



**Ordinance No. 00-51**

**AN ORDINANCE APPROVING A COMPREHENSIVE AND SUBSTANTIVE  
RE-WRITE OF THE LAND MANAGEMENT CODE  
OF PARK CITY, UTAH, SPECIFICALLY FOR THE FOLLOWING SECTIONS:  
SECTION 7.2 -HISTORIC COMMERCIAL BUSINESS (HCB),  
SECTION 7.3- HISTORIC RECREATION COMMERCIAL (HRC),  
SECTION 7.4- HISTORIC TRANSITIONAL OVERLAY (HTO)  
SECTION 7.5- RESIDENTIAL DEVELOPMENT (RD)  
SECTION 7.6- RESIDENTIAL DEVELOPMENT MEDIUM DENSITY (RDM)  
SECTION 7.7- RESIDENTIAL (R-1)  
SECTION 7.8- RESIDENTIAL MEDIUM DENSITY (RM)  
SECTION 7.9- GENERAL COMMERCIAL (GC)  
SECTION 7.10- RECREATION COMMERCIAL (RC)  
SECTION 7.11- LIGHT INDUSTRIAL (LI)  
SECTION 7.12- RECREATION AND OPEN SPACE (ROS)  
SECTION 7.13- ESTATE (E)  
SECTION 7.15- SINGLE FAMILY (SF)  
SECTION 7.16- SINGLE FAMILY NIGHTLY RENTAL (SF-N)  
SECTION 7.17- HISTORIC RESIDENTIAL LOW INTENSITY COMMERCIAL  
OVERLAY (HR-2)  
SECTION 7.18- REGIONAL COMMERCIAL OVERLAY ZONE (RCO)  
SECTION 8.8- FRONTAGE PROTECTION, LIMITED ACCESS TO HIGHWAYS.  
THESE SECTIONS ARE RENUMBERED AND INCLUDED IN THE  
BODY OF THE MUNICIPAL CODE AS DESCRIBED IN THIS ORDINANCE.  
NEW ZONING DISTRICTS  
HAVE BEEN ADDED, INCLUDING  
POS (PROTECTED OPEN SPACE ZONE)  
E-40 (ESTATE 40) AND  
HRM (HISTORIC RESIDENTIAL MEDIUM DENSITY)**

WHEREAS, protecting the health and safety of the residents and visitors to Park City and preserving the historic integrity of the Historic District are values of the community and identified goals of the City Council; and

WHEREAS, the City Council enacted amendments to the Land Management Code dealing with height and floor area ratios in December 1995, but further directed staff, the Historic District Commission, and Planning Commission to explore solutions to mitigate the mass and scale

of new development in the Historic District and to develop regulations to ensure compatibility with existing historic structures; and

WHEREAS, the City is in the process of a comprehensive rewrite of the entire Land Management Code (LMC) to clarify and resolve existing inconsistencies; update regulations to be consistent with the General Plan; add graphics and illustrations; render the LMC document more user friendly; address development on steep slopes in the Historic District, review lot and site requirements for new construction and additions, review building height measurements, review permitted and conditional land uses, and add regulations related to protection of significant vegetation; and

WHEREAS, the Planning Commission duly published, noticed and conducted several public hearings at its regularly scheduled meetings, including September 22, 1999 and February 23, March 22, April 12, May 10, May 24, June 14, and June 28 of 2000; and

WHEREAS, the Planning Commission forwarded a positive recommendation to the City Council on the HR-2, HRM, HRC, HCB, ROS, POS, E-40, E, R-1, SF, RD, RDM, RM, RCO, RC, GC, LI, FPZ, and SLO Zoning District revisions; and

WHEREAS, the City Council duly published, noticed and conducted public hearings at its regularly scheduled meetings on June 8, July 6, and September 21 of 2000 and finds it in the best interest of the residents of Park City, Utah to amend the Land Management Code with regulations that maintain and preserve community values while safeguarding quality of life for its residents; and

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

**SECTION 1. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.2 (HCB) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.6 attached hereto as Exhibit A. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.2 shall be resolved by the Community Development Director.

**SECTION 2. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.3 (HRC) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.5 attached hereto as Exhibit B. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.3 shall be resolved by the Community Development Director.

**SECTION 3. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.4 (HTO) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.3 (HR-2) attached hereto as Exhibit J. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.4 shall be resolved by the Community Development Director.

**SECTION 4. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.5 (RD) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.13 attached hereto as Exhibit C. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.5 shall be resolved by the Community Development Director.

**SECTION 5. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.6 (RDM) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.14 attached hereto as Exhibit D. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.6 shall be resolved by the Community Development Director.

**SECTION 6. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.7 (R-1) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.12 attached hereto as Exhibit E. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.7 shall be resolved by the Community Development Director.

**SECTION 7. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.8 (RM) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.15 attached hereto as Exhibit F. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.8 shall be resolved by the Community Development Director.

**SECTION 8. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.12 (ROS) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.7 attached hereto as Exhibit G. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.12 shall be resolved by the Community Development Director.

**SECTION 9. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.13 (E) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.10 attached hereto as Exhibit H. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.13 shall be resolved by the Community Development Director.

**SECTION 10. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.15 (SF) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.11 attached hereto as Exhibit I. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.15 shall be resolved by the Community Development Director.

**SECTION 11. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.16 (SF-N) is hereby deleted and incorporated into LMC Title 15, Chapter 2.11 (SF) attached hereto as Exhibit I. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.16 shall be resolved by the Community Development Director.

**SECTION 12. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.17 (HR-2) is hereby deleted and replaced by proposed LMC

Title 15, Chapter 2.3 attached hereto as Exhibit J. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.17 shall be resolved by the Community Development Director.

**SECTION 13. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.18 (RCO) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.17 attached hereto as Exhibit K. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.18 shall be resolved by the Community Development Director.

**SECTION 14. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.10 (RC) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.16 attached hereto as Exhibit L. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.10 shall be resolved by the Community Development Director.

**SECTION 15. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.9 (GC) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.18 attached hereto as Exhibit M. Any conflicts or cross-references from other provisions of the LMC to Chapter 7.9 shall be resolved by the Community Development Director.

**SECTION 16. AMENDMENT TO CHAPTER 7 OF THE LAND MANAGEMENT CODE.** Chapter 7.11 (LI) is hereby deleted and replaced by proposed LMC Title 15, Chapter 2.19 attached hereto as Exhibit N. Any conflicts or cross-references from other provisions of the LMC to Chapter 11 shall be resolved by the Community Development Director.

**SECTION 17. ADDITION TO MUNICIPAL CODE-TITLE 15, CHAPTER 2.** Park City Municipal Code Title 15, Chapter 2 is hereby modified to include Chapter 2.8 (POS) attached hereto as Exhibit O.

**SECTION 18. ADDITION TO MUNICIPAL CODE- TITLE 15, CHAPTER 2.** Park City Municipal Code Title 15, Chapter 2 is hereby modified to include Chapter 2.9 (E-40) attached hereto as Exhibit P.

**SECTION 19. ADDITION TO MUNICIPAL CODE- TITLE 15, CHAPTER 2** Park City Municipal Code Title 15, Chapter 2 is hereby modified to include Chapter 2.4 (HRM) attached hereto as Exhibit Q.

**SECTION 20. ADDITION TO MUNICIPAL CODE- TITLE 15, CHAPTER 2** Park City Municipal Code Title 15, Chapter 2 is hereby modified to include LMC Section 8.8, Frontage Protection, Limited Access to Highways, as revised, as Chapter 2.20 (FPZ) attached hereto as Exhibit R.

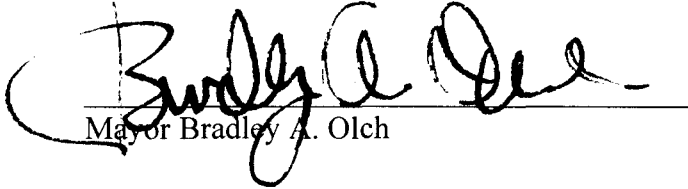
**SECTION 21. ADDITION TO MUNICIPAL CODE- TITLE 15, CHAPTER 2** Park City Municipal Code Title 15, Chapter 2 is hereby modified to include the Park City Sensitive

Area Overlay Zone Regulations (December 1993), as revised, as Chapter 2.21 (SLO) attached hereto as Exhibit S.

**SECTION 22. EFFECTIVE DATE.** This Ordinance shall be effective upon adoption.

PASSED AND ADOPTED this 21st day of September, 2000

PARK CITY MUNICIPAL CORPORATION

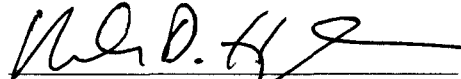
  
\_\_\_\_\_  
Mayor Bradley A. Olch

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder



Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney