



Ordinance No. 02-38

AN ORDINANCE AMENDING TITLE 15 OF THE MUNICIPAL CODE OF PARK CITY, UTAH, LAND MANAGEMENT CODE, CHAPTER 15 DEFINITIONS, CHAPTER 2.6 HISTORIC COMMERCIAL BUSINESS (HCB) DISTRICT, CHAPTER 2.13 RESIDENTIAL DEVELOPMENT (RD) DISTRICT, CHAPTER 2.14 RESIDENTIAL DEVELOPMENT-MEDIUM DENSITY (RDM) DISTRICT, CHAPTER 2.16 RECREATION COMMERCIAL (RC) DISTRICT, AND CHAPTER 2.17 REGIONAL COMMERCIAL OVERLAY (RCO) DISTRICT

WHEREAS, Park City served as an Official Olympic Venue City for the 2002 Olympic Winter Games;

WHEREAS, the City Council has noted that there are compelling governmental, economic, and aesthetic interests in providing for the ongoing commemoration of Park City's role in hosting the Olympics;

WHEREAS, a number of official exhibits from the 2002 Olympic Winter Games (including wayfinding towers, flagpoles, banner poles, and banners) were displayed in Park City throughout the Games at various Olympic venues, including Deer Valley Resort and Park City Mountain Resort;

WHEREAS, the City Council and Park City's residents and visitors believe such "Olympic Legacies" are a vital commemorative vehicle and desire to retain them;

WHEREAS, the Planning Commission held a public hearing on this matter on August 28, 2002, and recommended that Olympic Legacy Displays approved under the City's Olympic Services Agreement and Master Festival Licenses should be maintained in their existing locations as allowed uses and possibly relocated as conditional uses;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL of Park City, Utah that:

SECTION 1. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 15 Defined Terms, is hereby amended to include the term as shown on Exhibit A.

SECTION 2. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 2.6 Historic Commercial Business (HCB) District, is hereby amended to include sections and footnotes as shown on Exhibit B.

SECTION 3. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 2.13 Residential Development (RD) District, is hereby amended to include sections and footnotes as shown on Exhibit C.

SECTION 4. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 2.14 Residential Development-Medium Density (RDM) District, is hereby amended to include sections and footnotes as shown on Exhibit D.

SECTION 5. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 2.16 Recreation Commercial (RC) District, is hereby amended to include sections and footnotes as shown on Exhibit E.

SECTION 6. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 2.17 Region Commercial Overlay (RCO) District, is hereby amended to include sections and footnotes as shown on Exhibit F.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 12 day of September, 2002.

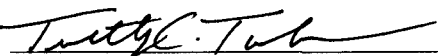
PARK CITY MUNICIPAL CORPORATION

Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

Approved as to form:



Timothy C. Twardowski, Assistant City Attorney

EXHIBIT A

15-15-1. DEFINITIONS.

15-15-1.190. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays.
Official exhibits from the Salt Lake City 2002 Winter Olympic Games created and/or provided by the Salt Lake Organizing Committee (SLOC) as part of the SLOC/Park City Municipal Corporation Olympic Services agreement and/or Olympic Master Festival License and approved by the City Council for installation on City Property, public Rights-of-Way and/ or within the Areas that were Olympic venue Sites during the 2002 Winter Olympic Games at Park City Mountain Resort and Deer Valley Resort. Olympic Legacy Displays are specifically limited to Olympic way-finding towers, flagpoles, banner poles, and banners.

15-15-2. LIST OF DEFINED TERMS.

-S-

Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays

EXHIBIT B

15-2.6-2. USES.

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

(A) **ALLOWED USES.**

- (1) Single Family Dwelling
- (2) Multi-Unit Dwelling
- (3) Secondary Living Quarters
- (4) Lockout Unit¹
- (5) Accessory Apartment²
- (6) Nightly Rental³
- (7) Home Occupation
- (8) Child Care, In-Home Babysitting
- (9) Child Care, Family
- (10) Child Care, Family Group⁴
- (11) Child Care Center
- (12) Accessory Building and Use
- (13) Conservation Activity
- (14) Agriculture
- (15) Bed and Breakfast Inn⁵
- (16) Boarding House, Hostel
- (17) Hotel, Minor, fewer than 16 rooms
- (18) Office, General
- (19) Office, Moderate Intensive
- (20) Office and Clinic, Medical
- (21) Financial Institution, without drive-up window
- (22) Commercial Retail and Service, Minor
- (23) Commercial Retail and Service, personal improvement
- (24) Commercial Neighborhood Convenience, without gasoline sales
- (25) Restaurant, Cafe or Deli
- (26) Restaurant, General
- (27) Bar

¹Nightly rental of Lock Units requires a Conditional Use Permit

²See LMC Chapter 8.19, Supplementary Regulations for Accessory Apartments

³Nightly Rental of residential dwellings does not include the Use of dwellings for Commercial Uses

⁴See LMC Chapter 14 for Child Care Regulations

⁵Requires an Administrative Conditional Use Permit

- (27) Bar
- (28) Parking Lot, Public or Private with four (4) or fewer spaces
- (29) Entertainment Facility, Indoor
- (30) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁶

(B) **CONDITIONAL USES.**

- (1) Group Care Facility
- (2) Public and Quasi-Public Institution, Church, School
- (3) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (4) Telecommunication Antenna⁷
- (5) Satellite Dish, greater than thirty-nine inches (39") in diameter⁸
- (6) Plant and Nursery stock products and sales
- (7) Hotel, Major
- (8) Timeshare Projects and Conversions
- (9) Timeshare Sales Office, Off-Site within an enclosed Building
- (10) Commercial Retail and Service, Major
- (11) Office, Intensive
- (12) Restaurant, Outdoor Dining⁵
- (13) Outdoor Events
- (14) Hospital, Limited Care Facility
- (15) Parking Area or Structure for five (5) or more cars
- (16) Temporary Improvement
- (17) Passenger Tramway Station and Ski Base Facility
- (18) Ski Tow, Ski Lift, Ski Run, and Ski Bridge
- (19) Recreation Facility, Public or Private
- (20) Recreation Facility, Commercial
- (21) Fences greater than six feet (6') in Height from Final Grade
- (22) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁹

⁶Olympic Legacy Displays limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services agreement and/or Master Festival License.

⁷See LMC Chapter 8.30, Supplemental Regulations for Telecommunication Facilities

⁸See LMC Chapter 8.25, Supplemental Regulations for Satellite Receiving Antennas

⁹Olympic Legacy Displays limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an Area other than the original location set forth in the services agreement and/or Master Festival License.

15-2.6-5(F) MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT EXCEPTIONS.

To allow for pitched roofs and to provide usable space within the Structure, the following exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
- (2) An antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the Height of the Building.
- (4) A church spire, bell tower, and like architectural features, as allowed under the Historic District Design Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Community Development Department.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
- (6) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a height of sixty-five feet (65').

EXHIBIT C

15-2.13-2. USES.

Uses in the RD District are limited to the following:

(A) **ALLOWED USES.**

- (1) Single-Family Dwelling
- (2) Duplex Dwelling
- (3) Secondary Living Quarters
- (4) Lockout Unit¹
- (5) Accessory Apartment²
- (6) Nightly Rental³
- (7) Home Occupation
- (8) Child Care, In-Home Babysitting
- (9) Child Care, Family
- (10) Child Care, Family Group⁴
- (11) Accessory Building and Use
- (12) Conservation Activity
- (13) Agriculture
- (14) Parking Area or Structure with four (4) or fewer spaces
- (15) Recreation Facility, Private
- (16) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵

(B) **CONDITIONAL USES.**

- (1) Triplex Dwelling⁶
- (2) Multi-Unit Dwelling⁶
- (3) Guest House

¹Nightly rental of Lockout Units requires a Conditional Use Permit

²See LMC Chapter 8.19, Supplemental Regulations for Accessory Apartments

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

⁴See LMC Chapter 14 for Child Care Regulations

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

⁶Subject to provisions of LMC Chapter 10, Master Planned Development

- (4) Group Care Facility
- (5) Child Care Center
- (6) Public and Quasi-Public Institution, Church, and School
- (7) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (8) Telecommunication Antenna⁷
- (9) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁸
- (10) Raising, grazing of horses
- (11) Cemetery
- (12) Bed and Breakfast Inn
- (13) Hotel, Minor⁶
- (14) Hotel, Major⁶
- (15) Office, General^{6,9}
- (16) Office, Moderate Intensive^{6,8}
- (17) Office, Medical^{6,8}
- (18) Financial Institution without drive-up window^{6,8}
- (19) Commercial Retail and Service, Minor^{6,8}
- (20) Commercial Retail and Service, personal improvement^{6,8}
- (21) Commercial, Resort Support^{6,8}
- (22) Café or Deli^{6,8}
- (23) Restaurant, Standard^{6,8}
- (24) Restaurant, Outdoor Dining¹⁰
- (25) Outdoor Event⁹
- (26) Bar^{6,8}
- (27) Hospital, Limited Care Facility^{6,8}
- (28) Parking Area or Structure with five (5) or more spaces
- (29) Temporary Improvement⁹
- (30) Passenger Tramway Station and Ski Base Facility¹¹
- (31) Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
- (32) Recreation Facility, Public
- (33) Recreation Facility, Commercial⁶
- (34) Entertainment Facility, Indoor^{6,8}

⁷See LMC Chapter 8.30, Supplemental Regulations for Telecommunications Facilities

⁸See LMC Chapter 8.25, Supplemental Regulations for Satellite Receiving Antennas

⁹Allowed only as a secondary or support Use to the primary development or Use and intended as a convenience for residents or occupants of adjacent or adjoining residential developments.

¹⁰Requires an Administrative Conditional Use Permit.

¹¹As part of an approved Ski Area Master Plan

- (35) Commercial Stables, Riding Academy¹²
- (36) Master Planned Development with moderate income housing density bonus¹²
- (37) Master Planned Development with residential and transient lodging Uses only ¹²
- (38) Master Planned Development with Support Retail and Minor Service Commercial Uses¹²
- (39) Heliport¹²
- (40) Vehicular Access Control Gate on private property¹³
- (41) Fences greater than six feet (6') in Height from Final Grade
- (42) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴

¹²Subject to provisions of LMC Chapter 10, Master Planned Development

¹³See Section 15-2.13-10 for specific review criteria for gates

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

15-2.13-4.(A) MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT

EXCEPTIONS. To allow for pitched roofs and to provide usable space within the Structure, the following exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
- (2) An antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the Height of the Building.
- (4) A church spire, bell tower, and like architectural features subject to the Architectural Guidelines, LMC Chapter 9, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Community Development Department.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
- (6) Ski lift or tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Community Development Department.
- (7) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a Height of sixty-five feet (65').

EXHIBIT D

15-2.14-2. USES.

Uses in the RDM District are limited to the following:

(A) **ALLOWED USES.**

- (1) Single Family Dwelling
- (2) Duplex Dwelling
- (3) Triplex Dwelling
- (4) Secondary Living Quarters
- (5) Lockout Unit¹
- (6) Accessory Apartment²
- (7) Nightly Rental³
- (8) Home Occupation
- (9) Child Care, In-Home Babysitting
- (10) Child Care, Family
- (11) Child Care, Family Group⁴
- (12) Accessory Building and Use
- (13) Conservation Activity
- (14) Agriculture
- (15) Parking Area or Structure with four (4) or fewer spaces
- (16) Recreation Facility, Private
- (17) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵

(B) **CONDITIONAL USES.**

- (1) Multi-Unit Dwelling ⁶
- (2) Guest House

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

²See LMC Chapter 15-4, Accessory Apartments.

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

⁴See LMC Chapter 15-4, Child Care and Child Care Facilities.

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

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

- (3) Group Care Facility
- (4) Child Care Center
- (5) Public and Quasi-Public Institution, Church, and School
- (6) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (7) Telecommunication Antenna⁷
- (8) Satellite Dish, greater than thirty-nine inches (39") in diameter⁸
- (9) Raising grazing of horses
- (10) Cemetery
- (11) Bed and Breakfast Inn
- (12) Boarding House, Hotel
- (13) Hotel, Minor⁶
- (14) Hotel, Major⁶
- (15) Office, General^{6,9}
- (16) Office, Moderate Intensive^{6,10}
- (17) Office and Clinic, Medical^{6,10}
- (18) Financial Institution, without drive-up window^{6,10}
- (19) Commercial Retail and Service, Minor^{6,10}
- (20) Commercial Retail and Service, personal improvement^{6,10}
- (21) Commercial, Resort Support^{6,10}
- (22) Cafe or Deli^{6,10}
- (23) Restaurant, Standard^{6,10}
- (24) Restaurant, Outdoor Dining¹¹
- (25) Outdoor Event
- (26) Bar^{6,10}
- (27) Hospital, Limited Care Facility^{6,9}
- (28) Parking Area or Structure with five (5) or fewer spaces
- (29) Temporary Improvement¹¹
- (30) Passenger Tramway Station and Ski Base Facility¹²
- (31) Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹²
- (32) Recreation Facility, Public

⁷See LMC Chapter 15-4, Telecommunication Facilities.

⁸See LMC Chapter 15-4, Telecommunication Facilities, Satellite Receiving Antennas.

⁹General Offices are only permitted with an approved Master Planned Development of an existing Building. See LMC Chapter 15-2.14-6.

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

¹¹Requires an Administrative Conditional Use Permit.

¹²As part of an approved Ski Area Master Plan.

- (33) Recreation Facility, Commercial⁶
- (34) Entertainment Facility, Indoor^{6,9}
- (35) Commercial Stables, Riding Academy^{6,9}
- (36) Master Planned Development with moderate income housing Density bonus⁶
- (37) Master Planned Development with residential and transient lodging Uses only⁶
- (38) Master Planned Development with Support Retail and Minor Service Commercial⁶
- (39) Fences greater than six feet (6') in Height from Final Grade
- (40) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹³

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

15-2.14-4.(A) MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT

EXCEPTIONS. To allow for pitched roofs and to provide usable space within the Structure, the following exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
- (2) An Antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the Height of the Building.
- (4) A church spire, bell tower, and like architectural features subject to the Architectural Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Community Development Department.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
- (6) Ski lift or tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Community Development Department.
- (7) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers are permitted to a Height of sixty-five feet (65').

EXHIBIT E

15-2.16-2. USES.

Uses in the RC District are limited to the following:

(A) **ALLOWED USES.**

- (1) Single Family Dwelling
- (2) Duplex Dwelling
- (3) Triplex Dwelling
- (4) Secondary Living Quarters
- (5) Lockout Unit¹
- (6) Accessory Apartment²
- (7) Nightly Rental³
- (8) Home Occupation
- (9) Child Care, In-Home
Babysitting
- (10) Child Care, Family
- (11) Child Care, Family Group⁴
- (12) Child Care Center
- (13) Accessory Building and Use
- (14) Conservation Activity
- (15) Agriculture
- (16) Bed & Breakfast Inn
- (17) Boarding House, Hostel
- (18) Hotel, Minor
- (19) Parking Area or Structure with four (4) or fewer spaces
- (20) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵

¹Nightly Rental of Lockout Units requires a Conditional Use Permit

²See LMC Chapter 8.19, Supplemental Regulations for Accessory Apartments

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

⁴See LMC Chapter 14 for Child Care Regulations

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

(B) **CONDITIONAL USES.**

- (1) Multi-Unit Dwelling
- (2) Group Care Facility
- (3) Public and Quasi-Public Institution, Church, and School
- (4) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (5) Telecommunications Antenna⁶
- (6) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- (7) Raising, grazing of horses
- (8) Cemetery
- (9) Hotel, Major
- (10) Timeshare Project and Conversion
- (11) Timeshare Sales Office
- (12) Office, General⁸
- (13) Office, Moderate⁸
- (14) Office and Clinic, Medical⁸
- (15) Financial Institution without drive-up window⁸
- (16) Minor Retail and Service Commercial⁸
- (17) Retail and Service Commercial, personal improvement⁸
- (18) Transportation Service⁸
- (19) Neighborhood Market, without gasoline sales⁸
- (20) Cafe or Deli⁸
- (21) Restaurant, General⁸
- (22) Restaurant, Outdoor Dining^{8, 9}
- (23) Bar⁸
- (24) Hospital, Limited Care Facility⁸
- (25) Parking Area or Structure with five (5) or more spaces
- (26) Temporary Improvement¹⁰
- (27) Passenger Tramway Station and Ski Base Facility¹¹
- (28) Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge¹¹
- (29) Outdoor Event¹⁰

⁶See LMC Chapt. 8.30, Supplemental Regulations for Telecommunication Facilities

⁷See LMC Chapter 8.25, Supplemental Regulations for Satellite Receiving Antennas

⁸As support Use to primary Development or Use, subject to provisions of LMC Chapter 10, Master Planned Development

⁹Requires an Administrative Conditional Use Permit

¹⁰Subject to an Administrative Conditional Use Permit

¹¹As part of an approved Ski Area Master Plan

- (30) Recreation Facility, Public and Private¹²
- (31) Recreation Facility, Commercial¹²
- (32) Entertainment Facility, Indoor¹²
- (33) Commercial Stables, Riding Academy¹²
- (34) Master Planned Developments
- (35) Heliport¹²
- (36) Fences greater than six feet (6') in height from Final Grade
- (37) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹³

¹²As support Uses, subject to provisions of Chapter 10, Master Planned Development

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

15-2.16-4.(A) MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT

EXCEPTIONS. To allow for pitched roofs and to provide usable space within the Structure, the following exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
- (2) An Antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened may extend up to five feet (5') above the height of the Building.
- (4) A church spire, bell tower, and like architectural feature, subject to the Architectural Guidelines, LMC Chapter 9, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Community Development Department.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
- (6) Ski Lift or Tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Community Development Department.
- (7) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers are permitted to a height of sixty-five feet (65').

EXHIBIT F

15-2.17-2. USES.

Uses in the RCO District are limited to the following:

(A) **ALLOWED USES.**

- (1) Secondary Living Quarters
- (2) Lockout Unit¹
- (3) Accessory Apartment²
- (4) Nightly Rental
- (5) Home Occupation
- (6) Child Care, In-Home Babysitting
- (7) Child Care, Family
- (8) Child Care, Family Group³
- (9) Accessory Building and Use
- (10) Conservation Activity
- (11) Agriculture
- (12) Parking Area or Structure with four (4) or fewer spaces
- (13) Recreation Facility, Private
- (14) Allowed Uses in the Underlying Zoning District
- (15) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁴

(B) **CONDITIONAL USES.**

- (1) Multi-Unit Dwelling⁵
- (2) Group Care Facility⁵
- (3) Child Care Center⁵
- (4) Public and Quasi-Public Institution, Church and School⁵
- (5) Essential Municipal Public Utility Use, Facility, Service, and Structure⁵

¹Nightly Rental of Lockout Units requires a Conditional Use Permit

²See LMC Chapter 8.19, Supplemental Regulations for Accessory Apartments

³See LMC Chapter 14 for Child Care Regulations

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

⁵Subject to provisions of Chapter 10, Master Planned Developments

- (6) Telecommunication Antenna⁶
- (7) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- (8) Plant and Nursery stock products and sales⁵
- (9) Bed and Breakfast Inn⁵
- (10) Boarding House, Hostel⁵
- (11) Hotel, Minor⁵
- (12) Hotel, Major⁵
- (13) Timeshare Sales Office, off-site⁵
- (14) Office, General⁵
- (15) Office, Moderate Intensive⁵
- (16) Office, Intensive⁵
- (17) Office and Clinic, Medical⁵
- (18) Financial Institution, with and without drive-up window^{5, 8}
- (19) Retail and Service Commercial, Minor⁵
- (20) Retail and Service Commercial, personal improvement⁵
- (21) Retail and Service Commercial, Major⁵
- (22) Transportation Service⁵
- (23) Retail Drive-Up Window⁸
- (24) Neighborhood Convenience Commercial⁵
- (25) Commercial, Resort Support⁵
- (26) Gasoline Service Station⁵
- (27) Cafe, Deli⁵
- (28) Restaurant, General⁵
- (29) Restaurant, Outdoor Dining⁹
- (30) Outdoor Event⁹
- (31) Restaurant, Drive-up window⁸
- (32) Bar⁵
- (33) Hospital, Limited Care Facility⁵
- (34) Hospital, General⁵
- (35) Parking Area or Garage with five (5) or more spaces⁸
- (36) Temporary Improvement⁹
- (37) Passenger Tramway Station and Ski Base Facility⁵
- (38) Ski tow rope, ski lift, ski run, and ski bridge⁵
- (39) Recreation Facility, Public⁵
- (40) Recreation Facility, Commercial⁵
- (41) Entertainment, Indoor⁵
- (41) Master Planned Developments⁵

⁶See LMC Chapter 8.30, Supplemental Regulations for Telecommunication Facilities

⁷See LMC Chapter 8.25, Supplemental Regulations for Satellite Receiving Antennas

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

⁹Requires an Administrative Conditional Use Permit

(42) Heliport⁵

(43) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁰

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

EXHIBIT F

15-2.17-2. USES.

Uses in the RCO District are limited to the following:

(A) **ALLOWED USES.**

- (1) Secondary Living Quarters
- (2) Lockout Unit¹
- (3) Accessory Apartment²
- (4) Nightly Rental
- (5) Home Occupation
- (6) Child Care, In-Home Babysitting
- (7) Child Care, Family
- (8) Child Care, Family Group³
- (9) Accessory Building and Use
- (10) Conservation Activity
- (11) Agriculture
- (12) Parking Area or Structure with four (4) or fewer spaces
- (13) Recreation Facility, Private
- (14) Allowed Uses in the Underlying Zoning District
- (15) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁴

(B) **CONDITIONAL USES.**

- (1) Multi-Unit Dwelling⁵
- (2) Group Care Facility⁴
- (3) Child Care Center⁴
- (4) Public and Quasi-Public Institution, Church and School⁴
- (5) Essential Municipal Public Utility Use, Facility, Service, and Structure⁴

¹Nightly Rental of Lockout Units requires a Conditional Use Permit

²See LMC Chapter 8.19, Supplemental Regulations for Accessory Apartments

³See LMC Chapter 14 for Child Care Regulations

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

⁵Subject to provisions of Chapter 10, Master Planned Developments

- (6) Telecommunication Antenna⁶
- (7) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- (8) Plant and Nursery stock products and sales⁴
- (9) Bed and Breakfast Inn⁴
- (10) Boarding House, Hostel⁴
- (11) Hotel, Minor⁴
- (12) Hotel, Major⁴
- (13) Timeshare Sales Office, off-site⁴
- (14) Office, General⁴
- (15) Office, Moderate Intensive⁴
- (16) Office, Intensive⁴
- (17) Office and Clinic, Medical⁴
- (18) Financial Institution, with and without drive-up window^{4, 8}
- (19) Retail and Service Commercial, Minor⁴
- (20) Retail and Service Commercial, personal improvement⁴
- (21) Retail and Service Commercial, Major⁴
- (22) Transportation Service⁴
- (23) Retail Drive-Up Window⁷
- (24) Neighborhood Convenience Commercial⁴
- (25) Commercial, Resort Support⁴
- (26) Gasoline Service Station⁴
- (27) Cafe, Deli⁴
- (28) Restaurant, General⁴
- (29) Restaurant, Outdoor Dining⁹
- (30) Outdoor Event⁸
- (31) Restaurant, Drive-up window⁷
- (32) Bar⁴
- (33) Hospital, Limited Care Facility⁴
- (34) Hospital, General⁴
- (35) Parking Area or Garage with five (5) or more spaces⁴
- (36) Temporary Improvement⁸
- (37) Passenger Tramway Station and Ski Base Facility⁴
- (38) Ski tow rope, ski lift, ski run, and ski bridge⁴
- (39) Recreation Facility, Public⁴
- (40) Recreation Facility, Commercial⁴
- (41) Entertainment, Indoor⁴
- (41) Master Planned Developments⁴

⁶See LMC Chapter 8.30, Supplemental Regulations for Telecommunication Facilities

⁷See LMC Chapter 8.25, Supplemental Regulations for Satellite Receiving Antennas

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

⁹Requires an Administrative Conditional Use Permit

(42) Heliport⁴

(43) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁰

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

EXHIBIT D

15-2.14-2. USES.

Uses in the RDM District are limited to the following:

(A) ALLOWED USES.

- (1) Single Family Dwelling
- (2) Duplex Dwelling
- (3) Triplex Dwelling
- (4) Secondary Living Quarters
- (5) Lockout Unit¹
- (6) Accessory Apartment²
- (7) Nightly Rental³
- (8) Home Occupation
- (9) Child Care, In-Home Babysitting
- (10) Child Care, Family
- (11) Child Care, Family Group⁴
- (12) Accessory Building and Use
- (13) Conservation Activity
- (14) Agriculture
- (15) Parking Area or Structure with four (4) or fewer spaces
- (16) Recreation Facility, Private
- (17) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵

(B) CONDITIONAL USES.

- (1) Multi-Unit Dwelling⁶
- (2) Guest House

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

²See LMC Chapter 15-4, Accessory Apartments.

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

⁴See LMC Chapter 15-4, Child Care and Child Care Facilities.

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

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

- (3) Group Care Facility
- (4) Child Care Center
- (5) Public and Quasi-Public Institution, Church, and School
- (6) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (7) Telecommunication Antenna⁷
- (8) Satellite Dish, greater than thirty-nine inches (39") in diameter⁸
- (9) Raising grazing of horses
- (10) Cemetery
- (11) Bed and Breakfast Inn
- (12) Boarding House, Hotel
- (13) Hotel, Minor⁶
- (14) Hotel, Major⁶
- (15) Office, General^{6,9}
- (16) Office, Moderate Intensive^{6,9}
- (17) Office and Clinic, Medical^{6,9}
- (18) Financial Institution, without drive-up window^{6,9}
- (19) Commercial Retail and Service, Minor^{6,10}
- (20) Commercial Retail and Service, personal improvement^{6,10}
- (21) Commercial, Resort Support^{6,10}
- (22) Cafe or Deli^{6,10}
- (23) Restaurant, Standard^{6,10}
- (24) Restaurant, Outdoor Dining¹⁰
- (25) Outdoor Event
- (26) Bar^{6,10}
- (27) Hospital, Limited Care Facility^{6,10}
- (28) Parking Area or Structure with five (5) or fewer spaces
- (29) Temporary Improvement¹⁰
- (30) Passenger Tramway Station and Ski Base Facility¹¹
- (31) Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
- (32) Recreation Facility, Public
- (33) Recreation Facility, Commercial⁶
- (34) Entertainment Facility, Indoor^{6,9}
- (35) Commercial Stables, Riding Academy^{6,9}
- (36) Master Planned Development with moderate income housing Density bonus⁶

⁷See LMC Chapter 15-4, Telecommunication Facilities.

⁸See LMC Chapter 15-4, Telecommunication Facilities, Satellite Receiving Antennas.

⁹General Offices are only permitted with an approved Master Planned Development of an existing Building. See LMC Chapter 15-2.14-6.

¹⁰Requires an Administrative Conditional Use Permit.

¹¹As part of an approved Ski Area Master Plan.

- (37) Master Planned Development with residential and transient lodging Uses only⁶
- (38) Master Planned Development with Support Retail and Minor Service Commercial⁶
- (39) Fences greater than six feet (6') in Height from Final Grade
- (40) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹²

¹²Olympic Legacy Display limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an Area other than the original location set forth in the services agreement and/or Master Festival License.

15-2.14-4(A) BUILDING HEIGHT EXCEPTIONS. To allow for pitched roofs and to provide usable space within the Structure, the following Height exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
- (2) An Antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the Height of the Building.
- (4) A church spire, bell tower, and like architectural features subject to the Architectural Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Community Development Department.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
- (6) Ski lift or tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Community Development Department.
- (7) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a Height of sixty-five feet (65').

EXHIBIT E

15-2.16-2. USES.

Uses in the RC District are limited to the following:

(A) **ALLOWED USES.**

- (1) Single Family Dwelling
- (2) Duplex Dwelling
- (3) Triplex Dwelling
- (4) Secondary Living Quarters
- (5) Lockout Unit¹
- (6) Accessory Apartment²
- (7) Nightly Rental³
- (8) Home Occupation
- (9) Child Care, In-Home
Babysitting
- (10) Child Care, Family
- (11) Child Care, Family Group⁴
- (12) Child Care Center
- (13) Accessory Building and Use
- (14) Conservation Activity
- (15) Agriculture
- (16) Bed & Breakfast Inn
- (17) Boarding House, Hostel
- (18) Hotel, Minor
- (19) Parking Area or Structure with four (4) or fewer spaces
- (20) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵

¹Nightly Rental of Lockout Units requires a Conditional Use Permit

²See LMC Chapter 8.19, Supplemental Regulations for Accessory Apartments

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

⁴See LMC Chapter 14 for Child Care Regulations

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

(B) **CONDITIONAL USES.**

- (1) Multi-Unit Dwelling
- (2) Group Care Facility
- (3) Public and Quasi-Public Institution, Church, and School
- (4) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (5) Telecommunications Antenna⁶
- (6) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- (7) Raising, grazing of horses
- (8) Cemetery
- (9) Hotel, Major
- (10) Timeshare Project and Conversion
- (11) Timeshare Sales Office
- (12) Office, General⁸
- (13) Office, Moderate⁸
- (14) Office and Clinic, Medical⁸
- (15) Financial Institution without drive-up window⁸
- (16) Minor Retail and Service Commercial⁸
- (17) Retail and Service Commercial, personal improvement⁸
- (18) Transportation Service⁸
- (19) Neighborhood Market, without gasoline sales⁸
- (20) Cafe or Deli⁸
- (21) Restaurant, General⁸
- (22) Restaurant, Outdoor Dining^{8, 9}
- (23) Bar⁸
- (24) Hospital, Limited Care Facility⁸
- (25) Parking Area or Structure with five (5) or more spaces
- (26) Temporary Improvement¹⁰
- (27) Passenger Tramway Station and Ski Base Facility¹¹
- (28) Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge¹⁰
- (29) Outdoor Event⁹

⁶See LMC Chapt. 8.30, Supplemental Regulations for Telecommunication Facilities

⁷See LMC Chapter 8.25, Supplemental Regulations for Satellite Receiving Antennas

⁸As support use to primary Development or use, subject to provisions of LMC Chapter 10, Master Planned Development

⁹Requires an Administrative Conditional Use Permit

¹⁰Subject to an Administrative Conditional Use Permit

¹¹As part of an approved Ski Area Master Plan

- (30) Recreation Facility, Public and Private¹²
- (31) Recreation Facility, Commercial¹²
- (32) Entertainment Facility, Indoor¹²
- (33) Commercial Stables, Riding Academy¹²
- (34) Master Planned Developments
- (35) Heliport¹²
- (36) Fences greater than six feet (6') in Height from Final Grade
- (37) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹³

¹²As support Uses, subject to provisions of Chapter 10, Master Planned Development

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

15-2.17-4(A) **BUILDING HEIGHT EXCEPTIONS.** To allow for pitched roofs and to provide usable space within the Structure, the following Height exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
- (2) An Antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened may extend up to five feet (5') above the Height of the Building.
- (4) A church spire, bell tower, and like architectural feature, subject to the Architectural Guidelines, LMC Chapter 9, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Community Development Department.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
- (6) Ski Lift or Tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Community Development Department.
- (7) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers are permitted to a Height of sixty-five feet (65').

EXHIBIT C

15-2.13-2. USES.

Uses in the RD District are limited to the following:

(A) **ALLOWED USES.**

- (1) Single-Family Dwelling
- (2) Duplex Dwelling
- (3) Secondary Living Quarters
- (4) Lockout Unit¹
- (5) Accessory Apartment²
- (6) Nightly Rental³
- (7) Home Occupation
- (8) Child Care, In-Home Babysitting
- (9) Child Care, Family
- (10) Child Care, Family Group⁴
- (11) Accessory Building and Use
- (12) Conservation Activity
- (13) Agriculture
- (14) Parking Area or Structure with four (4) or fewer spaces
- (15) Recreation Facility, Private
- (16) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵

(B) **CONDITIONAL USES.**

- (1) Triplex Dwelling⁶
- (2) Multi-Unit Dwelling⁶
- (3) Guest House

¹Nightly rental of Lockout Units requires a Conditional Use Permit

²See LMC Chapter 8.19, Supplemental Regulations for Accessory Apartments

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

⁴See LMC Chapter 14 for Child Care Regulations

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

⁶Subject to provisions of LMC Chapter 10, Master Planned Development

- (4) Group Care Facility
- (5) Child Care Center
- (6) Public and Quasi-Public Institution, Church, and School
- (7) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (8) Telecommunication Antenna⁷
- (9) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁸
- (10) Raising, grazing of horses
- (11) Cemetery
- (12) Bed and Breakfast Inn
- (13) Hotel, Minor⁶
- (14) Hotel, Major⁶
- (15) Office, General^{6,9}
- (16) Office, Moderate Intensive^{6,9}
- (17) Office, Medical^{6,9}
- (18) Financial Institution without drive-up window^{6,9}
- (19) Commercial Retail and Service, Minor^{6,9}
- (20) Commercial Retail and Service, personal improvement^{6,9}
- (21) Commercial, Resort Support^{6,9}
- (22) Café or Deli^{6,9}
- (23) Restaurant, Standard^{6,9}
- (24) Restaurant, Outdoor Dining¹⁰
- (25) Outdoor Event¹⁰
- (26) Bar^{6,9}
- (27) Hospital, Limited Care Facility^{6,9}
- (28) Parking Area or Structure with five (5) or more spaces
- (29) Temporary Improvement¹⁰
- (30) Passenger Tramway Station and Ski Base Facility¹¹
- (31) Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
- (32) Recreation Facility, Public
- (33) Recreation Facility, Commercial⁶
- (34) Entertainment Facility, Indoor^{6,9}

⁷See LMC Chapter 8.30, Supplemental Regulations for Telecommunications Facilities

⁸See LMC Chapter 8.25, Supplemental Regulations for Satellite Receiving Antennas

⁹Allowed only as a secondary or support use to the primary development or Use and intended as a convenience for residents or occupants of adjacent or adjoining residential developments.

¹⁰Requires an Administrative Conditional Use Permit.

¹¹As part of an approved Ski Area Master Plan

- (35) Commercial Stables, Riding Academy¹²
- (36) Master Planned Development with moderate income housing density bonus¹²
- (37) Master Planned Development with residential and transient lodging uses only ¹²
- (38) Master Planned Development with Support Retail and Minor Service Commercial Uses¹²
- (39) Heliport¹²
- (40) Vehicular Access Control Gate on private property¹³
- (41) Fences greater than six feet (6') in Height from Final Grade.
- (42) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴

¹²Subject to provisions of LMC Chapter 10, Master Planned Development

¹³See Section 15-2.13-10 for specific review criteria for gates

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

15-2.13-4(A). BUILDING HEIGHT EXCEPTIONS. To allow for pitched roofs and to provide usable space within the Structure, the following Height exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
- (2) An antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the Height of the Building.
- (4) A church spire, bell tower, and like architectural features subject to the Architectural Guidelines, LMC Chapter 9, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Community Development Department.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
- (6) Ski lift or tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Community Development Department.
- (7) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a Height of sixty-five feet (65').