 4. Building Height exceptions within the Frontage Protection Zone Setback are
375 limited to:
- 376 a. Antennas, chimneys, flues, vents, and similar Structures may extend up to
377 five feet (5') above the highest point of the Building to comply with the
378 International Building Code (IBC) and must be stepped back from the
379 Frontage Protection Zone Building facades by at least fifteen feet (15').
- 380 b. Water towers, mechanical equipment, and associated Screening, when
381 enclosed or Screened, may extend up to five feet (5') above the height of
382 the Building, and must be stepped back from the Frontage Protection
383 Zone Building facades by at least fifteen feet (15').
- 384 c. An Elevator Penthouse may extend up to eight feet (8') above the Zoning
385 District Height and must be stepped back from the Frontage Protection
386 Zone Building facades by at least twenty feet (20').

387 B. **BPMX DISTRICT BUILDING HEIGHT EXCEPTIONS.** The following exceptions
388 apply to the BPMX District Building Height for Buildings that are not within the 30-
389 foot (30') to 100-foot (100') Frontage Protection Zone Setback:

- 390 1. A vertical setback is required for any building developed within fifty feet
391 (50') of the Frontage Protection Zone. These upper story setbacks shall be a
392 minimum of ten feet (10') in depth.

393 2. If Project Enhancements are provided pursuant to Section 15-2.27-7, one (1)
394 additional story, or a maximum of forty-five feet (45') from Existing Grade,
395 may be granted pursuant to Section 15-2.27-7.

396 a. A ten-foot (10') setback shall be provided on building perimeter
397 façade planes that are forty-five feet (45') in Building Height with a
398 Setback of eighteen feet (18') or less to mitigate the impact of Building
399 Height on the pedestrian-scale neighborhood. The following features
400 are permitted within areas where the building is stepped back:

401 i. Mechanical and ventilation equipment, provided the equipment
402 is screened and does not exceed four feet (4') in height.

403 ii. Decorative or recreational features, including rooftop gardens,
404 green roofs, planter boxes, and permanent amenities such as
405 built-in grills. Rooftop guardrails shall be glass and posts shall
406 be an unobtrusive material such as anodized aluminum.
407 Guardrails and posts shall be the minimum height permitted by
408 International Building Code standards.

409 iii. Rooftop solar and photovoltaic panels, provided the equipment
410 is installed in compliance with Section 15-5-5(G).

411 3. Gable, hip, Barrel, and similar pitched roofs may extend up to five feet (5')
412 above the Zone Height, if the roof pitch is 4:12 or greater.

413 4. Antennas, chimneys, flues, vents, and similar Structures may extend up to
414 five feet (5') above the highest point of the Building to comply with the

415 International Building Code (IBC), and must be stepped back from building
416 facades by at least ten feet (10').

417 5. Water towers, mechanical equipment, and associated Screening, when
418 enclosed or Screened, may extend up to five feet (5') above the height of the
419 Building, and must be stepped back from building facades by at least ten feet
420 (10').

421 6. An Elevator Penthouse may extend up to eight feet (8') above the Zone
422 Height and must be stepped back from building facades by at least ten feet
423 (10').

424 7. Passenger Tramways may extend above the Zone Height subject to a visual
425 analysis and approval by the Planning Commission.

426 **15-2.27-6 DESIGN GUIDELINES**

427 To implement the Bonanza Park Small Area Plan, specific design guidelines for the
428 BPMX District are adopted to ensure development is consistent with the neighborhood
429 character while improving overall connectivity with greater Park City.

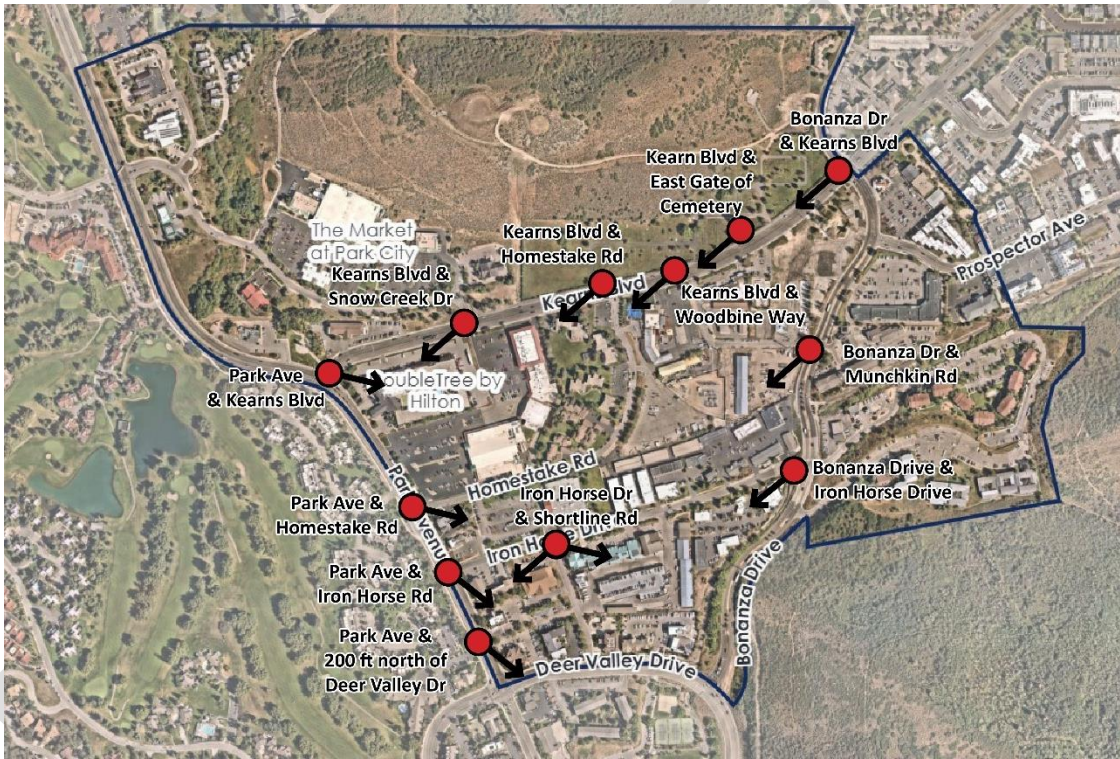
430 A. **APPLICABILITY.** These Design Guidelines shall apply to all development in the
431 BPMX District. Prior to issuance of a Building permit for any Allowed or
432 Conditional Use, the Planning Department must review the proposed plans for
433 compliance with this Chapter and Chapter 15-5 *Architectural Review*. Where
434 there is a conflict between the standards in this Chapter and Chapter 15-5, the
435 requirements of this Chapter shall apply.

436 B. **BUILDING PLACEMENT AND ORIENTATION.**

- 437 1. Incorporate open space into building placement. Open spaces can
438 enhance the overall aesthetic by allowing for additional landscaping and
439 greenery. Furthermore, these areas can be functional assets, enabling
440 commercial businesses to expand their activities outdoors—such as
441 offering outdoor dining or using the space for outdoor displays or
442 merchandise sales. This approach balances visual appeal with practical
443 business opportunities.
- 444 2. On parcels greater than 30,000 square feet, the massing of the building
445 should be broken into smaller volumes. Creative approaches to break up
446 building mass and scale is encouraged. This could include separate
447 buildings above grade or linked exterior walkways.
- 448 3. Buildings should be oriented to the street to create a vibrant pedestrian
449 experience. To the extent practicable, building facades should be parallel
450 to the adjacent street to orient access to public and private streets,
451 pedestrian circulation, and gathering areas.
- 452 4. Maximizing solar exposure during winter months should be a
453 consideration in designing public spaces and gathering areas.
- 454 Development over two stories that is adjacent to major open spaces, such
455 as parks or designated public amenities, shall perform a sun/shadow
456 study of the effects of development on such spaces from autumn through
457 spring.

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459 5. **VANTAGE POINTS:** Development should preserve or enhance views of
 460 significant community features from prominent public vantage points within
 461 the BPMX District. There are twelve (12) vantage points from which the
 462 height, mass, and design of structures must be considered to preserve
 463 mountain views. If a development can be seen from more than one
 464 vantage point, the developer must provide three-dimensional renderings
 465 from each vantage point showing the impact of the development on
 466 mountain views.



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TABLE 15-2.27-5(B)(5): VANTAGE POINTS

Location	Coordinates	Bearing

Bonanza Drive & Iron Horse Drive	40.659307 -111.501548	SW
Bonanza Drive & Munchkin Road	40.660805 -111.501397	SW
Iron Horse Drive & Shortline Road	40.658352 -111.505721	SW/SE
Kearns Boulevard & Bonanza Drive	40.662963 -111.500851	SW
Kearns Boulevard and East Gate of Cemetery	40.662276 -111.502057	SW
Kearns Boulevard & Woodbine Way	40.661699 -111.503442	SW
Kearns Boulevard & Homestake Road	40.661484 -111.504692	SW
Kearns Boulevard & Snow Creek Drive	40.661067 -111.507025	SW
Park Avenue & Kearns Boulevard	40.66037 -111.50953	SE
Park Avenue & Homestake Road	40.658714 -111.507893	SE
Park Avenue & Iron Horse Drive	40.657958 -111.507382	SE

Park Avenue 200 feet north of Deer Valley Drive	40.657007 -111.506802	SE
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469 C. **BUILDING SCALE, ARTICULATION, AND FENESTRATION**: Buildings in the
470 BPMX District should reflect the scale of uses and reinforce a pedestrian
471 environment.

472 1. **BUILDING SCALE.**

473 a. The perceived mass and scale of Development in the BPMX
474 District shall be reduced by incorporating design elements that
475 emphasize three or more of the following:

476 i. Variation in roof forms or parapet heights.

477 ii. Insets, projections, or other relief in the wall plane.

478 iii. Architectural emphasis on building entries.

479 iv. Arcades, porticos, or other forms of covered exterior
480 circulation.

481 v. Variations to window size or proportions.

482 vi. Balconies.

483 vii. Variation in color, texture, or materials as allowed in Chapter
484 15-5.

485 b. Building design should avoid blank walls and large
486 undifferentiated expanses of wall surface exposed to public
487 pedestrian Streets, sidewalks, trails, plazas, or parks.

- 488 c. Roof overhangs, projections, awnings, or canopies should
489 contribute to the character of the building and create shadow
490 patterns while aiding in protection of the structure and
491 pedestrians.
- 492 d. Exceptions from the guidelines may be approved by the Planning
493 Director for those areas of the building envelope that are not
494 visible from adjacent development and public spaces.

495 **2. BUILDING ARTICULATION:**

496 a. **VERTICAL.**

- 497 i. All buildings that are approved above thirty-five feet (35') in
498 height shall include vertical articulation to help break up the
499 mass of the building. This articulation shall occur every thirty
500 feet (30') and shall be achieved through a façade change of
501 at least eighteen inches (18") in depth, or through a material
502 change.
- 503 ii. This shall apply to all building facades.

504 B. **HORIZONTAL.**

- 505 i. Structures greater than sixty feet (60'), but less than 120 feet
506 in length must exhibit a prominent shift in the façade of the
507 Structure so that no greater than seventy-five percent (75%)
508 of the length of the Building Façade appears unbroken. Each
509 shift shall be in the form of either a ten-foot (10') change in
510 Building Façade alignment or a ten-foot (10') change in the

511 Building Height, or a combined change in Building Façade
512 and Building Height totaling ten feet (10').

513 ii. Structures that exceed 120 feet in length on any façade shall
514 provide a prominent shift in the mass of the Structure at
515 each 120-foot interval, or less if the Developer desires,
516 reflecting a change in function or scale. The shift shall be in
517 the form of either a fifteen-foot (15') change in Building
518 Façade alignment or a fifteen-foot (15') change in the
519 Building Height. A combination of both the Building Height
520 and Building Façade change is encouraged and to that end,
521 if the combined change occurs at the same location in the
522 Building plan, a fifteen foot (15') total change will be
523 considered as full compliance.

524 iii. This shall apply to all building facades.

525 3. **BUILDING FENESTRATION**

526 i. Windows for non-residential and mixed-use buildings should
527 be provided to create a direct relationship to the Street.

528 a. A minimum of 50% glazing is required on the ground
529 level of all street-facing facades to create a strong
530 relationship to the Street.

531 b. A minimum of 40% glazing is required for second
532 levels.

- 533 ii. Transparent glazing shall be rated at a minimum 60 percent
534 light transmittance factor.
- 535 iii. Reflective, metallic, frosted, tinted, stained, and textured
536 glass is prohibited.
- 537 iv. Balconies are permitted for all residential uses. These may
538 be integrated into a vertical step-back. Railings for balconies
539 should have a minimum of 30% transparency.

540 D. **SITE ACCESS AND ON-SITE PARKING.** Site access should be consolidated to
541 the greatest extent practicable.

- 542 1. For sites that are larger than two (2) acres in size, integration of an
543 alleyway or mid-block walkway is encouraged to support a pedestrian-
544 oriented design.
- 545 2. Access between the on-site Use and Parking Area must be provided
546 through pedestrian, bicycle, and/or transit facility connections (e.g.
547 sidewalks, multi-use paths, bicycle lanes, transit stops, etc.).
- 548 3. On-site parking should be accessed from a Street other than Park Avenue,
549 Kearns Boulevard, Bonanza Drive, and Deer Valley Drive. If there is no
550 access from an Internal Street, the main vehicular access point shall be
551 from the shortest block length.
- 552 4. Additional vehicular access points on Park Avenue and Kearns Boulevard
553 are discouraged and shall be minimized.
- 554 a. Where parking is accessed from Park Avenue or Kearns
555 Boulevard, the parking area, inclusive of drive aisles, shall be no

556 more than 35% of the parcel width. Screening of parking areas is
557 required, which may include low walls, landscaping, public art,
558 public seating, multi-modal transportation infrastructure, and the
559 like.

560 5. All onsite parking shall be located behind the front-most wall of the Main
561 Building.

562 6. When a parking garage is provided, underground parking is preferred.
563 Where an above-grade garage is provided, it shall be located behind the
564 Main Building and shall include architectural screening or artistic
565 screening to minimize views of vehicles.

566 7. Any street-facing entry to a parking garage should be designed to reduce
567 visibility. All ramps shall be integrated into the building's architecture.

568 8. Parking areas and loading zones should be located to minimize visual
569 impacts from the public Street or pedestrian way.

570 9. Consider paving material change to define surface parking areas from the
571 main vehicular travel lane.

572 E. **STREET LEVEL DESIGN.** Thought shall be given to street-level design
573 throughout the BPMX District to encourage the overall walkability and vitality of
574 the area. Street Level Design requirements shall apply to Internal Streets as
575 identified in Section 15.2-27-3(E).

576 1. Unless otherwise approved in this Chapter, Buildings should have an
577 active use on the ground level. Active uses support the vibrancy and
578 usability of the public realm adjacent to a building and include retail

579 establishments, retail services, daycare facilities, community meeting
580 spaces, educational and medical uses, civic spaces (theaters, museums,
581 etc.), restaurants, bars, art and craft studios, Public Recreation Facilities,
582 and other uses determined to be substantially similar by the Planning
583 Commission. For buildings that are 100% residential, a lobby or other
584 common space shall meet this requirement. The active use should extend
585 at least fifty feet (50') inside the building. Active uses do not include
586 Private Recreation Facilities, private clubs, and other similar exclusive
587 uses.

588 2. All buildings shall have at least one main entry on all street-facing
589 facades. This entry should be easily seen from the street and adjacent
590 pedestrian way.

591 3. On corner lots, two (2) entrances should be provided. At least one (1) of
592 these entries should be located within twenty feet (20') of the corner.

593 4. An internal airlock should be incorporated into all commercial, lodging,
594 public, and mixed-use buildings.

595 F. **PEDESTRIAN AMENITY GUIDELINES.** Pedestrian Amenity requirements aim to
596 create thoughtfully designed and meaningful open spaces that emphasize human
597 scale, offer relief from the built environment, and enrich the pedestrian
598 experience of the BPMX District.

599 1. **PLACEMENT.** Pedestrian Amenities should be along the Streetscape,
600 open to the sky, and free of permanent enclosures. They must be versatile

601 and adaptable, accommodating such uses as outdoor dining, outdoor
602 events, outdoor uses, or public gathering areas.

603 2. **ACCESSIBILITY.** Pedestrian Amenities must contribute to an active
604 Streetscape and promote interaction. Property owners can meet these
605 requirements through physical or operational improvements to private
606 property or enhancements to the public right-of-way.

607 3. **DESIGN GUIDELINES:**

608 A. Street-level Pedestrian Amenities shall be within 18 inches above
609 or below the Existing Grade of the street or sidewalk, which abuts
610 the space.

611 B. Street-level Pedestrian Amenities shall be open to the sky but
612 may include temporary shade or similar structures.

613 C. Street-level Pedestrian Amenities shall consider all four corners of
614 an intersection.

615 D. Pedestrian Amenities shall face the street.

616 4. Pedestrian Amenities shall be designed for use in all seasons.

617 G. **ARCHITECTURAL STYLES AND MATERIALS.** The limitations identified in
618 Chapter 15-5 shall apply. In addition, the following standards apply:

619 1. Building materials should convey a pedestrian scale and have proven
620 durability in Park City's climate.

621 2. Building materials shall be of a high quality and reference both the history
622 of the Bonanza Park area and materials currently found in the BPMX

623 District. The use of wood, metal, glass, and stone is appropriate in this
624 Zoning District.

625 3. Architecture that reflects corporate branding is not permitted. This shall not
626 be construed to limit the ability to place signage on the property in
627 accordance with the allowances and limitations of Section 15-2.27-13 and
628 Title 12 *Sign Code*.

629 H. **ROOFS.**

630 1. Flat roofs and low sloping roofs are preferred.

631 2. Snow shedding shall be considered in all roof design. Roofs shall be
632 designed and insulated to ensure valleys, areas over wall top plates and
633 other similar building spaces do not form ice dams and to minimize the
634 need for heat tape.

635 3. Where roofs will drip onto pedestrian or other public areas, buildings shall
636 provide a system of gutters, downspouts and permitted heat tape to direct
637 and channel roof run-off into the project's landscape areas and to prevent
638 ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs
639 may drip to swales that direct water to the natural or proposed landscape.

640 4. Eaves and fascia shall generally be responsive and proportional to the
641 design of the building.

642 5. The limitations identified in Chapter 15-5 shall apply.

643 I. **LANDSCAPING.**

644 1. Landscaping should complement the context and enhance the
645 architecture of the building.

- 646 2. Stormwater best management practices should be considered in the
647 landscape design.
- 648 3. Landscape materials should reflect the Park City climate.
- 649 4. For parcels in the Frontage Protection Zone, the first thirty feet (30')
650 should include landscaping and pedestrian-focused infrastructure.
- 651 a. Sidewalks, trails, bike paths, and the like are permitted in this
652 area. These shall have a vegetative buffer from the edge of road
653 pavement of at least three feet (3').
- 654 b. Multi-modal infrastructure is permitted in this area, including bike
655 racks, transit stops and shelters, wayfinding signage, seating, and
656 the like. Mobility Hubs and Transit Hubs are also permitted in
657 these areas, provided they do not exceed ten feet (10') to
658 fourteen feet (14') in height.
- 659 5. The limitations of Section 15-5-5(N) *Water Wise Landscaping* shall apply.

660 J. **VEGETATION PROTECTION.** The Property Owner must protect or replace
661 Significant Vegetation during any Development activity.

- 662 1. Significant Vegetation includes large trees six inches (6") in diameter or
663 greater measured four and one-half feet (4.5') above the ground, groves of
664 smaller trees, or clumps of oak and maple covering an Area fifty square feet
665 (50 sq. ft.) or more measured at the drip line.
- 666 2. Development plans must show all Significant Vegetation within twenty feet
667 (20') of a proposed Development. The Property Owner must demonstrate the
668 health and viability of all large trees through a certified arborist.

669 3. The Planning Director shall determine the Limits of Disturbance and may
670 require mitigation for loss of Significant Vegetation consistent with
671 Landscape Criteria in Sections 15-3-3 and 15-5-5(N), and Title 14.

672 K. **SERVICE AND MECHANICAL AREAS.**

- 673 1. Trash, recycling, and service areas should be designed as integrated
674 components of the building and should be sited to minimize impacts to
675 pedestrians. Facilities can be located in underground parking facilities
676 when appropriate.
- 677 2. All exterior mechanical equipment must be Screened to minimize noise
678 infiltration to adjoining Properties and to mitigate visual impacts on nearby
679 Properties and general public view. All mechanical equipment must be
680 shown on the plans prepared for City review.
- 681 3. Service and delivery areas shall be located where least visible from
682 general public view and shall not impede pedestrian or bicyclist
683 connectivity.
- 684 4. The loading and unloading of goods must take place entirely on the Site.
685 Loading and delivery areas must be Screened from general public view.
686 All loading areas shall be shown on the plans prepared for City review.
- 687 5. Shared delivery, service, trash, and recycling areas are encouraged.
- 688 6. All Structures must provide a means of storing refuse generated by the
689 Structure's occupants. All refuse storage facilities must be shown on the
690 plans prepared for City review. Refuse storage must be Screened,
691 enclosed, and properly ventilated.

- 692 7. When possible, transformers and other utility boxes should be located
693 where least visible from general public view.
- 694 a. Location along Park and Kearns is highly discouraged.
695 b. All transformers and other utility infrastructure should be screened
696 through fencing, landscaping, low walls, art, and the like, as
697 permitted by the relevant utility provider.
- 698 8. The undergrounding of utilities is preferred.
- 699 9. Mechanical equipment, ducts, and vents should be accommodated
700 internally within the building and / or co-located on the roof. Screening of
701 equipment on the roof is encouraged.

702 **L. ART INSTALLATIONS.**

- 703 1. Integration of public art is encouraged in all development in the BPMX
704 Zoning District, including murals, sculptures, enhanced trails, gateways,
705 crosswalks, wayfinding, interactive exhibits, and the like.
- 706 2. It shall be the responsibility of the property owner to maintain all art
707 located on private property.
- 708 3. Art is specifically allowed in the Frontage Protection Zone but shall not
709 impede pedestrian or bicyclist connectivity.
- 710 4. Art proposed to be displayed in the public realm may first be reviewed by
711 the Public Arts Advisory Board.

712 **15-2.27-7 PROJECT ENHANCEMENTS**

713 Project Enhancements are intended to provide early project predictability and allow
714 flexibility in selecting incentives to qualify for additional Building Height of up to forty-five

715 feet (45') from Existing Grade outside of the Frontage Protection Zone and Setback and
716 Open Space reductions in the BPMX District.

717 A. **PURPOSE:** Project Enhancements are intended to support a vibrant and locally
718 serving development in the BPMX District through the provision of affordable,
719 workforce, and attainable housing, increased mobility and alternative transit
720 provisions, increased on-site sustainability measures, and community-serving
721 components.

722 B. **PROCEDURES:** This will help create certainty in the project review process so
723 Applicants can determine whether they qualify for a fourth story bonus (up to
724 forty-five feet (45') from Existing Grade outside of the Frontage Protection Zone)
725 and Setback and Open Space reductions by completing the following:

726 1. Applicants must submit a preliminary proposal outlining a rough site plan,
727 volumetrics, renderings, and project description for Planning Commission
728 review and input. The Planning Commission will forward a recommendation to
729 the City Council for consideration. Preliminary proposals should identify which
730 measures have been selected for consideration

731 C. **INCREASED BUILDING HEIGHT:** A development providing project
732 enhancements may be eligible for additional height up to 45 feet when:

733 1. The project provides two Tier A enhancements; or
734 2. The project provides one Tier A and at least two Tier B enhancements.

735 D. **DECREASED SETBACKS AND OPEN SPACE:** In addition to increased height,
736 a project may qualify for reduced Setbacks and Open Space if additional
737 enhancements are provided:

- 738 1. The project provides two Tier A (and one is Housing) and at least one Tier B
739 enhancements; or
740 2. The project provides one Tier A (Housing) and at least four Tier B
741 enhancements.

742 E. **TIER A:**

- 743 1. **HOUSING.** At least 25% of total project square footage is deed-restricted
744 affordable at an average AMI of 60% or 35% of total square footage is deed-
745 restricted at an average AMI of 80%. Inclusion of a mix of residential units that
746 meets a range of community needs – workforce, affordable, attainable, senior
747 housing, etc. and sets a baseline average of 60% AMI or 80% AMI or as
748 otherwise established in the City’s Affordable Housing Resolution. Provision
749 of units should be based on the mix of owner-occupied and rental units from
750 the most up-to-date Housing Needs Assessment. Housing must be provided
751 on site and be deed restricted.
- 752 2. **PARKING.** The applicant requests a parking reduction, submits an effective
753 Transportation Demand Management Plan that reduces single-occupancy
754 vehicle trips, and provides at least 90% of the project parking underground.
- 755 3. **CRITICAL CONNECTIONS.** The applicant dedicates right-of-way outlined in
756 the Plan or contributes to substantial signature trial improvements like
757 accommodation of a pedestrian tunnel or bridge.

758 F. **TIER B:**

- 759 1. **CAR SHARE PROGRAM FOR RESIDENTS.**

- 760 i. **Car Share Parking and Use:** The applicant shall provide on-
761 site car share parking in a location accessible to project
762 residents that is mutually agreed upon by the developer and car
763 share operator and approved by the Planning Commission.
- 764 ii. **Electric Vehicles:** At least half of the car share vehicles shall be
765 electric vehicles. The developer shall install Electric Vehicle
766 Charging Stations and at least one Direct Current Fast Charger
767 for the electric car share vehicles. The developer shall ensure
768 that electricity is provided to the Electric Vehicle Charging
769 Stations and Direct Current Fast Charger. The property owner
770 shall ensure that electricity is provided to the Electric Vehicle
771 Charging Stations and Direct Current Fast Charger at no cost to
772 the car share operator or user. The applicant is responsible for
773 ensuring sufficient and continuous electricity supply to power the
774 Electric Vehicle Charging Station and Direct Current Fast
775 Charger and cover all costs associated with electricity usage
776 during the term of the binding agreement.
- 777 iii. **Binding Agreement for Long-Term Use:** The applicant shall
778 enter into a binding agreement with a car share operator
779 outlining the location, operation, and maintenance of the car
780 share vehicles within the development. The agreement shall
781 clarify the roles and responsibilities of both parties, including
782 gas, insurance, cleaning, maintenance, and monitoring.

783 iv. **Annual Report:** The car share operator shall submit an annual
784 report to the property owner and City regarding car share
785 usage, maintenance, and operation.

786 v. **Timing and Compliance:** All car share infrastructure must be in
787 place and operable prior to the issuance of a certificate of
788 occupancy unless otherwise agreed upon.

789 2. BIKE SHARE PROGRAM.

790 i. **Infrastructure Provision:** The applicant shall provide adequate
791 conduit, power supply, and site preparation for future bike share
792 station installations in a location mutually agreed upon by the
793 developer and bike share operator. The site should be visible,
794 open, and accessible to the public, proximate to transit stops,
795 pedestrian paths, or other active transportation corridors, and
796 accessible for service vehicles for maintenance and operations.

797 ii. **Electricity Requirements:** The applicant shall ensure that
798 electricity is provided to the bike share station at no cost to the
799 bike share operator. The applicant is responsible for ensuring
800 sufficient and continuous electricity supply to power the station
801 and covering all costs associated with electricity usage during
802 the term of the agreement.

803 iii. **Access Requirements:** The applicant must provide safe and
804 convenient vehicular and pedestrian access to the bike share
805 station, including connectivity to adjacent pathways, sidewalks,

806 and transit facilities, as well as adequate lighting and wayfinding
807 signage to enhance station visibility and usability.

808 iv. **License Agreement:** The applicant shall enter into a license
809 agreement with the bike share operator outlining the location,
810 operation, and maintenance of the bike share facilities within the
811 development. The agreement shall clarify the roles and
812 responsibilities of both parties.

813 v. **Capital and Operating Support:** As part of traffic and
814 transportation mitigation measures, the applicant shall work with
815 bike share operator to compensate for the capital and
816 operational expenses of the bike share station. This includes at
817 least 12 bikeshare docks and eight e-bikes and associated
818 station costs. Contributing to annual operating expenses, which
819 may include an annual maintenance fee per bike per year
820 unless otherwise agreed upon.

821 vi. **Timing and Compliance:** All bike share infrastructure and
822 financial contributions must be in place prior to the issuance of a
823 certificate of occupancy unless otherwise agreed upon.

824 **3. SIGNATURE TRAIL CONNECTION.** The applicant dedicates public access
825 easements pursuant to Section 15-2.27-3.

826 **4. PUBLIC TRANSIT IMPROVEMENTS.** FINAL CRITERIA IN PROGRESS.

827 **5. SUSTAINABILITY PLAN.** The applicant constructs a project that meets the
828 criteria of Section 15-2.27-10 and provides a long-term project operational

829 plan to include waste reduction and landfill diversion, food waste collection
830 and composting, green business operations, potential for local renewable
831 energy development such as distributed solar with storage or thermal energy
832 networks, design for greywater reuse, rainwater capture or other water
833 conservation features, green infrastructure such as bioswales, and building
834 operational performance to achieve an Energy Star score of 90 or above, or
835 to be designed and built to achieve 10 percent better than the most recent
836 ASHRAE 90.1 standards.

837 **6. CHILD CARE FACILITY.** FINAL CRITERIA IN PROGRESS.

838 **7. LIMITATION ON CONVENTIONAL CHAIN BUSINESSES.** The applicant
839 restricts Conventional Chain Businesses within the project and includes
840 incubator spaces for local entrepreneurs.

841 **8. SIGNIFICANT ACTIVATED OUTDOOR PUBLIC SPACE.** Long-term
842 programming plan for activated publicly accessible outdoor spaces that
843 provide music, entertainment, and seasonal activation.

844 **G. CITY COUNCIL REVIEW.** The City Council shall review project enhancements
845 proposals considering adherence to the standards outlined in this Section, hold a
846 public hearing, and either approve or deny the request. Approved projects shall
847 return to the Planning Commission for standard application processing.

848 **H. PROGRAM REVIEW AND AMENDMENTS.** The City Council has the discretion
849 to review and update the Project Enhancements on a two-year schedule to
850 assess the effectiveness of the program and enhancements implemented

851 through successful projects. As part of this review, the Planning Department will
852 identify evolving market conditions that may affect feasibility of specific criteria.

853 **15-2.27-7 PARKING REQUIREMENTS**

854 **A. APPLICABILITY.** All Development within the BMPX District is subject to the
855 following parking requirements in addition to requirements outlined in Chapter
856 15-3 *Off-Street Parking*.

857 **B. REQUIREMENT.** Off-Street parking within the BMPX District shall be provided
858 for each land Use as listed in this Section, where parking ratio requirements
859 supersede those in Chapter 15-3 *Off-Street Parking*.

860 1. **RESIDENTIAL USES.** Off-Street parking shall be provided for each land Use
861 as listed in this Section, in the Parking Ratio Requirements tables. When
862 applying the tables, the parking requirements stated for each Use, or
863 combination of Uses, applies to each Dwelling Unit within the Structure.
864 Specific Uses, and the related parking ratio requirements are also shown
865 below. Also refer to Section 15-15-1 *Definitions* for clarification of Uses.

USE	PARKING RATIO (NUMBER SPACES)
Multi-Unit Dwelling, Apartment/Condominium not greater than 1,000 sf floor Area	1 per Dwelling Unit
Multi-Unit Dwelling, Apartment/Condominium	1.5 per Dwelling Unit

greater than 1,000 sf and less than 2,000 sf floor Area	
Multi-Unit Dwelling, Apartment/Condominium 2,000 sf floor Area or greater	2 per Dwelling Unit

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2. **NON-RESIDENTIAL USES**. In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply. Also refer to LMC Section 15-15-1 *Definitions* for clarification of Uses. Uses may also qualify for additional parking via underground parking if proven project enhancements are provided.

Table 15-2.27-7(B)(2) NON-RESIDENTIAL PARKING RATIO REQUIREMENTS	
USES	PARKING RATIO REQUIREMENTS (NUMBER SPACES)
Auditorium and Assembly Hall	1 space per 5 seats
Bank	2 spaces per 1,000 sf of net leasable floor Area
Bar	3 spaces per each 1,000 sf of net leasable floor area

Café/Deli	2 spaces per 1,000 sf of net leasable floor Area
Child Care Center	1 space per on-duty staff per shift and 1 space per 6 children
Commercial Use	4 spaces per 1,000 sf of net leasable floor Area
Disabled Care Elder Care Group Care Facility	1 space per 2 bedrooms plus 1 space per employee per shift, or 2 spaces per 3 employees per shift, whichever is greater
Flex Industrial	1 space per 1,000 square feet of floor area and 1 space for every 2 employees in the largest shift
Hospital, Limited Care	1 space per 2 beds
Hotel, Boutique	1 space per room or suite, and 1 space per 200 sf of separately leasable commercial space
Indoor Entertainment, Theater	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility
Offices, General	2 spaces per 1,000 sf of leasable floor Area
Office and Clinic, Medical and Veterinary Clinic	5 spaces per 1,000 sf of leasable floor Area

Public and Quasi-Public Institution, Church, School Public Utility Uses	1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater
Retail & Service Commercial, Minor, Personal Improvement	0 spaces required for buildings that have less than or equal to 3,000 sf net leasable floor area Above 3,000 sf net leasable floor area is 3 spaces per 1,000 sf of net leasable floor area
Retail & Service Commercial, Major	5 spaces per 1,000 sf of net leasable floor Area
Restaurant	0 spaces required for buildings that have less than or equal to 3,000 net leasable floor area Above 3,000 sf net leasable floor area is 3 spaces per each 1,000 sf of net leasable floor area
Restaurant, Outdoor Dining	Based on Site specific review at the time of CUP
Temporary Improvement	1 space per employee plus 1 guest space
Recreation Facility, Public Recreation Facility, Private	1 space per 4 seats or 3 spaces per 1,000 sf of floor Area, or 1 space per 3 persons rated capacity depending on type of facility

Temporary Improvement	1 space per employee plus 1 guest space
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873 **C. CALCULATION OF SPACES.** If a project incorporates two Uses, the Use
874 requiring a higher number of Parking Spaces shall govern. Whenever the
875 calculation results in a fractional number, the number of spaces required must be
876 rounded up to the next whole number.

877 **D. PARKING MAXIMUMS.** No more than one hundred percent (100%) of the
878 minimum required parking may be provided for newly constructed non-
879 residential, mixed-use, or Multi-Unit Dwelling developments of ten (10) or more
880 units when the new development is within a one-quarter ($\frac{1}{4}$) mile of a transit stop.
881 When the parking requirement is zero Parking Spaces, a maximum of five (5)
882 Parking Spaces may be provided. Exceptions to the maximum parking limit may
883 be approved by the Planning Commission if found to be consistent with Section
884 15-2.27-1 and to further the City's goals for reducing single-occupancy vehicle
885 trips.

886 **E. SHARED PARKING.** For both on-site parking and off-site parking, Shared
887 Parking Spaces may be provided contingent upon a shared parking analysis
888 being completed and a Shared Parking Agreement being executed, as approved
889 by the Planning Commission.

890 1. The parking requirement for Mixed-Use projects may be lowered if the
891 Applicant submits a shared parking opportunity analysis, approved by the
892 Planning Commission, which results in a peak-parking-demand measure that

893 is less than the Parking Requirement established by this Section for
894 Residential and Non-Residential Uses.

895 **F. PARKING REQUIREMENT ADJUSTMENT.** A ten percent (10%) reduction in the
896 number of required Parking Spaces is allowed to reduce or eliminate a public
897 safety hazard or to bring substandard Parking Spaces into compliance with
898 current City design standards subject to approval by the City Engineer.

899 **G. UNDERGROUND PARKING.** All development within the BMPX District is
900 encouraged to provide underground parking to promote a vibrant pedestrian
901 friendly environment that reduces car-pedestrian conflict. If 90% of required
902 parking is provided on-site and underground, Setbacks for the underground
903 parking structure may be reduced by the Planning Commission up to 50%
904 outside of the Frontage Protection Zone if utilities can be accommodated.

905 **H. ALTERNATIVE PARKING STRATEGIES.** The following alternative parking
906 strategies may be used to comply with the minimum Off-Street parking standards
907 required by this Chapter.

908 1. **OFF-SITE PARKING.** Required Off-Street Parking Spaces may be provided
909 Off-Site in compliance with the following:

- 910 a. Required parking must be located within the City limits.
- 911 b. Access between the on-Site Use(s) or the subject site and the Off-Site
912 Parking Area must be provided through pedestrian, bicycle, and/or
913 transit facility connections (e.g., sidewalks, multi-use paths, bicycle
914 lanes, transit stops, etc.).

915 c. A parking agreement shall be provided in a form acceptable to the City
916 Attorney which identifies the location of the Off-Site parking spaces,
917 guarantees the continued availability of the Off-Site Parking Spaces,
918 and sets forth the ongoing responsibilities of the parties involved. The
919 parties to the agreement shall include the owners and lessees of the
920 Off-Site Parking Spaces and the Owners and lessees of the subject
921 Site, and a copy of any such agreement shall be provided to the City.
922 The City shall not be required to be a party to any such agreement, but
923 each agreement shall grant the City the right (but not the obligation) to
924 enforce the agreement's terms and shall include a provision requiring
925 that the City be notified immediately of any termination or default of the
926 agreement. Any termination or default of the agreement between
927 parties shall result in revocation of the on-Site parking reduction
928 approval by the City unless a new alternative parking arrangement is
929 approved by the City within a reasonable timeframe, as determined by
930 the Planning Director.

931 2. **PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES**. For
932 buildings or sites with multiple Uses, parking may be reduced. To calculate
933 the parking requirement, calculate the sum of the minimum Off-Street
934 parking requirements for the two Uses with the highest Off-Street parking
935 requirement, and then multiply that sum by the number shown below for that
936 combination of Uses.

Table 15-2.27-8(H)(2) PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES
--

FIRST USE	SECOND USE				
	MULTI-UNIT RESIDENTIAL	PUBLIC INSTITUTIONAL OR CIVIC	FOOD, BEVERAGE, BOUTIQUE HOTEL, RECREATION, OR ENTERTAINMENT	RETAIL	OTHER COMMERCIAL
Multi-Unit Dwelling ¹	NA				
Public Institutional, or Civic	10%	NA			
Food, Beverage, Boutique Hotel, Recreation or Entertainment ²	15%	20%	NA		
Retail	15%	25%	25%	NA	

¹ The parking reduction for developments with multi-unit residential shall apply only to the non-residential Use parking requirement.

² For mixed-use projects, 0 spaces shall be required for the first 3,000 sf of net leasable floor Area of “Retail & Service Commercial, Minor, Personal Service” and/or “Restaurants, Standard and Bar” Uses.

Other Commercial	20%	25%	25%	20%	NA
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937

938 3. **ADDITIONAL ALTERNATIVE STRATEGIES.** After any reduction in the
 939 required number of Off-Street Parking Spaces under Section 15-2.27-8(H) is
 940 applied, the alternative strategies described below may be combined for an
 941 additional non-residential Use parking reduction of up to ten percent (10%).

942 a. **DESIGNATED CAR SHARING PARKING.** Designated car sharing
 943 spaces (i.e., spaces marked and reserved for car sharing vehicles)
 944 shall count as an average of 1.5 Parking Spaces, for up to a maximum
 945 of three (3) designated car sharing spaces (i.e., one designated car
 946 sharing space = 2 Parking Spaces; two designated car sharing spaces
 947 = 3 Parking Spaces; and three designated car sharing spaces = 5
 948 Parking Spaces).

949 b. **ELECTRIC VEHICLE CHARGING STATIONS.** Electric Vehicle
 950 Charging Stations and Direct Current Fast Chargers (i.e., spaces with
 951 approved charging infrastructure for Electric Vehicles consistent with
 952 Section 15-3-11) that are in addition to the Electric Vehicle Parking
 953 Spaces required to be provided pursuant to Section 15-3-11 shall
 954 count as two Parking Spaces, for up to a maximum of five (5)
 955 additional Electric Vehicle Parking Spaces.

956 c. **UNDERGROUND PARKING.** When underground parking is provided,
 957 each two (2) underground Parking Spaces shall count as three (3)

958 Parking Spaces toward satisfying the minimum required parking. This
959 may allow for a reduction of up to five percent (5%) in the number of
960 required Parking Spaces.

961 4. **PROXIMITY TO TRANSIT.** A fifteen percent (15%) reduction in the total
962 number of required Parking Spaces for any development may be approved
963 when the Site is within one thousand feet (1,000') unobstructed year-round
964 walking distance of a Major Transit Stop.

965 5. **CUMULATIVE PARKING REDUCTION.** No development may be granted a
966 cumulative parking reduction greater than fifty percent (50%) for non-
967 residential Uses or greater than twenty percent (20%) for residential Uses as
968 provided in Sections 15-2.27-8(H)(1), (2), and (3), unless approved by the
969 Planning Commission.

970 **15-2.27-8 TRANSPORTATION DEMAND MANAGEMENT**

971 A. **APPLICABILITY.** A Transportation Demand Management (TDM) Plan is required
972 for all development projects. Two (2) TDM Plan levels shall apply as described
973 below.

974 1. **LEVEL 1 TDM PLAN.** A Level 1 TDM Plan is required for all development
975 described below:

976 a. Multi-Unit Dwellings: 10 - 44 Dwelling Units

977 2. **LEVEL 2 TDM PLAN.** A Level 2 TDM Plan is required for all projects that
978 require a Traffic Impact Study (TIS) (i.e., development adds twenty-five (25)
979 or more peak hour vehicle trips) as described below:

980 a. Multi-Unit Dwellings: 45 Dwelling Units and greater

- 981 b. Boutique Hotel: 40 – 75 rooms
- 982 c. Retail: 3,000 square feet or greater
- 983 d. Office: 3,000 square feet or greater
- 984 e. Restaurant: 2,500 square feet or greater

985 B. **EXEMPT PROJECTS.** Projects exempt from TDM Plan requirements are:

- 986 1. Remodels or expansions of existing residential units that do not
- 987 increase the total number of residential units;
- 988 2. Remodels or expansions of Commercial, Retail, Office, Hotel, or
- 989 mixed-use projects involving no more than 500 square feet of
- 990 commercial net leasable space or two (2) lodging rooms or units;
- 991 3. Any Boutique Hotel with fewer than ten (10) rooms;
- 992 4. Retail less than 3,000 square feet;
- 993 5. Office less than 3,000 square feet; and
- 994 6. Restaurant less than 2,500 square feet.

995 C. **TDM PLAN.** The Applicant shall submit a TDM Plan for review and approval by

996 the Planning Commission. The TDM Plan shall document and demonstrate

997 consistency with the requirements in this Section. The TDM Plan shall include,

998 but is not limited to, the following:

- 999 1. Identification of the applicable TDM strategies to be implemented based on
- 1000 the size of the project and estimated number of trips generated.
- 1001 2. Implementation plan for each TDM strategy, including timelines,
- 1002 responsibilities, and budget allocations.

1003 3. Monitoring and evaluation plan, submitted annually to the Planning
1004 Department, to track the effectiveness of TDM strategies and adjust them as
1005 needed. At their discretion, the Planning Director may require additional
1006 Planning Commission review and modifications as needed.

1007 D. **LEVEL 1 TDM PLAN REQUIRED COMPONENTS.** The following TDM trip
1008 reduction strategies are required for Level 1 TDM Plans:

1009 1. Participation in an annual travel survey of residents and employees for the
1010 first four (4) years of building occupancy. Employers on Sites subject to an
1011 approved TDM Plan shall submit the survey results to the City.

1012 2. Provide the following information to employees and/or residents on an
1013 annual basis:

1014 a. Carpooling/vanpooling information;

1015 b. Transit schedules and route information;

1016 c. Information on air pollution and alternatives to single-occupancy
1017 vehicle trips;

1018 d. Bicycle route and facility information, including local bicycle maps,
1019 locations of nearest outdoor bicycle parking or enclosed bicycle
1020 storage, locations of bicycle share locations, and bicycle safety
1021 information; and

1022 e. Information on walking and biking to work, pedestrian and bicycling
1023 safety, and all-weather walking shoes and traction devices for shoes
1024 and bicycle tires in winter/ice conditions.

1025 3. One strategy from the Supplemental TDM Menu (see Section 15-2.27-8(F)).

1026 E. **LEVEL 2 TDM PLAN REQUIRED COMPONENTS.** The following TDM trip
1027 reduction strategies are required for Level 2 TDM Plans:

- 1028 1. All Level 1 required components.
- 1029 2. Establishment of a TDM Coordinator to directly support commute programs,
1030 implement mobility programs, and develop transportation policies and
1031 initiatives.
- 1032 3. Employee parking cash-out program.
- 1033 4. Unbundle parking for residential Dwelling Units at minimum.
- 1034 5. Two strategies from the Supplemental TDM Menu (see Section 15-2.27-
1035 7(F)).

1036 F. **SUPPLEMENTAL TDM MENU.** Supplemental TDM strategies over and above
1037 the applicable Level 1 or Level 2 TDM Plan requirements may be implemented to
1038 reduce the amount of required Parking for non-residential Uses. When three (3)
1039 or more of the following strategies are provided in addition to the applicable Level
1040 1 or Level 2 TDM Plan requirements, the Planning Commission may approve up
1041 to a twenty percent (20%) reduction in the required parking for non-residential
1042 Uses.

- 1043 1. Alternative work schedules/flex-time.
- 1044 2. Preferential Parking for carpool or vanpool vehicles.
- 1045 3. Employee shower facilities.

- 1046 4. Provision of on-Site or Off-Site multimodal transportation improvements at
1047 the discretion of the Planning Commission, such as:
- 1048 a. Pedestrian network improvements (e.g., providing sidewalks that are
1049 wider than the required minimum width),
 - 1050 b. Construct or improve a bike facility (e.g., providing improved safety of
1051 bicycle facilities serving key transit nodes), or
 - 1052 c. Construct transit-supportive treatments (e.g., traffic calming near transit
1053 stop, transit stop enhancements and amenities, etc.).
- 1054 5. On-site child care facilities.
- 1055 6. Facilities and equipment to encourage telecommuting (e.g., video-
1056 conferencing facilities and equipment).
- 1057 7. Contributions to funds for local and regional facilities such as park-and-ride
1058 lots, multimodal transportation centers, satellite work centers, etc. as
1059 approved by the City Council.
- 1060 8. On-Site amenities such as cafeterias, restaurants, automated teller
1061 machines, and other services that would eliminate the need for additional
1062 trips.
- 1063 9. Transit incentives for employees such as additional pay for carpoolers, etc.
- 1064 10. Plans for delivery of goods at off-peak times and/or plans and facilities for
1065 centralized deliveries of goods for multi-tenant facilities.

1066 G. **TDM PLAN AGREEMENT.** A TDM Plan agreement shall be provided in a form
1067 acceptable to the City Attorney and shall include the TDM Plan. The parties to the
1068 agreement shall include the Owners and lessees of the project Site. A copy of the

1069 agreement shall be provided to the City. The City shall not be required to be a
1070 party to any such agreement, but each agreement shall grant the City the right
1071 (but not the obligation) to enforce the agreement's terms and shall include a
1072 provision requiring that the City be notified immediately of any termination or
1073 default of the agreement. Any termination or default of the agreement between
1074 parties shall result in enforcement action by the City unless a new TDM Plan is
1075 approved by the City within a reasonable timeframe, as determined by the
1076 Planning Director.

1077 **15-2.27-10 SUSTAINABILITY REQUIREMENTS**

1078 A. **APPLICABILITY.** All Development within the BMPX District should strive to
1079 support the City's Net Zero goals through the implementation of sustainable
1080 design including active transportation considerations, low embodied carbon
1081 materials, waste reduction through comprehensive materials recover, and
1082 operational programming and technologies to reduce short- and long-term
1083 impacts on the environment.

1084 B. **REQUIREMENTS.** All projects within the BPMX should strive to achieve a low
1085 Energy Use Intensity (EUI) per building type including improved insulation and
1086 thermal efficiency, EnergyStar and WaterSmart appliances and fixtures, energy
1087 efficient lighting, low-flow plumbing fixtures, sensors and timers that control water
1088 flow, lighting and temperature, and on-site Renewable Energy Systems.

1089
1090 New buildings should strive to obtain third party certification of the use of
1091 sustainable construction techniques and building materials. The following

1092 programs should be considered [INSERT CITY REOLUTION FOR NET ZERO
1093 BUILDINGS ONCE ADOPTED].

1094 **15-2.27-12 CONVENTIONAL CHAIN BUSINESSES**

1095 A. **APPLICABILITY.** This Section provides guidance on Conventional Chain
1096 Businesses in the BPMX District.

1097 Existing businesses within the BPMX District that meet the definition of a
1098 Conventional Chain Business as of (INSERT DATE OF ADOPTION), will be
1099 issued a one-time Conditional Use Permit to memorialize existing conditions. Any
1100 amendments to this Permit will require a new application subject to the
1101 requirements of this Section.

1102 New Development and redevelopments inclusive of a business that meets the
1103 thresholds outlined in the Conventional Chain Business Definition in Section 15-
1104 15-1 must acquire a Conditional Use Permit, in addition to meeting the
1105 requirements outlined below. This Section shall not apply to Grocery Stores,
1106 Banks, or Gyms as defined in Section 15-15-1.

1107 B. **REQUIREMENTS.**

1108 1. No Conditional Use Permit shall be issued in the BPMX District, unless
1109 approved by the Planning Commission pursuant to Section 15-1-10.

1110 2. In addition to the requirements listed in Section 15-1-10, the Planning
1111 Commission shall also consider whether the proposed Use meets the goals
1112 outlined in the Bonanza Park Small Area Plan, as defined below:

1113 a. Conventional Chain Businesses cannot exceed 30% of the total
1114 commercial square footage within a single development.

- 1115 b. The Conventional Chain Business will not create an oversaturation of
1116 similar uses within the BPMX District. For the purposes of this
1117 Subsection, “oversaturation” is defined as more than two Conventional
1118 Chain Businesses of a similar use type.
- 1119 c. The proposed business will diversify retail and community services
1120 provisions within the BPMX District and Park City, providing basic
1121 necessities for the daily needs of residents.
- 1122 d. The proposed business encourages innovation or a creative business
1123 idea. To this end, a Conventional Chain Business seeking a
1124 Conditional Use Permit shall demonstrate innovation or creativity in at
1125 least one of the following areas:
- 1126 1. The development or sale of products and services;
 - 1127 2. Employee work schedules;
 - 1128 3. Transportation of employees to the workplace;
 - 1129 4. Established working relationships with a community nonprofit,
1130 organization, or institution demonstrating a commitment to
1131 serving an unfulfilled need in the neighborhood or City.
- 1132 e. The proposed business provides local entrepreneurs with an
1133 opportunity to offer distinct services or sell locally made products.
- 1134 f. The proposed business offers affordable and needed services, meals,
1135 or products to the BPMX District or Park City community.
- 1136 g. The proposed business creates unique recreational, entertainment, or
1137 cultural opportunities.

- 1138 h. The proposed business offers services not currently found within Park
1139 City's municipal boundary.
- 1140 i. The proposed business will be aesthetically compatible with the BPMX
1141 District character and adhere to the design guidelines within this
1142 Chapter, in addition to those outlined in Chapter 15-5 Architectural
1143 Review.
- 1144 j. The proposed business will be compatible with Allowed and
1145 Conditional Uses for the BPMX District in Section 15-2.27-3.

1146 **15-2.27-13 GOODS AND USES TO BE WITHIN ENCLOSED BUILDINGS**

1147 A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as a
1148 Conditional Use, all goods including food, beverage, and vending machines must
1149 be within a completely enclosed Structure. New construction of enclosures for
1150 the storage of goods shall not have windows and/or other fenestration that
1151 exceeds a wall-to-window ratio of thirty percent (30%). This Section does not
1152 preclude temporary sales in conjunction with a Special Event License, sidewalk
1153 sale, or seasonal plant sale.

1154 B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor Uses
1155 may be allowed by the Planning Department upon the issuance of an
1156 Administrative Permit. The Applicant must submit the required Application, pay all
1157 applicable fees, and provide all required materials and plans. Appeals of
1158 departmental actions are heard by the Planning Commission.

1159 1. **OUTDOOR DINING.** Outdoor dining is subject to the following criteria:

- 1160 a. The proposed seating Area is located on private Property or leased
1161 public Property and does not diminish parking or landscaping.
1162 b. The proposed seating Area does not impede pedestrian circulation.
1163 c. The proposed seating Area does not impede emergency Access or
1164 circulation.
1165 d. The proposed furniture is Compatible with the Streetscape.
1166 e. No music or noise is in excess of the City Noise Ordinance, Title 6.
1167 f. No Use after 10:00 p.m.
1168 g. No net increase in the Restaurant's seating capacity without adequate
1169 mitigation of the increased parking demand.

1170 2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS**. Outdoor grills
1171 and/or beverage service stations are subject to the following criteria:

- 1172 a. The Use is on private Property or leased public Property and does not
1173 diminish parking or landscaping.
1174 b. The Use is only for the sale of food or beverages in a form suited for
1175 immediate consumption.
1176 c. The Use is Compatible with the neighborhood.
1177 d. The Use does not impede pedestrian circulation.
1178 e. The Use does not impede emergency Access or circulation.
1179 f. Design of the outdoor grill or beverage service station is Compatible
1180 with the adjacent Buildings and Streetscape.
1181 g. No violation of the City Noise Ordinance, Title 6.
1182 h. Compliance with the City Sign Code, Title 12.

1183 3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS,**
1184 **MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of
1185 bicycles, kayaks, motorized scooters, and canoes is subject to the following
1186 criteria:

- 1187 a. The Area of the proposed bicycle, kayak, motorized scooter, and canoe
1188 storage or display is on private Property and not in Areas of required
1189 parking or landscaped planting beds.
- 1190 b. Bicycles, kayaks, and canoes may be hung on Buildings if sufficient
1191 Site Area is not available, provided the display does not impact or alter
1192 the architectural integrity or character of the Structure.
- 1193 c. No more than a total of fifteen (15) pieces of equipment may be
1194 displayed.
- 1195 d. Outdoor display is only allowed during Business hours.
- 1196 e. Additional outdoor bicycle storage Areas may be considered for rental
1197 bicycles, provided there are no or only minimal impacts on landscaped
1198 Areas, parking spaces, and pedestrian and emergency circulation.

1199 4. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise is subject to
1200 the following criteria:

- 1201 a. The display is immediately available for purchase at the Business
1202 displaying the item.
- 1203 b. The merchandise is displayed on private Property directly in front of or
1204 appurtenant to the Business which displays it, so long as the private
1205 Area is in an alcove, recess, patio, or similar location that provides a

1206 physical separation from the public sidewalk. No item of merchandise
1207 may be displayed on publicly owned Property including any sidewalk or
1208 prescriptive Right-of-Way regardless of if the Property Line extends
1209 into the public sidewalk. An item of merchandise may be displayed on
1210 commonly owned Property; however, written permission for the display
1211 of the merchandise must be obtained from the Owner's association.

1212 c. The display is prohibited from being permanently affixed to any
1213 Building.

1214 d. The display does not diminish parking or landscaping.

1215 e. The Use does not violate the Summit County Health Code, the Fire
1216 Code, or International Building Code. The display does not impede
1217 pedestrian circulation, sidewalks, emergency Access, or circulation. At
1218 minimum, forty-four inches (44") of clear and unobstructed Access to
1219 all fire hydrants, egress and Access points must be maintained.

1220 Merchandise may not be placed so as to block visibility of or Access to
1221 any adjacent Property.

1222 f. The merchandise must be removed if it becomes a hazard due to wind
1223 or weather conditions, or if it is in a state of disrepair, as determined by
1224 either the Planning Director or Building Official.

1225 5. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require an
1226 Administrative Conditional Use permit. The Use must also comply with
1227 Section 15-1-10, Conditional Use review. The Applicant must submit a Site
1228 plan and written description of the event, addressing the following:

- 1229 a. Notification of adjacent Property Owners.
- 1230 b. No violation of the City Noise Ordinance, Title 6.
- 1231 c. Impacts on adjacent Residential Uses.
- 1232 d. Proposed plans for music, lighting, Structures, electrical signs, etc.
- 1233 e. Parking demand and impacts on neighboring Properties.
- 1234 f. Duration and hours of operation.
- 1235 g. Impacts on emergency Access and circulation

1236 **15-2.27-14 SIGNS**

1237 **A. APPLICABILITY.** Signs are allowed in the BPMX District as provided in Title 12
1238 *Sign Code.* The following signs are prohibited in the Frontage Protection Overlay

1239 Zone (FPZ):

- 1240 1. "A" Frame, Sandwich Board and Sidewalk or Curb Signs.
- 1241 2. Permanent Banners and Pennants.
- 1242 3. Billboards and Other Off-Premises Signs.
- 1243 4. Moving/Variable Message Signs. Electronically controlled copy changes, or
1244 any other signs that move or use movement to emphasize text or images.
- 1245 5. Neon and Neon Appearing Signs. Neon lights, similar gas-filled light tubes,
1246 and lighting made to appear as neon are prohibited, except when used for
1247 indirect illumination and in such a manner as to not be directly exposed to
1248 public view. This includes technology that simulates or mimics neon signs
1249 through the use of LED lights or other methods.
- 1250 6. Portable and Wheeled Signs.

- 1251 7. Signs Causing Direct Glare. A sign or illumination that causes any direct
1252 glare into or upon any public right-of-way, adjacent lot or building other than
1253 the building to which the sign may be accessory.
- 1254 8. Signs Creating Optical Illusion. Signs with optical illusion of movement by
1255 means of a design which presents a pattern capable of reversible
1256 perspective, giving the illusion of motion or changing of copy.
- 1257 9. Signs Obstructing Egress. A sign which obstructs any window or door
1258 opening used as a means of ingress or egress, prevents free passage from
1259 one part of a roof to any other part, interferes with an opening required for
1260 ventilation or is attached to or obstructs any standpipe, fire escape or fire
1261 hydrant. A sign which obstructs the free movement of pedestrians on
1262 sidewalks, pedestrian malls, trails or any other public access way.
- 1263 10. Signs on Parked Vehicles. Signs placed on or affixed to vehicles and/or
1264 trailers, including bicycles, which are parked on a public right-of-way, public
1265 property or private property so as to be visible from a public right-of-way
1266 where the apparent purpose is to advertise a product or commercial service
1267 or activity, or direct people to a business or commercial activity located on
1268 the same or nearby property. However, this is not in any way intended to
1269 prohibit signs placed on or affixed to vehicles and trailers, such as lettering
1270 on motor vehicles, where the sign is incidental to the primary use of the
1271 vehicle or trailer for transportation.
- 1272 11. Unsafe Signs. Any sign which: (1) Is structurally unsafe; (2) Constitutes a
1273 hazard to safety or health by reason of inadequate maintenance or

1274 dilapidation; (3) Is not kept in good repair; (4) Is capable of causing
1275 electrical shocks to persons likely to come into contact with it; (5) In any
1276 other way obstructs the view of, may be confused with or purports to be an
1277 official traffic sign, signal or device or any other official government
1278 regulatory or informational sign; (6) Creates an unsafe distraction for vehicle
1279 operators or pedestrians; (7) Obstructs the view of vehicle operators or
1280 pedestrians entering a public roadway from any parking area, service drive,
1281 public driveway, alley or other thoroughfare; (8) Is located on trees, rocks,
1282 light poles or utility poles, except where required by law; or (9) Is located so
1283 as to conflict with the clear and open view of devices placed by a public
1284 agency for controlling traffic or which obstructs a motorist's clear view of an
1285 intersecting road, alley or major driveway.

1286 **15-2.27-15 RELATED PROVISIONS**

- 1287 A. Fences and Walls. Section 15-4-2.
- 1288 B. Satellite Receiving Antenna. Section 15-4-13.
- 1289 C. Telecommunication Facility. Section 15-4-14.
- 1290 D. Parking. Chapter 15-3.
- 1291 E. Landscaping. Title 14; Sections 15-3-3 and 15-5-5(N).
- 1292 F. Lighting. Sections 15-3-3 and 15-5-5(J).
- 1293 G. Park City Sign Code. Title 12.
- 1294 H. Architectural Review. Chapter 15-5.
- 1295 I. Snow Storage. Section 15-3-3.

1296

1297 **15-6.1-3 ZONING DISTRICTS AND USES**

1298 1. **ZONING DISTRICTS**. Affordable Master Planned Developments are Allowed in
1299 the following Zoning Districts:

1300 1. Residential Development

1301 2. Residential Development Medium

1302 3. Residential Medium

1303 4. Recreation Commercial

1304 5. General Commercial

1305 6. **Bonanza Park Mixed Use District**

1306 7. Light Industrial

1307 8. Community Transition

1308 9. Historic Commercial Business

1309 10. Historic Recreation Commercial, east of Park Avenue

1310 2. **USES**. An Affordable Master Planned Development can only contain Uses that are
1311 Allowed or Conditional in the Zoning District in which it is located.

1312 3. **COMMERCIAL USES**. An Affordable Master Planned Development may include
1313 up to 10,000 square feet of Commercial, Retail, Office, Public, and Quasi-public

1314 Uses.



1315 **15-4-4 SECONDARY LIVING QUARTERS**

1316 Secondary living quarters are a permitted Accessory Use in all districts except the HRL,
1317 HR-1, HR-2, and ROS, unless previously approved by a Master Planned Development.
1318 Any request for secondary living quarters within residential dwellings shall be reviewed
1319 and approved by the Planning Department. The following criteria must be established
1320 prior to issuance of Building Permit or Certificate of Occupancy issuance:

- 1321 1. **SIZE.** The maximum size for secondary living quarters shall be 1,000 square feet.
1322 This amount shall be included in the total Building Floor Area square footage
1323 calculations for all Structures.
- 1324 2. **UNIVERSAL DESIGN PRINCIPLES.** Must follow universal design principles to
1325 allow equal access by people of all ages and abilities. This including those aging-
1326 in-place and the American Disabilities Act. Methods include no-step entries,
1327 appropriate widths for hallways and doors, non-slip surfaces, etc.
- 1328 3. **PARKING.** One (1) on-Site Parking Space for each Secondary Living Quarter shall
1329 be provided in addition to the underlying parking requirement. Tandem Parking is
1330 allowed.
- 1331 4. **SINGLE UTILITY METERS.** The main dwelling and the Secondary Living Quarters
1332 shall be on the same utility meters.
- 1333 5. **KITCHENS.** Secondary Living Quarters shall not contain full Kitchens, as defined
1334 in this Code.
- 1335 6. **ACCESS.** The secondary quarters shall be designed to have direct Access into
1336 the main dwelling.

1337 7. **NO SEPARATE LEASES.** The secondary quarters shall not be rented or leased
1338 separately from the main dwelling. Nightly Rentals and other seasonal rentals are
1339 prohibited to help residential bases grow for locals. Secondary living quarters are
1340 for the Use of the Owner of the main dwelling for guests, household help, relatives,
1341 and other similar Persons.

DRAFT

1342 **15-15-1 DEFINITIONS**

1343 For the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be
1344 used, interpreted, and defined as set forth herein. Defined terms will appear as proper
1345 nouns throughout this Title. Words not defined herein shall have a meaning consistent
1346 with Webster’s New Collegiate Dictionary, latest edition.

1347
1348 Unless the context clearly indicates to the contrary, words used in the present tense
1349 include the future tense; words used in the plural number include the singular; the word
1350 “herein” means “in these regulations”; the word “regulations” means “these regulations”;
1351 “used” or “occupied” as applied to any land or Building shall be construed to include the
1352 words “intended, arranged, or designed to be used or occupied”.

1353 [Existing Definitions in BLACK, proposed Definitions in Red]

1354 **AFFORDABLE HOUSING.** Housing that is priced affordable to households with
1355 incomes at or below 80% of Area Median Income.

1356 **ART/PLACEMAKING ELEMENTS.** Features that reflect the identity and character of an
1357 area, such as murals, statues, and sculptures. Dark sky-compliant lighting may be
1358 allowed. Signage is excluded to maintain adherence to the sign code.

1359 **ATTAINABLE HOUSING.** Housing that is priced affordable to households with incomes
1360 between 81 and 150 percent of AMI.

1361 **BANK.** A financial institution engaged in providing services such as accepting deposits,
1362 cashing checks, lending money, and offering financial products or services, including but
1363 not limited to savings and checking accounts, loans, mortgages, and investment
1364 advisory services. Ancillary uses may include ATM facilities, safe deposit boxes, etc.

1365 **CONNECTIVITY IMPROVEMENTS.** Such as new pedestrian paths or streets that
1366 create walkable and connected development patterns and break up existing
1367 superblocks or major improvements like tunnels and bridges.

1368 **DENSITY BONUS.** Zoning tool that permits developers to build more housing units,
1369 taller buildings, or more floor space than normally allowed in exchange for providing a
1370 defined Project Enhancement.

1371 **FLEX INDUSTRIAL.** A zoning or land-use classification designed to accommodate a
1372 mix of light industrial, production, and commercial activities, often aimed at supporting
1373 locally-owned businesses that produce goods and services for the surrounding
1374 community. Flex industrial spaces are versatile, allowing for uses such as small-scale
1375 manufacturing, craft industries, and local production facilities (e.g., a brewery supplying
1376 beer to nearby businesses), while maintaining compatibility with neighborhood
1377 character. This classification also serves as a mechanism to preserve and grandfather
1378 in pre-existing industrial uses, ensuring their continued contribution to the local
1379 economy and community identity.

1380 **GREEN COMMUNITY SPACE.** Public spaces outdoors for public access.

1381 1. **AMENITY TERRACE.** Rooftop that includes communal recreation or
1382 aesthetic uses, such as patios, balconies, lounges, etc.

1383 2. **COMMUNITY GARDEN.** Publicly accessible garden space.

1384 3. **FLEXIBLE SPACE.** Multi-use open space, utilized by the public. Can be
1385 used for individual enjoyment or for events.

1386 4. **PLAZA AREA.** An open space for public use defined by surrounding
1387 buildings or streets.

- 1388 5. **POCKET PARK.** Small park accessible to the general public.
- 1389 6. **PUBLIC COURTYARD.** Publicly accessible open area between buildings
- 1390 and walls.
- 1391 **GROCERY STORE.** Medium to large commercial facility (typically 10,000–50,000
- 1392 square feet) that provides essential access to food and goods, strategically located to
- 1393 support community needs, enhance accessibility, and contribute to local economic and
- 1394 social infrastructure.
- 1395 **GYM.** A facility primarily designed and equipped for physical exercise, fitness training,
- 1396 or recreational activities, which may include, but is not limited to, weightlifting
- 1397 equipment, cardio machines, fitness classes, personal training services, and areas for
- 1398 sports or athletic activities. Ancillary uses may include locker rooms, saunas, retail sales
- 1399 of fitness-related merchandise, and food or beverage services.
- 1400 **HOTEL/HOTEL CONDOMINIUM/MOTEL.** A Building containing lodging rooms for the
- 1401 occupancy of guests for compensation on a nightly basis that includes facilities such as
- 1402 restaurants, bars, spas, meeting rooms, on-site check-in lobbies, recreation facilities,
- 1403 group dining facilities, and/or services customarily associated with hotels, such as
- 1404 concierge services, shuttle services, room service, and daily maid service (collectively
- 1405 referred to as a "Hotel"). Lockout Units, Bed and Breakfast Inns, and Boarding Houses
- 1406 are not Hotels. Hotels are considered a lodging Use and ownership of units may be by a
- 1407 condominium or timeshare instrument Hotel rooms may include a Lockout Unit.
- 1408 1. Hotel, Major. A Hotel with more than fifteen (15) Hotel Rooms.
- 1409 2. Hotel, Minor. A Hotel with fewer than sixteen (16) Hotel Rooms.
- 1410 3. Hotel, Boutique. A Hotel with no more than 75 Hotel Rooms.

1411 **INDOOR ENTERTAINMENT FACILITY.** An establishment or enterprise for the purpose
1412 of amusing or entertaining Persons for profit or non-profit and generally contained within
1413 a Structure. Such Uses include, but are not limited to, theater, playhouse, cinema,
1414 performing arts, planetarium, discovery center, museum, or bowling alley.

1415 **MAJOR OPEN SPACE.** A substantial area of undeveloped land, often publicly
1416 accessible, preserved for purposes such as recreation, conservation, or enhancing
1417 visual appeal. Examples include large parks, nature preserves, or prominent greenway
1418 corridors within a community.

1419 **MAJOR TRANSIT STOP.** A transit stop that is served by at least two fixed transit routes
1420 with frequency of service intervals of twenty (20) minutes or less during peak periods
1421 and includes a waiting shelter consistent with City standards.

1422 **MIXED USE.** A parcel, structure, or both that combined two (2) or more land uses, such
1423 as commercial, residential, or recreational spaces.

1424 **MOBILITY HUB.** Resources utilized for multi-modal transit, often in the form of bus
1425 shelters (with light, seating, cover, and signage), bus pullouts, and access to last-mile
1426 connectivity, such as bike share or micro-mobility.

1427 **MULTI-UNIT DWELLING.** A Building containing four (4) or more Dwelling Units.

1428 **OUTDOOR USE OR EVENT.** Any land Use, Business or activity that is not conducted
1429 entirely within an enclosed Building or Structure, not including outdoor recreation
1430 activities and those Uses customarily associated with indoor Uses, such as parking,
1431 drive-up windows, ATM's, gas pumps, playgrounds, and such. Outdoor Uses include
1432 outdoor dining; outdoor food and beverage service stations and carts; outdoor storage
1433 and display of bicycles, kayaks, and canoes; and outdoor events and music.

1434 **PARKING.**

1435 1. **Parking, Public.** A Parking Area or parking facility to be used by the public for
1436 fee or otherwise.

1437 2. **Parking, Residential.** A Parking Area or Structure used exclusively for
1438 residential, non-commercial Uses.

1439 3. **Parking, Shared.** The Development and Use of Parking Areas on two (2) or
1440 more separate Properties for joint Use by the businesses or residents on those
1441 Properties.

1442 4. **Parking, Underground.** A Parking Area or Structure below grade, utilized by all
1443 land uses.

1444 **PEDESTRIAN AMENITY.** An intentionally designed and meaningful open space that
1445 prioritizes human scale and enhances the pedestrian experience. Integrates nature and
1446 urban design, contributing to the appeal and functionality of commercial and mixed-use
1447 neighborhoods.

1448 **PEDESTRIAN CONNECTION.** A pathway, sidewalk, or network of sidewalks and
1449 pathways designed to facilitate safe and accessible movement of people traveling by
1450 foot, including at-grade improvements as well as tunnels or bridges.

1451 **PROJECT ENHANCEMENT.** Specific programmatic or infrastructure improvements a
1452 development provides in exchange for additional height and/or density. Subject to the
1453 requirements of Section 15-2.27-7.

1454 **PUBLICLY ACCESSIBLE OUTDOOR COMMUNITY SPACE.** Space suitable for year-
1455 round use, and of a high design quality with gathering spaces, seating areas, play
1456 structures, and public art.

1457 **SUSTAINABLE DEVELOPMENT.** Development that incorporates best practices to
1458 minimize energy use. Park City has adopted net-zero goals, and sustainable
1459 development can help the community reach these goals.

1460 **TRAFFIC CALMING.** Transit planning to deliberately slow traffic in residential areas
1461 through methods speed bumps, bump-outs at intersections, on-street parking as part of
1462 a complete street design. Other methods include parklets, sidewalks, signage, and
1463 street trees.

1464 **TRANSIT HUB.** A property utilized as a mass transit station or an interchange of
1465 multiple modes of transportation.

1466 **UNIVERSAL DESIGN PRINCIPLES.** Principles through public and private spaces are
1467 designed to have equal access by people of all ages and abilities, with little or no need
1468 for adaptation or specialized design.

1469 **USE.** The purpose or purposes for which land or Structures are occupied, maintained,
1470 arranged, designed, or intended.

1471 1. **USE, INTENSITY OF.** The maximum number of residential units, or commercial,
1472 or industrial space within a specified land Area designated for that purpose.

1473 **WAYFINDING.** Ways in which people orient themselves in physical space and navigate
1474 from place to place. Examples can include signs, symbols, landmarks, or pathways.