

**AMENDMENTS TO THE LAND MANAGEMENT CODE  
REGARDING DEFINITIONS AND ZONING DISTRICTS FOR  
TIMESHARE, FRACTIONAL OWNERSHIP, AND PRIVATE RESIDENCE CLUB  
OWNERSHIP UNITS AND PROJECTS**

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City; and

WHEREAS, it is in the best interest of the community to periodically amend the Land Management Code to reflect the goals and objectives of the City Council and to align the Code with the Park City General Plan; and

WHEREAS, the City Council finds that the proposed changes to the Land Management Code are necessary to supplement existing zoning regulations to clarify definitions regarding various forms of fractional ownership, including Timeshare and Private Residence Club ownership of condominium units and to enhance the resort nature of Park City; to facilitate economically viable developments; and to enable development of private residence club ownership properties in zoning districts where traditional timeshare ownership is not allowed; and

WHEREAS, it is in the best interest of the City to maintain Park City as a world class resort and amend the Land Management Code to encourage a variety of housing types and ownership including private homes, condominiums, timeshare properties, and private residence club properties in appropriate zoning districts; and

WHEREAS, the proposed amendments are consistent with the Park City General Plan and the goals and objectives of the City Council; are not harmful to the health, safety and welfare of the residents of Park City; and are consistent with the purpose statements of the zoning districts and overall purposes of the Land Management Code.

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

SECTION 1. AMENDMENT TO TITLE 15- Land Management Code, Chapter 15- Defined Terms. The recitals above are incorporated herein as findings of fact. Chapter 15 of the Land Management Code of Park City is hereby amended as redlined (see Exhibit A).

SECTION 2. AMENDMENT TO TITLE 15- Land Management Code, Chapter 2.13-2, RD, Residential Development, Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 2.13-2 of the Land Management Code of Park City is hereby amended as redlined (see Exhibit B).

SECTION 3. AMENDMENT TO TITLE 15- Land Management Code, Chapter 2.14-2, RDM, Residential Development Medium Density, Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 2.14-2 of the Land Management Code of

Park City is hereby amended as redlined (see Exhibit C).

SECTION 4. AMENDMENT TO TITLE 15- Land Management Code, Chapter 2.16-2, RC, Recreation Commercial, Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 2.16-2 of the Land Management Code of Park City is hereby amended as redlined (see Exhibit D).

SECTION 5. AMENDMENT TO TITLE 15- Land Management Code, Chapter 2.18-2, GC, General Commercial, Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 2.18-2 of the Land Management Code of Park City is hereby amended as redlined (see Exhibit E).

SECTION 6. AMENDMENT TO TITLE 15- Land Management Code, Chapter 2.19-2, LI, Limited Industrial, Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 2.19-2 of the Land Management Code of Park City is hereby amended as redlined (see Exhibit F).

SECTION 7. AMENDMENT TO TITLE 15- Land Management Code, Chapter 2.17-2, RCO, Regional Commercial Overlay, Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 2.17-2 of the Land Management Code of Park City is hereby amended as redlined (see Exhibit G).


SECTION 8. AMENDMENT TO TITLE 15- Land Management Code, Chapter 2.6-2, HCB, Historic Commercial Business, Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 2.6-2 of the Land Management Code of Park City is hereby amended as redlined (see Exhibit H).

SECTION 9. AMENDMENT TO TITLE 15- Land Management Code, Chapter 2.5-2, HRC, Historic Recreation Commercial, Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 2.5-2 of the Land Management Code of Park City is hereby amended as redlined (see Exhibit I).

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 23rd day of September 2004.

PARK CITY MUNICIPAL CORPORATION

  
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Mayor Dana Williams

Attest:

Janet M. Scott  
Janet M. Scott, City Recorder



Approved as to form:

Mark D. Harrington  
Mark D. Harrington, City Attorney

## EXHIBIT A

5-15-1.220. **Temporary Improvement.** A Structure built and maintained during construction of a Development, activity or special event and then removed prior to release of the performance Guarantee.

15-15-1.221. **Timeshare Conversion.** The conversion into a Timeshare Project of any Property and the existing Structure(s) attached thereto.

15-15-1.222. **Timeshare Estate.** ~~An ownership or leasehold estate in Property devoted to a timeshare fee, including without limitation, tenants in common, time span ownership, interval ownership, and cooperative timeshare ownership, created by a Timeshare Instrument and the documents by which it is granted. A Timeshare Estate shall be defined in accordance with Utah Code Section 57-19-2, as amended, excluding Private Residence Club ownership.~~

15-15-1.223. **Timeshare Instrument.** Any instrument whereby the Use, occupancy, or possession of real Property has been made subject to either a Timeshare Estate or Timeshare Use, and whereby such Use, occupancy, or possession circulates among three (3) or more purchasers of the Timeshare Intervals according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three (3) years in duration.

15-15-1.224. **Timeshare Interval.** A Timeshare Estate or a Timeshare Use.

15-15-1.225. **Timeshare Off-Premises Contacting Activity.** Activity occurring outside of a Timeshare Project that is engaged in by off-premises timeshare contacting personnel in an effort to induce Persons to attend a Timeshare Sales Presentation. Off-Premises Timeshare Contacting Activity must be confined to a fully enclosed Building.

15-15-1.226. **Timeshare Off-Premises Sales Activity.** Original timeshare sales and resale activity occurring outside of a Timeshare Project. Off-Premises Timeshare Sales shall be confined to a fully enclosed Building and is subject to business license regulation.

15-15-1.227. **Timeshare Off-Premises Sales Office.** An office outside of a Timeshare Project, wherein Timeshare Sales Presentations are made and other marketing related activities are conducted in an effort to generate Timeshare Interval sales or resales.

15-15-1.228. **Timeshare On-Site Sales Activity.** Timeshare sales activity occurring within a Timeshare Project.

15-15-1.229. **Timeshare On-Site Sales Office.** An office located within a Timeshare Project wherein Timeshare Sales Presentations are made and other marketing related activities are conducted in an effort to generate Timeshare Interval sales.

15-15-1.230. **Timeshare Project.** Any Property that is subject to a Timeshare Instrument, including a Timeshare Conversion.

15-15-1.231. **Timeshare Sales Presentation.**

- (A) An offer to sell or reserve a Timeshare Interval;
- (B) An offer to sell an option to purchase a Timeshare Interval;
- (C) The sale of a Timeshare Interval, or an option to purchase a Timeshare Interval; or
- (D) The reservation of a Timeshare Interval, whether the Timeshare Interval is located within or without the State of Utah.

15-15-1.232. **Timeshare Unit.** That unit of Property and time where possession and Use are allowed under a contract from seller to purchaser, ~~excluding Private Residence Club units.~~

15-15-1.233. **Timeshare Use.** Any contractual right of exclusive occupancy created by a Timeshare Instrument which does not fall within the definition of "Timeshare Estate", including, without limitation, a vacation license, ~~club membership,~~ general partnership interest, limited partnership interest, vacation bond, or beneficial interest in a trust, and the documents by which the right of exclusive occupancy is transferred, ~~excluding Private Residence Club use.~~

15-15-1.234. **Transferred Development Right (TDR) Open Space.** See Section 15-15-1.235. 15-1.151(C) Open Space, TDR.

15-15-1.164. **Porous Paving.** A substantial surfacing material designed and intended to support light vehicular movement. Porous Paving includes paving systems such as modular pavers which provide at least fifty percent (50%) surface exposure suitable for the establishment of plant materials and which substantially abates surface water runoff. Gravel and/or compacted soil are not Porous Paving.

15-15-1.165. **Preliminary Plat.** The preliminary drawings of a proposed Subdivision, specifying the layout, Uses, and restrictions.

15-15-1.166. **Preservation Easement.** An easement that includes, as minimum stipulations, a conveyance of design approval for exterior changes, and a program whereby the Owner commits to restore and maintain a Structure following the Secretary of Interior's Standards for Rehabilitation, in a form approved by the City. A time frame for completion of the restoration program may be specified in the easement agreement.

15-15-1.167. **Private Club.** See 15-15-1.44. **Club, Private.**

15-15-1.168. **Private Residence Club.** Residential use real estate within a single Condominium project in which ownership or use of a Condominium Dwelling Unit or group of Condominium Dwelling Units is shared by not less than four (4) or more than twelve (12) owners or members per Condominium Dwelling Unit and whose use is established by a reservation system and is managed with 24 hour reservation and property management seven days a week providing reservation, registration, and management capabilities. Membership in a Private Residence Club may be evidenced by: (i) a deeded interest in real property; (ii) an interest or membership in a partnership, limited partnership, limited liability company, non-profit corporation or other business entity; (iii) a non-equity membership in a non-profit corporation, non-incorporated association or other entity; (iv) beneficial interest in a trust; or (v) other arrangement providing for such use and occupancy rights.

15-15-1.169. **Private Residence Club Conversion.** The conversion of Condominium Units and associated Common areas within an existing Condominium project to the exclusive use as a Private Residence Club.

15-15-1.170. **Private Residence Club Project.** Any Condominium Property that is subject to a Private Residence Club deed, interest, trust, or other arrangement for providing for use and ownership as a Private Residence Club and contains at least 4 units.

15-15-1.168. **Property.** Any Parcel, Lot, or tract of land, including improvements thereon, in the possession of or owned by, or recorded as the real Property of, the same Person or Persons.

15-15-1.169. **Property Line.** The boundary line of a Parcel or Lot.

(A) Property Line, Front. That part of a Parcel or Lot which abuts a Street.

## EXHIBIT B

*Chapter adopted by Ordinance No. 00-51*

### 15-2.13-1. PURPOSE.

The purpose of the Residential Development RD District is to:

(A) allow a variety of residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,

(B) encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,

(C) allow commercial and recreational activities that are in harmony with residential neighborhoods,

- (D) minimize impacts of the automobile on architectural design,
- (E) promote pedestrian connections within Developments and between adjacent Areas;  
and
- (F) provide opportunities for variation in architectural design and housing types.

**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 Unit 1
- (5) Accessory Apartment 2
- (6) Nightly Rental 3
- (7) Home Occupation
- (8) Child Care, In-Home Babysitting
- (9) Child Care, Family
- (10) Child Care, Family Group 4
- (11) Accessory Building and Use
- (12) Conservation Activity

Agriculture

Parking Area or Structure with four (4) or fewer spaces

Recreation Facility, Private

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

<sup>2</sup>See LMC Chapter 15-4, Supplemental Regulations for Accessory Apartments

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

<sup>4</sup> See LMC Chapter 15-4-9 for Child Care Regulations

<sup>5</sup>Olympic 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) Triplex Dwelling 6
- (2) Multi-Unit Dwelling<sup>6</sup>
- (3) Guest House
- (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 Antenna 7
- (9) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter 8
- (10) Raising, grazing of horses
- (11) Cemetery
- (12) Bed and Breakfast Inn
- (13) Hotel, Minor<sup>6</sup>
- (14) Hotel, Major<sup>6</sup>
- (15) Private Residence Club Project and Conversion<sup>10</sup>**
- ~~(15)~~ Office, General<sup>6, 9</sup>
- ~~(16)~~ Office, Moderate Intensive<sup>6,8</sup>
- ~~(17)~~ Office, Medical<sup>6,8</sup>
- (18) Financial Institution without drive-up window<sup>6,8</sup>
- (19) Commercial Retail and Service, Minor<sup>6,8</sup>
- (20) Commercial Retail and Service, personal improvement<sup>6,8</sup>
- (21) Commercial, Resort Support<sup>6,8</sup>
- (22) Café or Deli<sup>6,8</sup>
- (23) Restaurant, Standard<sup>6,8</sup>
- (24) Restaurant, Outdoor Dining 10

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<sup>6</sup>Subject to provisions of LMC Chapter 15-6, Master Planned Development

<sup>7</sup> See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunications Facilities

<sup>8</sup>See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

<sup>9</sup>Allowed 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.

<sup>10</sup> Requires an Administrative Conditional Use permit.

- (25) Outdoor Event<sup>9</sup>
  - (26) Bar<sup>6,8</sup>
  - (27) Hospital, Limited Care Facility<sup>6,8</sup>
  - (28) Parking Area or Structure with five (5) or more spaces
  - (29) Temporary Improvement<sup>9</sup>
  
  - (30) Passenger Tramway Station and Ski Base Facility 11
  - (31) Ski Tow, Ski Lift, Ski Run, and Ski Bridge<sup>11</sup>
  - (32) Recreation Facility, Public
  - (33) Recreation Facility, Commercial<sup>6</sup>
  - (34) Entertainment Facility, Indoor<sup>6,8</sup>
  - (35) Commercial Stables, Riding Academy 12
  - (36) Master Planned Development with moderate income housing density bonus<sup>12</sup>
  - (37) Master Planned Development with residential and transient lodging Uses only <sup>12</sup>
  - (38) Master Planned Development with Support Retail and Minor Service Commercial Uses<sup>12</sup>
  - (39) Heliport<sup>12</sup>
  - (40) Vehicle Control Gate<sup>13</sup>
  - (41) Fences greater than six feet (6') in height from Final Grade
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<sup>11</sup>As part of an approved Ski Area Master Plan

<sup>12</sup>Subject to provisions of LMC Chapter 15-6, Master Planned Development

<sup>13</sup> See Section 15-4-19 for specific review criteria for gates

<sup>14</sup>Olympic 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 C**

### **15-2.14-1. PURPOSE.**

The purpose of the Residential Development Medium Density (RDM) District is to:

- (A) allow continuation of medium Density residential and resort related

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housing in the newer residential Areas of Park City;

(B) encourage the clustering of residential units to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services;

(C) allow limited generated businesses and recreational activities that are Compatible with residential neighborhoods;

(D) allow Development in accordance with the Sensitive Lands Ordinance;

(E) provide opportunities for variation in architectural design and housing types,

(F) promote pedestrian connections within Developments and between adjacent Areas; and

(G) minimize impacts of the automobile on architectural design.

*(Amended by Ordinance No. 02-24)*

#### **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 Unit 1
- (6) Accessory Apartment 2
- (7) Nightly Rental 3
- (8) Home Occupation
  
- (9) Child Care, In-Home Babysitting
- (10) Child Care, Family

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- (11) Child Care, Family Group 4
  - (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  
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(B) **CONDITIONAL USES.**

- (1) Multi-Unit Dwelling 6
- (2) Guest House
- (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 Antenna 7
- (8) Satellite Dish, greater than thirty-nine inches (39") in diameter 8
- (9) Raising grazing of horses
- (10) Cemetery
- (11) Bed and Breakfast Inn
- (12) Boarding House, Hotel
- (13) Hotel, Minor<sup>6</sup>
- (14) Hotel, Major<sup>6</sup>
- (15) Private Residence Club Project and Conversion<sup>11</sup>**
- (156) Office, General<sup>6, 9</sup>
  
- (16) Office, Moderate Intensive<sup>6, 10</sup>
- (17) Office and Clinic, Medical<sup>6,10</sup>
- (18) Financial Institution, without drive-up window<sup>6,10</sup>
- (19) Commercial Retail and Service, Minor<sup>6,10</sup>
- (20) Commercial Retail and Service, personal improvement<sup>6,10</sup>
- (21) Commercial, Resort Support<sup>6,10</sup>
- (22) Cafe or Deli<sup>6,10</sup>
- (23) Restaurant, Standard<sup>6,10</sup>
- (24) Restaurant, Outdoor Dining 11
- (25) Outdoor Event
- (26) Bar<sup>6,10</sup>
- (27) Hospital, Limited Care Facility<sup>6,9</sup>
- (28) Parking Area or Structure with five (5) or fewer spaces
- (29) Temporary Improvement<sup>11</sup>

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- (30) Passenger Tramway Station and Ski Base Facility 12
  - (31) Ski Tow, Ski Lift, Ski Run, and Ski Bridge<sup>12</sup>
  - (32) Recreation Facility, Public
  - (33) Recreation Facility, Commercial<sup>6</sup>
  - (34) Entertainment Facility, Indoor<sup>6,9</sup>
  - (35) Commercial Stables, Riding Academy<sup>6,9</sup>
  - (36) Master Planned Development with moderate income housing Density bonus<sup>6</sup>
  - (37) Master Planned Development with residential and transient lodging Uses only<sup>6</sup>
  - (38) Master Planned Development with Support Retail and Minor Service Commercial<sup>6</sup>
  - (39) Fences greater than six feet (6') in height from Final Grade  
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(C) **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

*(Amended by Ord. No. 02-24; 02-38)*

## **EXHIBIT D**

*Chapter adopted by Ordinance No. 00-51*

### **15-2.16-1. PURPOSE.**

The purpose of the Recreation Commercial RC District is to:

- (A) allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities,
- (B) allow for resort-related transient housing with appropriate supporting commercial and service activities,
- (C) encourage the clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services,
- (D) limit new Development on visible hillsides and sensitive view Areas,
- (E) provide opportunities for variation in architectural design and housing types,
- (F) promote pedestrian connections within Developments and to adjacent Areas,
- (G) minimize architectural impacts of the automobile,

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(H) promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character, and Site designs,

(I) promote Park City=s mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City, and

(J) promote the preservation and rehabilitation of Historic Buildings.

**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 Unit 1

- (6) Accessory Apartment 2
- (7) Nightly Rental 3
- (8) Home Occupation
- (9) Child Care, In-Home

Babysitting

- (10) Child Care, Family
- (11) Child Care, Family Group 4
- (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

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(B) **CONDITIONAL USES.**

- (1) Multi-Unit Dwelling
- (2) Group Care Facility
- (3) Public and Quasi-Public Institution, Church, and School

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- (4) Essential Municipal Public Utility Use, Facility, Service, and Structure
  - (5) Telecommunications Antenna 6
  - (6) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter 7
  - (7) Raising, grazing of horses
  - (8) Cemetery
  - (9) Hotel, Major
  - (10) Timeshare Project and Conversion
  - (11) Timeshare Sales Office
  - (12) Private Residence Club Project and Conversion<sup>9</sup>**
  - (123) Office, General 8
  - (134) Office, Moderate<sup>8</sup>
  - (145) Office and Clinic, Medical<sup>8</sup>
  - (156) Financial Institution without drive-up window<sup>8</sup>
  - (167) Minor Retail and Service Commercial<sup>8</sup>
  - (17) Retail and Service Commercial, personal improvement<sup>8</sup>
  - (18) Transportation Service<sup>8</sup>

- (19) Neighborhood Market, without gasoline sales<sup>8</sup>
- (20) Café or Deli<sup>8</sup>
- (21) Restaurant, General<sup>8</sup>
- (22) Restaurant, Outdoor Dining<sup>8, 9</sup>
- (23) Bar<sup>8</sup>
- (24) Hospital, Limited Care Facility<sup>8</sup>
- (25) Parking Area or Structure with five (5) or more spaces
- (26) Temporary Improvement 10
- (27) Passenger Tramway Station and Ski Base Facility 11
- (28) Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge<sup>11</sup>
- (29) Outdoor Event<sup>10</sup>
- (30) Recreation Facility, Public and Private 12
- (31) Recreation Facility, Commercial<sup>12</sup>
- (32) Entertainment Facility, Indoor<sup>12</sup>
- (33) Commercial Stables, Riding Academy<sup>12</sup>
- (34) Master Planned Developments
- (35) Heliport<sup>12</sup>

Fences greater than six feet (6') in height from Final Grade  
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(C) **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

*(Amended by Ord. No. 02-38)*

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## EXHIBIT E

*Chapter adopted by Ordinance No. 00-51*

### **15-2.18-1. PURPOSE.**

The purpose of the General Commercial (GC) District is to:

- (A) allow a wide range of commercial and retail trades and Uses, as well as offices, Business and personal services, and limited residential Uses in an Area that is convenient to transit, employment centers, resort centers, and permanent residential Areas,
- (B) allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion,
- (C) protect views along the City=s entry corridors,
- (D) encourage commercial Development that contributes to the positive character of the City, buffers adjacent residential neighborhoods, and maintains pedestrian Access with links to neighborhoods, and other commercial Developments,
- (E) allow new commercial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural details, color range, massing, lighting, landscaping and the relationship to Streets and pedestrian ways,
- (F) encourage architectural design that is distinct, diverse, reflects the mountain resort character of Park City, and is not repetitive of what may be found in other communities, and
- (G) encourage commercial Development that incorporates design elements related to public outdoor space including pedestrian circulation and trails, transit facilities, plazas, pocket parks, sitting Areas, play Areas, and public art.

### **15-2.18-2. USES.**

Uses in the GC District are limited to the following:

#### (A) **ALLOWED USES.**

- (1) Secondary Living Quarters  
Lockout Unit 1  
Accessory Apartment 2
- (4) Nightly Rental
- (5) Home Occupation

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- (6) Child Care, In-Home Babysitting
  - (7) Child Care, Family
  - (8) Child Care, Family Group 3
  - (9) Child Care Center
  - (10) Accessory Building and Use
  - (11) Conservation Activity
  - (12) Agriculture
  - (13) Plant and Nursery Stock production and sales
  - (14) Bed & Breakfast Inn
  - (15) Boarding House, Hostel
  - (16) Hotel, Minor
  - (17) Hotel, Major
  - (18) Office, General
  - (19) Office, Moderate Intensive
  - (20) Office, Intensive
  - (21) Office and Clinic, Medical
  - (22) Financial Institution without a drive-up window
  - (23) Commercial, Resort Support
  - (24) Retail and Service Commercial, Minor
  - Retail and Service Commercial, Personal Improvement
  - (26) Retail and Service Commercial, Major
  - (27) Cafe or Deli
  - (28) Restaurant, General
  - (29) Hospital, Limited Care Facility
  - (30) Parking Area or Structure with four (4) or fewer spaces
  - (31) Parking Area or Structure with five (5) or more spaces
  - (32) Recreation Facility, Private

(B) **CONDITIONAL USES.**

- (1) Single Family Dwelling
- (2) Duplex Dwelling
- (3) Triplex Dwelling
- (4) Multi-Unit Dwelling
- (5) Group Care Facility
- (6) Public and Quasi-Public Institution, Church, and School
- (7) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (8) Telecommunication Antenna 4
- (9) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter 5
- (10) Timeshare Project and Conversion
- (11) Timeshare Sales Office, off-site within an enclosed Building
- (12) Private Residence Club Project and Conversion<sup>8</sup>**
- (123)** Financial Institution with a Drive-up Window 6
- (13) Retail and Service Commercial with Outdoor Storage
- (14) Retail and Service Commercial, Auto Related
- (15) Transportation Service

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

*(Amended by Ord. No. 02-38; 04-08)*

## **EXHIBIT F**

*Chapter adopted by Ordinance No. 00-51*

### **15-2.19-1. PURPOSE.**

The purpose of the Light Industrial (LI) District is to:

(A) allow light industrial and manufacturing Uses that will not create traffic hazard, noise, dust, fumes, odors, smoke, vapor, vibration, glare, or industrial waste disposal problems,

(B) allow Conditional Uses to mitigate potential impacts,

- 
- (16) Retail Drive-Up Window 7
  - (17) Gasoline Service Station
  - (18) Restaurant and Cafe, Outdoor Dining 8
  - (19) Restaurant, Drive-up Window<sup>7</sup>
  - (20) Outdoor Event<sup>8</sup>
  - (21) Bar
  - (22) Sexually Oriented Businesses 9
  - (23) Hospital, General
  - (24) Light Industrial Manufacturing and Assembly
  - (25) Temporary Improvement<sup>8</sup>
  - (26) Passenger Tramway and Ski Base Facility  
Ski tow rope, ski lift, ski run, and ski bridge  
Commercial Parking Lot or Structure
  - (29) Recreation Facility, Public
  - (30) Recreation Facility, Commercial  
Indoor Entertainment Facility
  - (32) Master Planned Development with moderate housing density bonus 10
  - (33) Master Planned Developments<sup>10</sup>
  - (34) Heliport
  - (35) Temporary Sales Trailer in conjunction with an active Building permit for the Site.<sup>8</sup>
  - (36) Fences greater than six feet (6') in Height from Final Grade

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

(C) accommodate complementary and supporting Uses such as parking, child care, retail, offices, group care, and recreation facilities, and

(D) allow new light industrial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural design and details, color range, massing, lighting, landscaping, and the relationship to Streets and pedestrian ways.

**15-2.19-2. USES.**

Uses in the LI District are limited to the following:

(A) **ALLOWED USES.**

- (1) Secondary Living Quarters
- (2) Accessory Apartment 1
- (3) Nightly Rental
- (4) Home Occupation
- (5) Child Care, In-Home Babysitting
- (6) Child Care, Family
- (7) Child Care, Family Group 2  
Child Care Center
- Agriculture  
Plant and Nursery Stock  
Office, General
- (12) Office, Moderate Intensive
- (13) Office, Intensive
- (14) Financial Institution without drive-up window
- (15) Retail and Service Commercial, Minor
  
- (16) Retail and Service Commercial, Personal Improvement
- (17) Retail and Service Commercial, Major
- (18) Commercial, Resort Support
- (19) Hospital, Limited Care
- (20) Parking Area or Structure with four (4) or fewer spaces
- (21) Recreation Facility, Private

(B) **CONDITIONAL USES.**

- (1) Multi-Unit Dwelling

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<sup>1</sup>See LMC Chapter 15-4, Supplemental Regulations for Accessory Apartments

<sup>2</sup>See LMC Chapter 15-4-9 for Child Care Regulations

- (2) Group Care Facility
- (3) Child Care Center
- (4) Public and Quasi-Public Institution, Church, and School
- (5) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (6) Telecommunication Antenna 3
- (7) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter 4
- (8) Accessory Building and Use
- (9) Raising, grazing of horses
- (10) Bed and Breakfast Inn
- (11) Boarding House, Hostel
- (12) Hotel, Minor
- (13) Private Residence Club Project and Conversion<sup>6</sup>**
- (134) Office and Clinic, Medical
- (145) Financial Institutions with Drive-Up Window 5
- (156) Retail and Service Commercial with Outdoor Storage
- (16) Retail and Service Commercial, Auto-Related
- (17) Transportation Services
- (18) Retail Drive-Up Window<sup>5</sup>
- (19) Gasoline Service Station
- (20) Café or Deli
- (21) Restaurant, General
- (22) Restaurant, Outdoor Dining
- (23) Restaurant, Drive-Up Window
- (24) Outdoor Event 6
- (25) Bar
- (26) Hospital, General
- (27) Light Industrial Manufacturing and Assembly Facility
- (28) Parking Area or Structure with five (5) or more spaces
- (29) Temporary Improvement<sup>6</sup>
- (30) Passenger Tramway Station and Ski Base Facility
- (31) Ski tow rope, ski lift, ski run, and ski bridge
- (32) Recreation Facility, Public
- (33) Recreation Facility, Commercial
- (34) Entertainment Facility, Indoor
- (35) Commercial Stables, Riding Academy

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<sup>3</sup> See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

<sup>4</sup> See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

<sup>5</sup> See Section 2.19-8 for Drive-Up Window review criteria

<sup>6</sup> Subject to Administrative Conditional Use permit.

- (36) Master Planned Developments 7
- (37) Heliports
- (38) Commercial Parking Lot or Structure
- (39) Temporary Sales Office, in conjunction with an active Building permit.
- (40) Fences greater than six feet (6') in height from Final Grade.

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

## **EXHIBIT G**

*Chapter adopted by Ordinance No. 00-51*

### **15-2.17-1. PURPOSE.**

To allow for regional Commercial Uses on Properties not otherwise zoned for Commercial Uses. This overlay zone affords the Owner the option to apply for commercial Development and Use on lands affected by the overlay zone. In the event the Application for Commercial Use is denied, the underlying zoning governs permissible Development of the Property.

### **15-2.17-2. USES.**

Uses in the RCO District are limited to the following:

#### **(A) ALLOWED USES.**

- (1) Secondary Living Quarters
- (2) Lockout Unit 1
- (3) Accessory Apartment 2
- (4) Nightly Rental
- (5) Home Occupation
- (6) Child Care, In-Home Babysitting
- (7) Child Care, Family
- (8) Child Care, Family Group 3
- (9) Accessory Building and Use

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<sup>7</sup>Subject to provisions of LMC Chapter 15-6, Master Planned Development.

<sup>1</sup>Nightly Rental of Lockout Units requires a Conditional Use permit

<sup>2</sup>See LMC Chapter 15-4, Supplemental Regulations for Accessory Apartments

<sup>3</sup>See LMC Chapter 15-4-9 for Child Care Regulations

- (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
- Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays 4

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<sup>4</sup>Olympic 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<sup>5</sup>
- (2) Group Care Facility<sup>5</sup>
- (3) Child Care Center<sup>5</sup>
- (4) Public and Quasi-Public Institution, Church and School<sup>5</sup>
- (5) Essential Municipal Public Utility Use, Facility, Service, and Structure<sup>5</sup>
- (6) Telecommunication Antenna<sup>6</sup>
- (7) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter<sup>7</sup>
- (8) Plant and Nursery stock products and sales<sup>5</sup>
- (9) Bed and Breakfast Inn<sup>5</sup>
- (10) Boarding House, Hostel<sup>5</sup>
- (11) Hotel, Minor<sup>5</sup>
- (12) Hotel, Major<sup>5</sup>
- (13) Private Residence Club Project and Conversion<sup>9</sup>**
- ~~(134)~~ Timeshare Sales Office, off-site<sup>5</sup>
- ~~(145)~~ Office, General<sup>5</sup>
- ~~(156)~~ Office, Moderate Intensive<sup>5</sup>
- (16) Office, Intensive<sup>5</sup>
- (17) Office and Clinic, Medical<sup>5</sup>
- (18) Financial Institution, with and without drive-up window<sup>5, 8</sup>
- (19) Retail and Service Commercial, Minor<sup>5</sup>
- (20) Retail and Service Commercial, personal improvement<sup>5</sup>
- (21) Retail and Service Commercial, Major<sup>5</sup>
- (22) Transportation Service<sup>5</sup>
- (23) Retail Drive-Up Window<sup>8</sup>
- (24) Neighborhood Convenience Commercial<sup>5</sup>
- (25) Commercial, Resort Support<sup>5</sup>
- (26) Gasoline Service Station<sup>5</sup>
- (27) Cafe, Deli<sup>5</sup>

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<sup>5</sup>Subject to provisions of Chapter 15-6, Master Planned Developments

<sup>6</sup> See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

<sup>7</sup>See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

<sup>8</sup>See Section 15-2.18-5 criteria for drive-up windows

- (28) Restaurant, General<sup>5</sup>
- (29) Restaurant, Outdoor Dining <sup>9</sup>
- (30) Outdoor Event<sup>9</sup>
- (31) Restaurant, Drive-up window<sup>8</sup>
- (32) Bar<sup>5</sup>
- (33) Hospital, Limited Care Facility<sup>5</sup>
- (34) Hospital, General<sup>5</sup>
- (35) Parking Area or Garage with five (5) or more spaces<sup>8</sup>
- (36) Temporary Improvement<sup>9</sup>
- (37) Passenger Tramway Station and Ski Base Facility<sup>5</sup>
- (38) Ski tow rope, ski lift, ski run, and ski bridge<sup>5</sup>
- (39) Recreation Facility, Public<sup>5</sup>
- (40) Recreation Facility, Commercial<sup>5</sup>
  
- (41) Entertainment, Indoor<sup>5</sup>
- (42) Master Planned Developments<sup>5</sup>
- (43) Heliport<sup>5</sup>

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<sup>9</sup> Requires an Administrative Conditional Use permit

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

*(Amended by Ord. No. 02-38)*

**EXHIBIT H**

**15-2.6-1. PURPOSE.**

The purpose of the Historic Commercial Business (HCB) District is to:

- (A) preserve the cultural heritage of the City's original Business, governmental and residential center,
- (B) allow the Use of land for retail, commercial, residential, recreational, and institutional purposes to enhance and foster the economic and cultural vitality of the City,
- (C) facilitate the continuation of the visual character, scale, and Streetscape of the original Park City Historical District,
- (D) encourage the preservation of Historic Structures within the district,
- (E) encourage pedestrian-oriented, pedestrian-scale Development,
- (F) minimize the impacts of new Development on parking constraints of Old Town,
- (G) minimize the impacts of commercial Uses and business activities including parking, Access, deliveries, service, mechanical equipment, and traffic, on surrounding residential neighborhoods,
- (H) minimize visual impacts of automobiles and parking on Historic Buildings and Streetscapes, and
- (I) support Development on Swede Alley which maintains existing parking and service/delivery operations while providing Areas for public plazas and spaces.

**15-2.6-2. USES.**

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<sup>10</sup>Olympic 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.

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 Unit 1

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<sup>1</sup>Nightly Rental of Lock Units requires a Conditional Use permit

- (5) Accessory Apartment 2
- (6) Nightly Rental 3
- (7) Home Occupation
- (8) Child Care, In-Home Babysitting
- (9) Child Care, Family
- (10) Child Care, Family Group 4
- (11) Child Care Center
- (12) Accessory Building and Use
- (13) Conservation Activity
- (14) Agriculture
- (15) Bed and Breakfast Inn 5
- (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
- (28) Parking Lot, Public or Private with four (4) or fewer spaces
- (29) Entertainment Facility, Indoor
- (30) Salt Lake City 2002 Winter Olympic Games Legacy Displays 6

(B) **CONDITIONAL USES.**

- (1) Group Care Facility

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<sup>2</sup>See LMC Chapter 15-4, Supplementary Regulations for Accessory Apartments

<sup>3</sup>Nightly Rental of residential dwellings does not include the Use of dwellings for Commercial Uses

<sup>4</sup> See LMC Chapter 15-4-9 for Child Care Regulations

<sup>5</sup> Requires an Administrative Conditional Use permit

<sup>6</sup>Olympic 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.

- (2) Public and Quasi-Public Institution, Church, School
- (3) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (4) Telecommunication Antenna <sup>7</sup>
- (5) Satellite Dish, greater than thirty-nine inches (39") in diameter <sup>8</sup>
- (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) Private Residence Club Project and Conversion<sup>5</sup>**
- (1011) Commercial Retail and Service, Major
- (1112) Office, Intensive
- (12) Restaurant, Outdoor Dining<sup>5</sup>
- (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

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<sup>7</sup> See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

<sup>8</sup> See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

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

*(Amended by Ord. No. 02-38)*

**EXHIBIT I**

*Chapter adopted by Ordinance No. 00-51*

**15-2.5-1. PURPOSE.**

The purpose of the Historic Recreation Commercial (HRC) District is to:

- (A) maintain and enhance characteristics of Historic Streetscape elements such as yards, trees, vegetation, and porches,
- (B) encourage pedestrian oriented, pedestrian-scale Development,
- (C) minimize the visual impacts of automobiles and parking,
- (D) preserve and enhance landscaping and public spaces adjacent to Streets and thoroughfares,
- (E) provide a transition in scale and land Uses between the HR-1 and HCB Districts that retains the character of Historic Buildings in the Area,
- (F) provide a moderate density bed base at the Town Lift,
- (G) allow for limited retail and Commercial Uses consistent with resort bed base and the needs of the local community,
- (H) encourage preservation and rehabilitation of Historic Buildings and resources.

**15-2.5-2. USES.**

Uses in the HRC are limited to the following:

(A) **ALLOWED USES.**

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<sup>9</sup>Olympic 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.

- (1) Single Family Dwelling
- (2) Duplex Dwelling
- (3) Secondary Living Quarters
- (4) Lockout Unit 1
- (5) Accessory Apartment 2
- (6) Nightly Rental
- (7) Home Occupation
- (8) Child Care, In-Home Babysitting
- (9) Child Care, Family
- (10) Child Care, Family Group 3
- (11) Child Care Center

Accessory Building and Use

Conservation Activity

- (14) Agriculture
- (15) Bed and Breakfast Inn 4
- (16) Boarding House, Hostel
- (17) Hotel, Minor, fewer than 16 rooms
- (18) Office, General
- (19) Parking Area or Structure, with four (4) or fewer spaces

(B) **CONDITIONAL USES.**

- (1) Triplex Dwelling
- (2) Multi-Unit Dwelling
- (3) Guest House, on Lots  one acre
- (4) Group Care Facility
- (5) Public and Quasi-Public Institution, Church, School
- (6) Essential Municipal Public Utility Use, Facility, Service and Structure
- (7) Telecommunication Antenna 5
- (8) Satellite Dish, greater than thirty-nine inches (39") in diameter 6

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

<sup>2</sup>See LMC Chapter 15-4, Supplementary Regulations for Accessory Apartments

<sup>3</sup>See LMC Chapter 15-4-9 for Child Care Regulations

<sup>4</sup>Requires an Administrative Conditional Use permit

<sup>5</sup>See LMC Chapter 15-4-14, Supplemental Regulations For Telecommunication Facilities

<sup>6</sup>See LMC Chapter 15-4-13, Supplemental Regulations For Satellite Receiving Antennas

- (9) Plant and Nursery stock products and sales
- (10) Hotel, Major
- (11) Timeshare Projects and Conversions
- (12) Private Residence Club Project and Conversion<sup>4</sup>**
- (123) Office, Intensive
- (134) Office and Clinic, Medical
- (14) Financial Institution, without drive-up window <sup>7</sup>
- (15) Commercial Retail and Service, Minor<sup>7</sup>
- (16) Commercial Retail and Service, personal improvement<sup>7</sup>
- (17) Neighborhood Convenience Commercial, without gasoline sales
- (18) Café or Deli<sup>7</sup>
- (19) Restaurant, General<sup>7</sup>
- (20) Restaurant and café, Outdoor Dining<sup>4</sup>
- (21) Outdoor Events<sup>4</sup>
- (22) Bar
- (23) Parking Area or Structure, with five (5) or more spaces
- (24) Temporary Improvement
- (25) Passenger Tramway Station and Ski Base Facility
- (26) Ski Tow, Ski Lift, Ski Run, and Ski Bridge
- (27) Recreation Facility, Commercial, Public, and Private
- (28) Entertainment Facility, Indoor
- (29) Fences greater than six feet (6') in height from Final Grade

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

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<sup>7</sup>If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed Use