



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
July 1, 2020**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, July 1, 2020.

ATTENTION

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:

This meeting will be an electronic meeting as permitted by Park City Open and Public Meeting Resolution 18-2020, adopted March 19, 2020. Some Council members will connect electronically and some will meet in Council Chambers. Public comments will be accepted in person or virtually.

To comment virtually, use eComment or raise your hand on Zoom. eComments submitted before the meeting date will be attached to the packet as appendices. eComments submitted on Council meeting days will be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

MEETING CALLED TO ORDER AT 5:00 PM.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from June 3, 2020.
[Historic Preservation Board Meeting Minutes from June 3, 2020](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A. Fiscal Year 2020 Historic District Grant Program Update
[Historic District Grant Program Staff Communications Report](#)
[Exhibit A: 412 Marsac Avenue Ordinary Repair Grant Award Letter](#)
[Exhibit B: Thaynes Conveyor Emergency Repair Grant Award Letter](#)
[Exhibit C: Thaynes Conveyor Ordinary Repair Grant Award Letter](#)
[Exhibit D: 690 Park Avenue Ordinary Repair Grant Award Letter](#)
[Exhibit E: 698 Park Avenue Ordinary Repair Grant Award Letter](#)
[Exhibit F: 902 Norfolk Avenue Ordinary Repair Grant Award Letter](#)
[Exhibit G: 526 Park Avenue Ordinary Repair Grant Award Letter](#)

5.REGULAR AGENDA

- 5.A. Land Management Code (LMC) Amendment – Proposal to amend the LMC to address inconsistencies and amend prohibited siding and roofing materials. The proposed LMC amendments would affect LMC 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, 15-2.6, 15-4, 15-5-5, and 15-15.
(A) Public Hearing (B) Possible Recommendation to the Planning Commission on July 22, 2020 and the City Council on September 17, 2020
[Staff Report and Draft Ordinance](#)
[Attachment 1: Proposed Redlines](#)
- 5.B. 180 Daly Avenue – Historic District Design Review
Historic Preservation Board Review for Material Deconstruction of a Significant Historic Site – The Applicant is proposing Material Deconstruction for the Significant Historic Site consisting of removal of the Historic Foundation for the construction of a new foundation with crawlspace. PL-20-04537
(A) Public Hearing (B) Possible Action
[180 Daly Avenue Staff Report](#)
[Exhibit A: Existing and Proposed Plans and Elevations](#)
[Exhibit B: Historic Preservation Plan](#)
[Exhibit C: Historic Site Inventory](#)

6.ADJOURN

A majority of HISTORIC PRESERVATION BOARD members may meet socially after the meeting. If so, the location will be announced by the HISTORIC PRESERVATION BOARD Chair Person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JUNE 3, 2020

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, John Hutchings, Randy Scott

EX OFFICIO: Bruce Erickson, Hannah Tyler, Caitlyn Barhorst, Laura Kuhrmeyer, Mark Harrington

The Historic Preservation Board meeting was conducted virtually via Zoom. The public was able to submit eComments during the meeting.

ROLL CALL

Chair Pro Tem Randy Scott called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Doug Stephens and Tana Toly, who were excused.

ADOPTION OF MINUTES

March 4, 2020

MOTION: Board Member Hodgkins moved to APPROVE the minutes of March 4, 2020 as written. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Director Erickson reported that Planner Caitlyn Barhorst had arranged for one or two employees from other City Departments that were furloughed to help the Planning Department update the Historic Sites Inventory Mapping. Planner Barhorst has a new camera and she will train those employees on how to do the photography. The result will be a new set of current photographs.

Director Erickson stated that Planner Barhorst was working to continue the Historic District Grant Program. It is difficult with the current situation affecting City finances; however, the plan is to continue with the emergency grants and wait to move forward with the competitive grants in the future.

Planner Barhorst noted that the Board would probably see an update on the progress of the Grant Program at the next meeting in July. Applications are open during the month of June for the next fiscal year.

Director Erickson pointed out that the City recently gave \$30,000 to the Museum and the Friends of Ski Mountain Mining History.

CONTINUATIONS – (Conduct public hearing and continue to date certain.)

- 5.A. Land Management Code (LMC) Amendment – Proposal to amend the LMC to address inconsistencies and amend prohibited siding and roofing materials. The proposed LMC amendments would affect LMC 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, 15-2.6, 15-4, 15-5-5, and 15-15.

Planner Laura Kuhrmeyer stated that the Staff was making minor changes to the Amendments. In addition, approximately 2,000 addresses need to be noticed and they were not able to send out the notices in time for this meeting. For these reasons, the Staff was requesting a continuance to the July meeting.

Director Erickson noted that Planner Barhorst had produced a postcard noticing system, so they no longer need to send letters. The noticing can now be done with pre-paid postcards.

Planner Kuhrmeyer stated that the recommendation in the Staff report was incorrect. The Staff was actually recommending a continuance to the July 1st HPB meeting to forward a recommendation for the Planning Commission meeting on July 22nd and the City Council meeting on August 4th.

Chair Pro Tem Scott opened the public hearing. There were no comments. Chair Pro Tem Scott closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE the LMC Amendments to July 1, 2020. John Hutchings seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA

- 6.A. 1162 Woodside Avenue – Historic District Design Review
Historic Preservation Board Review for Material Deconstruction of
Landmark of Historic Site – The Applicant is proposing Material
Deconstruction for the Landmark Historic Site consisting of removal of the
Historic Foundation for the construction of a basement and removal of four
feet (4'-0") of the Historic rear wall to accommodate a New Addition.

Planner Barhorst reviewed the material deconstruction review for 1162 Woodside Avenue. She noted that this was the first project being reviewed

under the new material deconstruction code that was amended in February. As opposed to the long reports where they went through every door and window, the change allows for reviewing a portion of the historic wall that the applicant was proposing to remove permanently for the addition.

Planner Barhorst stated that the Staff would be approving removal of the non-historic shed roof at the back of the house, as well as window replacements, and other non-historic items. A report with the final action on those items will be available.

Planner Barhorst remarked that the HPB would be reviewing the removal of a portion of the historic rear wall to accommodate the new addition.

Board Member Hodgkins understood that this was a Landmark Historic Site. Planner Barhorst replied that he was correct. Mr. Hodgkins asked if it was in a location of current fenestration. Planner Barhorst stated that it is close to where there is a door currently. However, a shed addition on the back of the house will be removed and the original exterior wall will be exposed. The door opening will be slightly widened.

Mr. Hodgkins clarified that there is a non-historic structure connected to the back that will be removed to accommodate a new addition. He was unable to tell from the drawings whether the historic siding that remains will be exposed, or if it will be sandwiched into the addition on the back. Planner Barhorst replied that it would be an exterior wall again. The only portion of the addition that touches the historic house is 7' wide, and most of that exterior wall will be repaired or restored with the historic siding on the rear wall.

Director Erickson noted that the x's shown on the drawing were decks. It was not construction.

Mr. Hodgkins asked if the original siding was still there and remaining. Planner Barhorst assumed so. She noted that people live in the house and no interior demolition had been done. Since the addition was attached on the back, she thought it was most likely covered in drywall and that will come off. Planner Barhorst stated that if there is any historic siding beneath it, it will be reviewed by the Staff and they will make sure it is restored using as much of the historic material as possible, and the rest will be replaced with rest with the exact profile of the historic siding.

Mr. Hodgkins commented on the new proposed addition, and the portion with the window and the stairwell that will be visible from the street. He wanted to know how far back that portion will be from the street. Planner Barhorst stated that the front setback road to the house is approximately 11 feet. She estimated the addition would be 20 to 30 feet from Woodside. Mr. Hodgkins thought the new

LMC required the addition to be sympathetic to the historic style of the house. Planner Barhorst replied that they were still working through the design of the addition under the HDDR application. The addition was not part of the discussion this evening. Mr. Hodgkins understood; however, they were working with the new LMC and he was trying to understand the new requirements. Planner Barhorst replied that the requirement was the same. It needs to be compatible with historic elements. Mr. Hodgkins asked if there is a limit under the new Code for how much can touch the house. Planner Barhorst replied that only 6 actual feet touches the house. There is a limit under the Code, but she could not recall what it was. She thought it might be a third of the elevation.

Director Erickson stated that it was the transitional element required in the design guidelines and this proposal was far less than the transitional element. He recalled that the applicant would be allowed to come up to 3' on either side of the historic house. Director Erickson stated that this proposal as minimal compared to what the Code allows.

Board Member Hodgkins understood that the home would be materially deconstructed, a foundation will be poured, and the home will be reconstructed on the new foundation. Planner Barhorst noted that they were not proposing to change the elevation. It could change a few inches either way logistically, but that is allowed.

Board Member Holmgren did not think the Exhibit pages were clearly marked and asked if they would be redone in the future. They were not marked as to north, south, east or west, and she had a difficult getting her bearings for the addition. Ms. Holmgren asked if this was the design for the addition or whether the applicant was proposing something different. Planner Barhorst replied that they were still in the pre-application stage and the addition has not been approved.

Board Member Holmgren stated that she is very familiar with this house. In looking at the drawings, she thought the addition would overwhelm the look of the historic building.

Board Member Beatlebrox understood that they were not discussing the addition this evening, but she had the same impression. She thought it was very modern compared to the small pyramid house.

Board Member Hodgkins agreed. He did not think it met the intent of the new Code.

Chair Pro Tem Scott thought it was good guidance and he was glad the other Board members had mentioned it. He always thought the Board could only

comment on the historic part of the structure and not give personal comment to design. He agreed with the comments of the other Board members.

Chair Pro Tem Scott opened the public hearing.

There were no comments.

Chair Pro Tem Scott closed the public hearing.

Board Member Hutchings clarified that they were only talking about a 4-foot section. Board Member Hodgkins clarified that it is was a 4' demolition, 6' adherence. Planner Barhorst stated that it also included foundation since the house would be lifted to pour the foundation. Mr. Hodgkins was pleased that the foundation would be at the same elevation as the house currently. Board Member Holmgren concurred.

Board Member Beatlebrox liked the visual separation of the house from the new addition. She thought the transitional element was nice. Board Member Hutchings agreed.

Board Member Hodgkins thought the Code was working well, with the exception of the mass of the addition because it is not obscured behind the historic house, which he thought was part of the intent.

Chair Pro Tem Scott assumed this proposal would not jeopardize the Landmark site status because the home would be at the same elevation and the historic part of the home was not changing in dimensions. Planner Barhorst stated that since the material deconstruction code was changed, they were still working with the same exact rehabilitation/restoration plan. The plan is to restore all the original windows openings, as well as the front facade. The door will remain as is currently, but the windows will reflect something more historically accurate to the 1940s tax photo. Planner Barhorst emphasized that the plans have not been finalized and the Staff was working towards a more complete restoration approach on the historic house.

Board Member Hodgkins asked if the doors and windows were not presented because they are not historic. Planner Barhorst answered yes. She stated that there were several modifications and the location of the door changed sometime between 1940 and 1980. The applicant was not proposing to change the door back to the original location, but they were proposing to put the more historic original windows back on the front facade and the other facades. Mr. Hodgkins asked if it was the same with the roof. Planner Barhorst replied that a metal roof was added in 1997 under the grant program. Mr. Hodgkins asked if the metal roof was allowed because the structure originally had a metal roof. Planner

Barhorst replied that metal roof material is compatible; and the Historic Guidelines allow metal roofs on historic structures.

Chair Pro Tem outlined the three alternatives outlined in the Staff report. The HPB could approve the proposed material deconstruction, deny the material deconstruction, or request additional information and continue this item to a future meeting.

Board Member Beatlebrox had no issues with the proposal as presented. It was only four feet, and the addition would not be visible from the front of the house. Board Members Hutchings and Holmgren concurred.

Board Member Hodgkins thought it lets the volume of the historic house breathe. Board Member Beatlebrox asked if the Board had the ability to weigh in on any concerns they might have with the design elements of the addition. Board Member Hodgkins thought they could make it contingent on approval for removing 4-feet of wall.

City Attorney Harrington stated that the Board could propose a mitigation element that addresses the specific design guidelines under which this approval is being reviewed as a part of the design; and make it contingent on the site plan the applicant put forward. However, the Board could not add additional review to this approval.

Board Member Beatlebrox did not think the approval needed to be contingent because she recalled design guidelines that address the proportion of the addition to the original home. She asked how the HDDR process would address that issue.

Planner Barhorst replied that the review had not yet been finalized. She asked City Attorney Harrington if he would be appropriate to take their comments into consideration with respect to the HDDR design guidelines. Planner Barhorst noted that the public hearing for the HDDR process on the design of the addition would take place on June 18th. City Attorney Harrington stated that if the Board members had concerns about what they were seeing in the Staff report, those comments could be taken into consideration. He noted that due to changes to State law, the HPB is no longer the appeal authority. Therefore, individual Board member could attend the HDDR public hearing and make their comments as citizens, not as Board members.

Board Member Scott asked about the process for the public hearing. Planner Barhorst stated that it would be a Zoom meeting and the plans will be available for eComment by members of the public.

Board Member Beatlebrox asked who would be meeting on June 18th. Planner Barhorst replied that the applicant would be meeting with the Planning Department Staff. Board Member Beatlebrox remarked that the Planning Staff knows the Historic District Guidelines better than anyone, and there are guidelines regarding proportion, size, streetscape, etc. She thought streetscape was especially important because it is next to the Library and the old garage. It is a prominent corner and everyone who goes to the Library passes the historic house.

Board Member Hodgkins recalled that the Board extensively reviewed the proposed language to update the Land Management Code to avoid such situations. They looked at examples of nomenclature and various other elements and provided feedback on what they thought was or was not appropriate. He did not believe this fit that discussion, and since it was the first application coming through under the new Guidelines, he had concerns. Mr. Hodgkins asked if it was possible to revisit the Guidelines to see if there are loopholes that allow something like this to be proposed.

Chair Scott agreed. He recalled spending a lot of time on windows and he would like to know if this proposal actually matches the guidelines.

Board Member Beatlebrox pointed out that during that process the Board identified negative examples and positive examples. She thought it was important for this proposal to match those guideline discussions.

Board Member Holmgren was not comfortable having this type of project come into Old Town. She understood it was on the fringes of Old Town, but it goes to gentrification. The homes next door and in front are all small houses.

Planner Barhorst appreciated their comments and offered to take their comments into consideration for the HDDR review.

Planner Hannah Tyler stated that the Staff would be reviewing the design against specific Design Guidelines, and she thought this was a good exercise to take aim at their high-level concerns. As they move forward with the public hearing, they will also meet with the Design Review Team. Planner Tyler remarked that this was a good opportunity for Planner Barhorst to take their input and move it forward in the process. Planner Tyler emphasized that the design has not been approved. She understood that the process might seem backwards to the Board, but the architect needs to know how much of the house can be removed before designing the addition. Planner Tyler noted that the Staff was still moving through and trying to understand the new Code, and they will consider the Board's comments as they move through the process.

Director Erickson stated that the HPB could make a motion to approve the material deconstruction with recommendations to the Staff to review the size and volume of the addition during the HDDR and Design Review Process.

Board Member Hodgkins asked for the age of the addition that would be removed. Planner Barhorst replied that the rear addition was added prior to 1956. Board Member Hodgkins wanted to know why the addition could be removed without an approval if it is over 50 years old. Planner Barhorst replied that the addition was outside of the historic period.

Planner Tyler explained that the way the Historic Sites Inventory is structured, the period of historic significance is determined and when things are outside of that period those elements are deemed non-historic for that purpose. Board Member Hodgkins understood that they were considering the period of the original house. However, if the property was built in 1956, it would still be under this jurisdiction for demolition. Planner Barhorst stated that it would be a different period of significance at that point. The period of significance for this structure was identified as the Settlement and Mining Boom Era and Mature Mining.

MOTION: Board Member Holmgren moved to APPROVE the Material Deconstruction of the Landmark Historic Site at 1162 Woodside Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report, and with a recommendation that the Staff consider height, volume, and size of the new addition, as well as the windows, during the HDDR and Design Review process. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1162 Woodside Avenue

1. The property is located at 1162 Woodside Avenue.
2. The legal description of the property is all Lot 17 and North ½ Lot 18 of Block 5 of Snyder's Addition to Park City, SA-55.
3. The property is located in the Historic Residential (HR-1) Zoning District.
4. The property at 1162 Woodside Avenue is designated as Landmark on the Park City Historic Sites Inventory.
5. On May 8, 2020 the Planning Department received a complete Historic District Design Review application.
6. The applicant has submitted a Plat Amendment application (PL-20-04522) and a Conditional Use Permit application (PL-04523) that are currently under review.
7. The Historic Single-Family Dwelling was constructed circ. 1904.
8. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 20, 2020. Staff mailed courtesy notice to property owners within 100 feet on May 20, 2020. The Park Record published notice on May 20, 2020.

9. The maximum Building Footprint for this Lot is 1,200 square feet, and the proposed Footprint is 1,106 square feet.
10. The applicant has submitted a Conditional Use Permit application per LMC 15-2.2-4 Existing Historic Structures. The request is to construct a basement addition beneath the existing historic structure's footprint that currently does not meet setbacks. This application has not been approved at the time of writing this report.
11. The proposed addition complies with the required Front and Rear Setbacks. The minimum Front and Rear Setbacks are ten feet (10') each; the Applicant is proposing a ten foot (10') Rear Setback for the addition.
12. The proposal complies with the Side Setbacks. The south Side Setback is three feet (3') and the north Setback along 12th Street is five feet (5').
13. The proposal complies with LMC 15-2.2-5, with a maximum height of twenty-seven feet (27') from Existing Grade. The maximum height of the proposed structure is 27 feet (27').
14. The proposal complies with LMC 15-2.2-5(A), maximum interior height is thirty-five feet (35') as the proposed interior height is twenty-eight feet (28').
15. The proposal complies with LMC 15-2.2-5(B), ten foot (10') minimum horizontal step in the downhill façade.
16. The proposal complies with LMC 15-2.2-5(C) in that the Contributing Roof Form of the existing Historic Structure is between 7:12 and 12:12.
17. The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic foundation for the construction of a basement and removal of four feet (4'-0") of the Historic rear wall to accommodate a new Addition.
18. Per LMC § 15-11-12.5(A)(2) Historic Preservation Board Review for Material Deconstruction. The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.
19. The applicant is not proposing to alter the existing USGS floor elevation of 6922'-0" after lifting the house to construct the new basement foundation; the floor elevation will remain the same once construction of the new foundation is complete.
20. The applicant is proposing the removal of four feet (4'-0") the Historic rear wall to accommodate a new addition.
21. The proposed Material Deconstruction has been reviewed for compliance with LMC § 15-13-2 Design Guidelines for Historic Residential Sites based on the following applicable Design Guidelines:
 1. Historic foundation:
 - B: Specific Guidelines:
 2. Primary Structures

b. Foundation

(1) The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible.

Complies, the building orientation will remain the same as the historic placement; original grade will be returned at the perimeter of the site.

(2) A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.

Complies, the floor elevation will remain the same upon completion of the new basement foundation.

(3) A historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary Facades.

Complies, see Condition of Approval #13.

(4) Re-grade the site so that all water drains away from the structure and does not enter the foundation.

Complies, see Condition of Approval #13.

(5) A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.

Complies, see Condition of Approval #13.

(6) Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.

Complies, grade will be returned following construction. No incompatible retaining walls are proposed.

(7) The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.

Complies, the new foundation will be made of board formed concrete.

2. Historic rear wall:

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

(2) Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.

Complies, the applicant is proposing to restore the exterior wall once the shed addition is removed. See Condition of Approval #4.

4. Additions to Primary Structures

a. Protection for Historic Structures and Sites

- (1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.

Complies, the applicant desires to construct an addition to achieve additional square footage. The proposed rear wall removal is minor and located on a tertiary façade. The applicant has provided the City with several design concepts and the proposal before the Historic Preservation Board has been reviewed by the Design Review Team. For compliance with the Design Guidelines for Historic Districts and Historic Sites – all other alternatives to an addition were considered.

- (2) Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.

Complies, the addition is proposed on the tertiary façade.

- (3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.

The Administrative Review of the Historic District Design Review will confirm compliance with this Design Guideline.

- (4) Additions to historic structures shall not be placed so as to obscure, detract from or modify historic roof forms.

Complies, the proposed addition does not obscure, detract from, or modify the historic roof form.

- (5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material.

Complies, the applicant is proposing to remove only four feet (4') of the Historic rear wall.

- (6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element.

Complies, the four feet (4') proposed to be removed is for the construction of the transitional element.

- (7) Maintain and preserve additions to structures that are significant to the era/period of restoration.

Complies, there are no Historic additions on this Structure.

- (8) In-line additions shall be avoided.

Complies, the proposed addition is not in line with the Historic Structure.

2) The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.

3) Staff did not receive any public input at the time this report was published.

Conclusions of Law – 1162 Woodside

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-2.2 Historic Residential (HR-1) District.
2. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 1162 Woodside

1. Final building plans and construction details shall reflect substantial compliance with the attached plans approved June 3, 2020 for the Material Deconstruction of the 4' of the rear wall and removal of the foundation for the construction of the basement. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
5. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
6. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
9. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.

10. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.

11. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.

12. Prior to removal of any Historic material which is required to be reused, the applicant shall document their location and condition.

13. The historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the structure and does not enter the foundation. A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.

The Historic Preservation Board Meeting adjourned at 5:50 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board

Historic Preservation Board Staff Communication



Subject: Historic District Grant Program
Fiscal Year 2020 Update
Author: Caitlyn Barhorst
Date: July 1, 2020
Type of Item: Staff Communication

Executive Summary

The Planning Department received nine (9) applications for the Fiscal Year 2020 Historic District Grant Program (HDGP). Eight (8) projects were awarded funds.

Table 1: Break Down of Fiscal Year 2020 HDGP Applications and Award Amounts

Application	Address	Repair	Awarded Amount Funding Source	Project Scope
PL-20-04502	412 Marsac Avenue	Ordinary repair	\$6,894.00 Main Street RDA	Asphalt shingle re-roof (non-structural)
PL-20-04503	Thaynes Conveyor	Emergency repair	\$15,000 General Fund	Stabilization of the Conveyor Structure
PL-20-04504	Thaynes Conveyor	Ordinary repair	\$15,000 General Fund	Repair of the Conveyor Structure
PL-20-04505	690 Park Avenue	Ordinary repair	\$3,570.00 Main Street RDA	Paint for Historic wood siding
PL-20-04506	698 Park Avenue	Ordinary repair	\$3,226.00 Main Street RDA	Paint for Historic wood siding
PL-20-04507	902 Norfolk Avenue	Ordinary repair	\$3,446.00 General Fund	Repair of water damage for exterior wall and entrance porch
PL-20-04514	526 Park Avenue	Ordinary repair	\$1,310.00 Main Street RDA \$13,690.00 General Fund	Historic siding, soffit, fascia, trim, framing repairs
PL-20-04515	158 Main Street	Ordinary repair	\$15,000 Main Street RDA	Historic siding repair, window replacement, framing repairs
PL-20-04516	180 Daly Avenue	No HDDR, did not qualify		

Exhibits

Exhibit A: 412 Marsac Avenue Ordinary Repair Grant Award Letter
Exhibit B: Thaynes Conveyor Emergency Repair Grant Award Letter
Exhibit C: Thaynes Conveyor Ordinary Repair Grant Award Letter
Exhibit D: 690 Park Avenue Ordinary Repair Grant Award Letter
Exhibit E: 698 Park Avenue Ordinary Repair Grant Award Letter
Exhibit F: 902 Norfolk Avenue Ordinary Repair Grant Award Letter
Exhibit G: 526 Park Avenue Ordinary Repair Grant Award Letter
Exhibit H: 158 Main Street Ordinary Repair Grant Award Letter



PLANNING DEPARTMENT

April 16, 2020



RE: Historic District Grant Program – Fiscal Year 2020

On behalf of the Historic Preservation Board and City Council, I am pleased to inform you that you have been awarded a grant in the amount of up to **\$6,894.00** for the project located at 412 Marsac Avenue, a Landmark Historic Site. The Planning Department staff reviewed your application and submitted cost estimate/invoice and has allocated this funding to be awarded from the **Main Street RDA** to assist you with the following items:

Ordinary Repair – asphalt shingle re-roof	\$6,894.00
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<u>Total Awarded Amount</u>	<u>\$6,894.00</u>
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Please continue to work closely with the Planning and Building Departments as your work progresses. When your work is complete, please arrange an inspection with the Planning Department to document the work has been completed.*

Please keep accurate records of your expenditures. You will be required to submit copies of your invoices/receipts and canceled checks (for proof of payment) showing that your contractor has been paid in full in order to receive the grant funds. Proof of payment can be provided by submitting copies of cancelled checks (front and back) and/or credit card receipts. We are unable to verify proof of payment on cash transactions. Please also complete and return the enclosed W-9 form along with the proof of payment(s).

Work must be completed and inspected prior to June 30, 2020 and proof of payment submitted before July 31, 2020 in order to receive the reimbursement

If you have any questions about this approval or submittal requirements moving forward, please do not hesitate to contact me at (435) 615-5067, or caitlyn.barhorst@parkcity.org.

Sincerely,

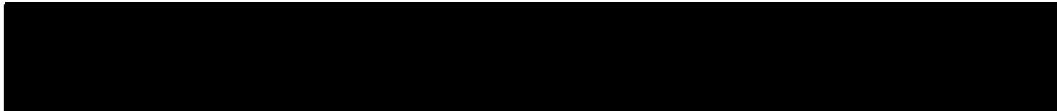
A handwritten signature in dark ink, appearing to read "Caitlyn Barhorst".

Caitlyn Barhorst
Historic Preservation Planner



PLANNING DEPARTMENT

April 16, 2020



RE: Historic District Grant Program – Fiscal Year 2020

On behalf of the Historic Preservation Board and City Council, I am pleased to inform you that you have been awarded a grant in the amount of up to **\$15,000.00** for the Thaynes Conveyor, a Significant Historic Site. The Planning Department staff reviewed your application and submitted cost estimate/invoice and has allocated this funding to be awarded from the **General Fund** to assist you with the following items:

Emergency Repair, stabilization, and cribbing	\$15,000.00
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<u>Total Awarded Amount</u>	<u>\$15,000.00</u>
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Please continue to work closely with the Planning and Building Departments as your work progresses. When your work is complete, please arrange an inspection with the Planning Department to document the work has been completed.*

Please keep accurate records of your expenditures. You will be required to submit copies of your invoices/receipts and canceled checks (for proof of payment) showing that your contractor has been paid in full in order to receive the grant funds. Proof of payment can be provided by submitting copies of cancelled checks (front and back) and/or credit card receipts. We are unable to verify proof of payment on cash transactions. Please also complete and return the enclosed W-9 form along with the proof of payment(s).

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Sincerely,

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Caitlyn Barhorst
Historic Preservation Planner



PLANNING DEPARTMENT

April 16, 2020

RE: Historic District Grant Program – Fiscal Year 2020

On behalf of the Historic Preservation Board and City Council, I am pleased to inform you that you have been awarded a grant in the amount of up to **\$15,000.00** for the Thaynes Conveyor, a Significant Historic Site. The Planning Department staff reviewed your application and submitted cost estimate/invoice and has allocated this funding to be awarded from the **General Fund** to assist you with the following items:

Ordinary Repair, stabilization, and cribbing	\$15,000.00
<u>Total Awarded Amount</u>	<u>\$15,000.00</u>

Please continue to work closely with the Planning and Building Departments as your work progresses. When your work is complete, please arrange an inspection with the Planning Department to document the work has been completed.*

Please keep accurate records of your expenditures. You will be required to submit copies of your invoices/receipts and canceled checks (for proof of payment) showing that your contractor has been paid in full in order to receive the grant funds. Proof of payment can be provided by submitting copies of cancelled checks (front and back) and/or credit card receipts. We are unable to verify proof of payment on cash transactions. Please also complete and return the enclosed W-9 form along with the proof of payment(s).

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Sincerely,

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Caitlyn Barhorst
Historic Preservation Planner



PLANNING DEPARTMENT

April 16, 2020



RE: Historic District Grant Program – Fiscal Year 2020

On behalf of the Historic Preservation Board and City Council, I am pleased to inform you that you have been awarded a grant in the amount of up to **\$3,570.00** for the project located at 690 Park Avenue, a Landmark Historic Site. The Planning Department staff reviewed your application and submitted cost estimate/invoice and has allocated this funding to be awarded from the **Main Street RDA** to assist you with the following items:

Ordinary Repair – painting exterior siding	\$3,570.00
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<u>Total Awarded Amount</u>	<u>\$3,570.00</u>
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Please continue to work closely with the Planning and Building Departments as your work progresses. When your work is complete, please arrange an inspection with the Planning Department to document the work has been completed.*

Please keep accurate records of your expenditures. You will be required to submit copies of your invoices/receipts and canceled checks (for proof of payment) showing that your contractor has been paid in full in order to receive the grant funds. Proof of payment can be provided by submitting copies of cancelled checks (front and back) and/or credit card receipts. We are unable to verify proof of payment on cash transactions. Please also complete and return the enclosed W-9 form along with the proof of payment(s).

Work must be completed and inspected prior to June 30, 2020 and proof of payment submitted before July 31, 2020 in order to receive the reimbursement

If you have any questions about this approval or submittal requirements moving forward, please do not hesitate to contact me at (435) 615-5067, or caitlyn.barhorst@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Caitlyn Barhorst".

Caitlyn Barhorst
Historic Preservation Planner



PLANNING DEPARTMENT

April 16, 2020



RE: Historic District Grant Program – Fiscal Year 2020

On behalf of the Historic Preservation Board and City Council, I am pleased to inform you that you have been awarded a grant in the amount of up to **\$3,226.00** for the project located at 698 Park Avenue, a Landmark Historic Site. The Planning Department staff reviewed your application and submitted cost estimate/invoice and has allocated this funding to be awarded from the **Main Street RDA** to assist you with the following items:

Ordinary Repair – painting exterior siding	\$3,226.00
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<u>Total Awarded Amount</u>	<u>\$3,226.00</u>
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Please continue to work closely with the Planning and Building Departments as your work progresses. When your work is complete, please arrange an inspection with the Planning Department to document the work has been completed.*

Please keep accurate records of your expenditures. You will be required to submit copies of your invoices/receipts and canceled checks (for proof of payment) showing that your contractor has been paid in full in order to receive the grant funds. Proof of payment can be provided by submitting copies of cancelled checks (front and back) and/or credit card receipts. We are unable to verify proof of payment on cash transactions. Please also complete and return the enclosed W-9 form along with the proof of payment(s).

Work must be completed and inspected prior to June 30, 2020 and proof of payment submitted before July 31, 2020 in order to receive the reimbursement

If you have any questions about this approval or submittal requirements moving forward, please do not hesitate to contact me at (435) 615-5067, or caitlyn.barhorst@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Caitlyn".

Caitlyn Barhorst
Historic Preservation Planner



PLANNING DEPARTMENT

April 16, 2020



RE: Historic District Grant Program – Fiscal Year 2020

On behalf of the Historic Preservation Board and City Council, I am pleased to inform you that you have been awarded a grant in the amount of up to **\$3,446.00** for the project located at 902 Norfolk Avenue, a Landmark Historic Site. The Planning Department staff reviewed your application and submitted cost estimate/invoice and has allocated this funding to be awarded from the **General Fund** to assist you with the following items:

Ordinary Repair – exterior wall and entrance porch roof	\$3,446.00
---	------------

<u>Total Awarded Amount</u>	<u>\$3,446.00</u>
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Please continue to work closely with the Planning and Building Departments as your work progresses. When your work is complete, please arrange an inspection with the Planning Department to document the work has been completed.*

Please keep accurate records of your expenditures. You will be required to submit copies of your invoices/receipts and canceled checks (or proof of payment) showing that your contractor has been paid in full in order to receive the grant funds. Proof of payment can be provided by submitting copies of cancelled checks (front and back) and/or credit card receipts. We are unable to verify proof of payment on cash transactions. Please also complete and return the enclosed W-9 form along with the proof of payment(s).

Work must be completed and inspected prior to June 30, 2020 and proof of payment submitted before July 31, 2020 in order to receive the reimbursement

If you have any questions about this approval or submittal requirements moving forward, please do not hesitate to contact me at (435) 615-5067, or caitlyn.barhorst@parkcity.org.

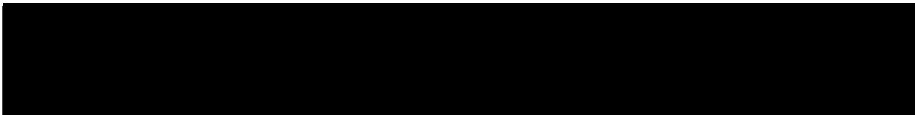
Sincerely,

A handwritten signature in dark ink, appearing to read "Caitlyn Barhorst".

Caitlyn Barhorst
Historic Preservation Planner



April 16, 2020



RE: Historic District Grant Program – Fiscal Year 2020

On behalf of the Historic Preservation Board and City Council, I am pleased to inform you that you have been awarded a grant in the amount of up to **\$15,000.00** for the project located at 526 Park Avenue, a Significant Historic Site. The Planning Department staff reviewed your application and submitted cost estimate/invoice and has allocated this funding to be awarded from the **General Fund and Main Street RDA** to assist you with the following items:

Ordinary Repair – Historic siding, soffit, fascia, trim	\$9,795.00
Ordinary Repair – Framing of Historic Structure	\$5,205.00
<u>Total Awarded Amount</u>	<u>\$15,000.00</u>

Please continue to work closely with the Planning and Building Departments as your work progresses. When your work is complete, please arrange an inspection with the Planning Department to document the work has been completed.*

Please keep accurate records of your expenditures. You will be required to submit copies of your invoices/receipts and canceled checks (for proof of payment) showing that your contractor has been paid in full in order to receive the grant funds. Proof of payment can be provided by submitting copies of cancelled checks (front and back) and/or credit card receipts. We are unable to verify proof of payment on cash transactions. Please also complete and return the enclosed W-9 form along with the proof of payment(s).

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Sincerely,

A handwritten signature in blue ink, appearing to read "C. Barhorst".

Caitlyn Barhorst
Historic Preservation Planner



PLANNING DEPARTMENT

April 16, 2020



RE: Historic District Grant Program – Fiscal Year 2020

On behalf of the Historic Preservation Board and City Council, I am pleased to inform you that you have been awarded a grant in the amount of up to **\$15,000.00** for the project located at 158 Main Street, a Significant Historic Site. The Planning Department staff reviewed your application and submitted cost estimate/invoice and has allocated this funding to be awarded from the **Main Street RDA** to assist you with the following items:

Ordinary Repair:	-Historic siding repair/ replacement	\$3,968.93
	-Replace windows	\$2,766.71
	-Framing of Historic Structure	\$8,264.36

<u>Total Awarded Amount</u>	<u>\$15,000.00</u>
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Please continue to work closely with the Planning and Building Departments as your work progresses. When your work is complete, please arrange an inspection with the Planning Department to document the work has been completed.*

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Sincerely,

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Caitlyn Barhorst
Historic Preservation Planner



Historic Preservation Board Staff Report

PLANNING DEPARTMENT

Subject: Land Management Code
Amendments to Historic Districts (LMC Chapters 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, and 15-2.6), Supplemental Regulations (LMC Chapter 15-4), Architectural Design Guidelines (LMC Section 15-5-5), and Defined Terms (LMC Chapter 15-15)

Author: Laura Kuhrmeyer, Planner

Date: July 1, 2020

Type of Item: Legislative – LMC Amendment

Summary Recommendations

Staff recommends the Historic Preservation Board review the proposed LMC amendments to the Land Management Code (LMC) including the Historic Districts (LMC Chapter [15-2.1](#), [15-2.2](#), [15-2.3](#), [15-2.4](#), [15-2.5](#), and [15-2.6](#)), Supplemental Regulations (LMC [Chapter 15-4](#)), Architectural Design Guidelines (LMC [§15-5-5](#)), and Defined Terms (LMC [Chapter 15-15](#)), open a public hearing and consider forwarding a positive recommendation to Planning Commission (July 22, 2020) and City Council (September 17, 2020) as outlined in the Draft Ordinance.

Description

Project Name: Land Management Code (LMC) Amendments in Chapter 15-2.1 Historic Residential-Low Density (HRL) District, 15-2.2 Historic Residential (HR-1) District, 15-2.3 Historic Residential (HR-2) District, 15-2.4 Historic Residential-Medium Density (HRM) District, 15-2.5 Historic Recreation Commercial (HRC) District, 15-2.6 Historic Commercial Business (HCB) District, 15-4 Supplemental Regulations, Architectural Review (LMC 15-5-5) Architectural Design Guidelines, and 15-15 Defined Terms.

Applicant: Planning Department

Proposal Affected Land Management Code Chapters and Sections: Revisions to the Land Management Code

15-2.1 Historic Residential-Low Density (HRL)
15-2.2 Historic Residential (HR-1)
15-2.3 Historic Residential (HR-2)
15-2.4 Historic Residential-Medium Density (HRM)
15-2.5 Historic Recreation Commercial (HRC)
15-2.6 Historic Commercial Business (HCB)
15-4 Supplemental Regulations
15-5-5 Architectural Design Guidelines
15-15 Defined Terms

Reason for Review: Amendments to the Land Management Code (LMC) affecting the Historic Districts require Historic Preservation Board and Planning Commission recommendation to City Council for adoption. The purposes of the Historic Preservation Board (HPB) include providing input to staff, the Planning Commission, and City Council towards safeguarding the heritage of the City in protecting Historic Sites, Buildings, and/or Structures; as well as making recommendations to the Planning Commission and City Council ordinances that may encourage Historic preservation.

Acronyms

LMC	Land Management Code
HPB	Historic Preservation Board
HRL	Historic Residential-Low Density
HR-1	Historic Residential
HR-2	Historic Residential
HRM	Historic Residential Medium Density
HRC	Historic Recreation Commercial
HCB	Historic Commercial Business
SRI	Solar Reflective Index

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§15-15-1](#).

Executive Summary

A large majority of these proposed amendments were reviewed previously, at the November 2, 2018 Historic Preservation Board (HPB) meeting (see the [Packet Part 1 & Part 2](#) and [Meeting Minutes](#)). After the HPB forwarded a positive recommendation, the Planning Commission reviewed the changes and also forwarded a positive recommendation. On January 15, 2019, the City Council reviewed the proposed amendments and requested that Staff do additional research on the Solar Reflective Index (SRI) and other changes that may affect sustainability (see [Meeting Minutes](#)). Staff has been working with, and continues working with, the Sustainability department to finalize those changes. However, Staff determined that some of the more minor changes and scrivener's errors could move forward while the SRI is sorted out.

Staff recommends that the Historic Preservation Board review the amendments, open a public hearing, and consider forwarding a positive recommendation to Planning Commission and City Council.

Background

The Planning Department would like to update the Land Management Code to make the language and wording used in the Historic Districts more consistent and to codify regulations that are currently enforced through policy. Staff requests to amend the

Historic Districts ([15-2.1](#), [15-2.2](#), [15-2.3](#), [15-2.4](#), [15-2.5](#), and [15-2.6](#)) and Supplemental Regulations ([Chapter 15-4](#)) to clear up inconsistencies. Staff also requests to amend LMC [§15-5-5](#) to include vinyl as an inappropriate material. Finally, staff requests to define one (1) additional term within LMC [Chapter 15-15](#), *Defined Terms*.

Analysis

The following analyses give a brief overview of the proposed LMC Amendments:

Rearranging

The primary goal of these revisions is to make the language in all Historic Districts more consistent and rearrange the content within each chapter to make them easier to navigate. One example would be rearranging the sections within each District so that “Lot & Site Requirements” is always Section 3 and “Existing Historic Buildings and/or Structures” is always Section 4. Staff believes this will make navigating these sections of code easier for both Staff and the Public. Staff is also proposing to add a section, regarding Existing Historic Buildings and/or Structures, to the HCB Zone that exists in all other Historic Districts.

Another example of a rearranging amendment is moving the “Goods and Uses to Be Within Enclosed Building” to the Supplemental Regulations in [Chapter 15-4](#). Because this section appears in multiple zoning Districts and varies only slightly, Staff determined that moving it to Supplemental would make it easier to find.

Staff also corrected references to other sections of the Code and removed most specific references. For example, instead of referring to a very specific piece of Code such as LMC 15-2.2-3(G)(2), Staff replaced these references with a more general reference such as LMC [§15-2.2-3](#). This will prevent needing further amendments when those sections of Code get an additional letter or number and the referenced piece shifts.

Setbacks and Setback Exceptions

Staff has also proposed to remove tables 2.1, 2.2, and 2.3 which are meant to display maximum Building Footprint for standard sized lots. Because of the wording before these tables, it is often misunderstood and to prevent confusion, Staff has proposed removing these tables and replacing them with Side Setback tables (2.1b, 2.2b, and 2.3b).

Additionally, Staff proposes to add language to the Side Setbacks for Corner Lots that will allow for a smaller Setback to be used, but no Setback Exceptions will be allowed. Below is an example of the language proposed:

On Corner Lots, ~~the Side Yard that faces a Street or platted Right-of-Way is considered a Front Yard and~~ the minimum Side Setback ~~that faces a side Street or platted Right-of-Way~~ is five feet (5'). A three foot (3') Side Setback along the platted Right-of-Way may be approved by the City Engineer when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized and the sight

triangle shall be maintained when the Setback is three feet (3') along the Right-of-Way.

Staff has proposed some amendments to wording that will be added to all application zones. For example, staff proposes to clarify the Setback Exception for Window Wells in the Rear and Side Setbacks. The following language is an example of the proposed amendment:

Window wells not exceeding the minimum International Residential Code (IRC) requirements for egress or light wells may extend ~~ing~~ not more than four feet (4') into the Rear Setback. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.

Staff also proposes to change the patio exception to clarify height and location. Many of the zones do not include a minimum distance from Lot Lines. The following language is an example of the proposed amendment:

Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrails.

Staff is also proposing to add language to the Rear Setback Exceptions as well as the Parking Regulations that will allow for a Rear Setback Exception for a shared driveway. The following is an example of the proposed language:

One (1) Shared Driveway leading to a garage or approved Parking Area. See Parking Regulations for additional requirements.

~~Common driveways are~~ One (1) Shared Driveway is allowed along shared Side or Rear Lot Lines to provide Access to Parking in the rear of the Main Building or below Grade if both Properties are deed restricted to allow for the perpetual Use of the shared drive.

While the Setback exceptions point to LMC [§15-4-2](#) for fences and retaining wall regulations, which allow retaining walls up to six feet in the Side and Rear Setbacks, retaining walls within the Historic District are typically four or five feet in height. Because of this, Staff is working on amending LMC [§15-4-2](#), *Fences And Retaining Walls* and will return with proposed changes at a future date.

Building Height

Staff has proposed to remove the language that limits the four foot (4') Grade change to the periphery of the structure specifically. The four foot (4') Grade change limitation will apply to the entire site with this proposed amendment. Removing this language will clarify this for the Public and help Staff enforce this requirement as it was intended.

Architectural Design Guidelines

The goal of the revisions is to promote Compatible additions and infill construction in the Historic Districts. With that, materials are an important component of the Historic District Design Review process. Staff recommends amending LMC 15-5-5(H) to list vinyl and untreated metal window frames as inappropriate materials in the Historic Districts (HRL, HR-1, HR-2, HRM, HRC, HCB) and on any site designated as Historic that is outside of the Historic Districts.

Definition

The goal of this amendment is to define a term that is used within the zoning regulations that is not currently defined. These proposed amendments include adding the following definition:

Shared Driveway. A single access vehicular way that is privately owned and maintained and provides access to two (2) or more Structures or off-street Parking Areas, which are located on individual Lots.

Scrivener Errors

Finally, Staff is also proposing to correct scrivener errors (grammatical, spelling, etc.) as well as make the language more consistent throughout the Historic District zoning regulations.

Staff has attached the complete Draft Ordinance as Exhibit A.

Process

LMC amendments are processed according to LMC [§15-1-7](#). Amendments to the LMC require Planning Commission review and recommendation and City Council review and adoption. The purposes of the Historic Preservation Board (HPB) include providing input to staff, the Planning Commission, and City Council towards safeguarding the heritage of the City in protecting Historic Sites, Buildings, and/or Structures; as well as making recommendations to the Planning Commission and City Council ordinances that may encourage Historic preservation. City Council final action may be appealed to a court of competent jurisdiction per LMC [§15-1-18](#). A public hearing is required by both the Planning Commission and City Council, with proper notice.

Notice

Staff published notice on the City's website and the Utah Public Notice website on June 17, 2020. Staff mailed courtesy notice to Affected Entities on June 17, 2020. The *Park Record* published notice on June 13, 2020. The Amendments have been noticed according to requirements in LMC [§ 15-1-21](#).

Public Input

Public hearings are required to be conducted by the Historic Preservation Board, Planning Commission and City Council prior to adoption of Land Management Code amendments affecting the Historic Districts. No public input has been received as of the date of publishing.

Alternatives

- The Historic Preservation Board may forward a positive recommendation to Planning Commission and City Council for the proposed Land Management Code as presented or as amended at the meeting; or
- The Historic Preservation Board may forward a negative recommendation to Planning Commission and City Council to deny the proposed amendments; or
- The Historic Preservation Board may continue the discussion to a date certain and provide direction to Staff regarding additional information, revisions, or analysis needed in order to take final action.

Exhibits

Exhibit A – Draft Ordinance

Attachment 1 – Proposed Redlines

Exhibit A – Draft Ordinance

Ordinance 2020-XX

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING CHAPTERS 15-2.1 HISTORIC RESIDENTIAL-LOW DENSITY (HRL) DISTRICT, 15-2.2 HISTORIC RESIDENTIAL (HR-1) DISTRICT, 15-2.3 HISTORIC RESIDENTIAL (HR-2) DISTRICT, 15-2.4 HISTORIC RESIDENTIAL-MEDIUM DENSITY (HRM) DISTRICT, 15-2.5 HISTORIC RECREATION COMMERCIAL (HRC) DISTRICT, 15-2.6 HISTORIC COMMERCIAL BUSINESS (HCB) DISTRICT, AND 15-4 SUPPLEMENTAL REGULATIONS, SECTION 15-5-5 ARCHITECTURAL DESIGN GUIDELINES, AND CHAPTER 15-15 DEFINED TERMS

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, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors and to preserve the community's unique character and values; and

WHEREAS, the proposed Land Management Code (LMC) amendments enhance the design standards to maintain aesthetic experience of Park City; and

WHEREAS, these proposed Land Management Code (LMC) amendments were reviewed for consistency with the Park City General Plan; and

WHEREAS, the Historic Preservation Board duly noticed and conducted public hearings at the regularly scheduled meetings on July 1, 2020 and forwarded a _____ recommendation to Planning Commission and City Council; and

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meetings on July 22, 2020 and forwarded a _____ recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on September 17, 2020; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the values and goals of the Park City General Plan and the Park City Council; to protect health and safety and maintain the quality of life for its residents and visitors; to preserve and protect the vitality, activity and success of the ski resort base area; to ensure compatible development; and to preserve the community's unique character.

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

SECTION 1. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.1 Historic Residential-Low Density (HRL) District. The recitals above are incorporated herein as findings of fact. Section 15-2.1 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 2. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.2 Historic Residential (HR-1) District. The recitals above are incorporated herein as findings of fact. Section 15-2.2 of the Land Management Code of Park City is hereby amended as redlined in Exhibit B.

SECTION 3. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.3 Historic Residential (HR-2) District. The recitals above are incorporated herein as findings of fact. Section 15-2.3 of the Land Management Code of Park City is hereby amended as redlined in Exhibit C.

SECTION 4. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.4 Historic Residential-Medium Density (HRM) District. The recitals above are incorporated herein as findings of fact. Section 15-2.4 of the Land Management Code of Park City is hereby amended as redlined in Exhibit D.

SECTION 5. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.5 Historic Recreation Commercial (HRC) District. The recitals above are incorporated herein as findings of fact. Section 15-2.5 of the Land Management Code of Park City is hereby amended as redlined in Exhibit E.

SECTION 6. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.6 Historic Commercial Business (HCB) District. The recitals above are incorporated herein as findings of fact. Section 15-2.6 of the Land Management Code of Park City is hereby amended as redlined in Exhibit F.

SECTION 7. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-4 Supplemental Regulations. The recitals above are incorporated herein as findings of fact. Section 15-4 of the Land Management Code of Park City is hereby amended as redlined in Exhibit G.

SECTION 8. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Section 15-5-5 Architectural Design Guidelines. The recitals above are incorporated herein as findings of fact. Section 15-5-5 of the Land Management Code of Park City is hereby amended as redlined in Exhibit H.

SECTION 9. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-15 Defined Terms. The recitals above are incorporated herein as findings of fact. Section 15-15 of the Land Management Code of Park City is hereby amended as redlined in Exhibit I.

SECTION 10. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 17th day of September, 2020

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

City Recorder

Approved as to form:

Mark Harrington, City Attorney

Exhibits

Attachment 1 – Proposed Redlines

Attachment 1 – Proposed Redlines

15-2.1 Historic Residential-Low Density (HRL) District

15-2.1-1 Purpose

15-2.1-2 Uses

15-2.1-3 Lot And Site Requirements

15-2.1-4 Existing Historic Buildings And/Or Structures

15-2.1-5 Building Height

15-2.1-6 Development On Steep Slopes

15-2.1-7 Parking Regulations

15-2.1-8 Architectural Review

15-2.1-9 Vegetation Protection

15-2.1-10 Signs

15-2.1-11 Related Provisions

15-2.1-1 Purpose

The purpose of the Historic Residential Low-Density (HRL) District is to:

- A. reduce density that is accessible only by substandard Streets so these Streets are not impacted beyond their reasonable carrying capacity¹
- B. provide an Area of lower density Residential Use within the old portion of Park City¹
- C. preserve the character of Historic residential Development in Park City¹
- D. encourage the preservation of Historic Buildings and/or Structures¹
- E. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and maintain existing residential neighborhoods¹
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment¹ and
- G. define Development parameters that are consistent with the General Plan policies for the Historic core.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 09-14 on 4/9/2009

15-2.1-2 Uses

A. ALLOWED USES.

- 1. Single Family Dwelling
- 2. Home Occupation
- 3. Child Care, In-Home Babysitting
- 4. Child Care, Family¹
- 5. Child Care, Family Group¹

6. Accessory Building and Use
7. Conservation Activity
8. Agriculture
9. Residential Parking Area or Structure with four (4) or fewer spaces

B. CONDITIONAL USES.

1. Nightly Rentals²
2. Lockout Unit
3. Accessory Apartment³
4. Child Care Center¹
5. Essential Municipal and Public Utility Use, Facility, Service and Structure
6. Telecommunication Antenna⁴
7. Satellite dish greater than thirty-nine inches (39") in diameter⁵
8. Residential Parking Area or Structure five (5) or more spaces
9. Temporary Improvement⁶
10. Passenger Tramway Station and Ski Base Facility⁷
11. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge⁶
12. Recreation Facility, Private
13. Fences greater than six feet (6') in height from Final Grade^{5,8}

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

¹See LMC Chapter Section 15-4-9, for Child Care Regulations And Child Care Facilities.

²Conditional Use Permit allowed only in the West sub-neighborhood located south of platted 2nd Avenue, west of Upper Norfolk and Daly Avenues, and east of King Road. No Nightly Rentals are allowed elsewhere in this Zoning District.

³See LMC Chapter Section 15-4-7, Supplemental Regulations for Accessory Apartments.

⁴See LMC Chapter Section 15-4-14, Telecommunications Facilities.

⁵See LMC Chapter Section 15-4-13, Placement of Satellite Receiving Antennas.

⁶Subject to Administrative or Administrative Conditional Use permit, see LMC Chapter 15-4.

⁷See LMC Chapter Section 15-4-18, Passenger Tramways And Ski Base Facilities.

⁸See LMC Chapter Section 15-4-2, Fences And Retaining Walls.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 15-35 on 10/12/2015

Amended by Ord. 15-44 on 11/5/2015

15-2.1-3 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a ~~City~~private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

~~Minimum Lot and Site requirements are as follows: All Development activity must comply with the following minimum Lot and Site requirements:~~

- A. **LOT SIZE**. The minimum Lot Area is 3,750 square feet. ~~The minimum width of a Lot is thirty-five feet (35'), measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director~~
- B. **LOT WIDTH**. ~~The minimum width of a Lot is thirty-five feet (35'), measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.~~
- C. **BUILDING ENVELOPE (HRL DISTRICT)**. The Building Pad, Building Footprint, and height restrictions define the maximum Building Envelope in which all Development must occur, with exceptions as allowed by Section 15-2.1-3(~~CD~~).
- D. **BUILDING PAD (HRL DISTRICT)**. The Building Pad is the Lot Area minus required Front, Rear and Side Setback Areas.
 1. The Building Footprint must be within the Building Pad. The remainder of the Building Pad must be open and free of any other Structure except:
 - a. Porches or decks, with or without roofs;
 - b. At Grade patios;
 - c. Upper level decks, with or without roofs;
 - d. Bay Windows;
 - e. Chimneys;
 - f. Sidewalks, pathways, and steps;
 - g. Screened hot tubs; and
 - h. Landscaping.
 2. Exceptions to the Building Pad Area, excluding Bay Windows, are not included in the Building Footprint calculations, and are subject to Planning Department approval based on a determination that the proposed exceptions result in a design that:
 - a. provides increased architectural interest consistent with the Historic District Design Guidelines;
 - b. maintains the intent of this section to provide horizontal and vertical Building articulation.

E. **BUILDING FOOTPRINT (HRL DISTRICT)**. The maximum Building Footprint of any Structure shall be located on a Lot, or combination of Lots, not exceeding 18,750 square feet in Lot Area, shall be calculated according to the following formula for Building Footprint, ~~illustrated in Table 15-2.1~~. The maximum Building Footprint for any Structure located on a Lot or combination of Lots, exceeding 18,750 square feet in Lot Area, shall be 4,500 square feet; with an exemption allowance of 400 square feet per dwelling unit for garage floor area. A Conditional Use Permit is required for all Structures with a proposed footprint of greater than 3,500 square feet.

Accessory Buildings listed on the Park City Historic ~~Structures~~Sites Inventory that are not expanded, enlarged or incorporated into the Main Building, shall not count in the total Building Footprint of the Lot.

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

Where FP = maximum Building Footprint and A = Lot Area.

Example: 3,750 sq. ft. Lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$ sq. ft.

See the following Table 15-2.1.~~a~~ for a schedule equivalent of this formula for common Lot Sizes.

TABLE 15-2.1

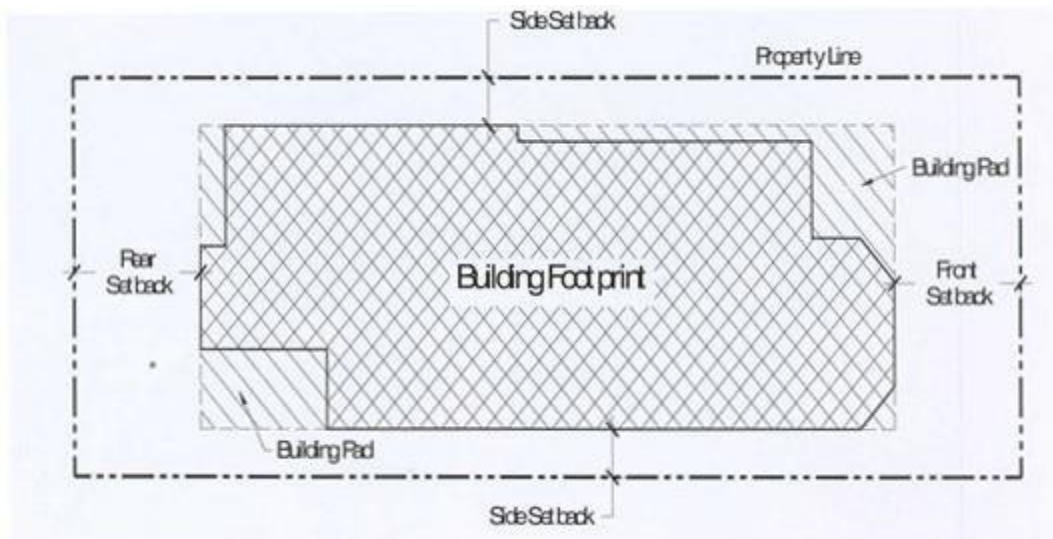
Lot Depth < /= ft. **	Lot Width, ft. up to:-	Side Setbacks Min. Total		Lot Area Sq. ft.-	Bldg. Pad Sq. ft.	Max. Bldg. Footprint Sq. ft.
75 ft.	37.5*	3 ft.	6 ft.	2,813	1,733	1,201
75 ft.	50.0	5 ft.	10 ft.	3,750	2,200	1,519
75 ft.	62.5	5 ft.	14 ft.	4,688	2,668	1,801
75 ft.	75.0	5 ft.	18 ft.	5,625	3,135	2,050
75 ft.	87.5	10 ft.	24 ft.	6,563	3,493	2,269
75 ft.	100.0	10 ft.	24 ft.	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.	30 ft.	Greater than 7,500	Per Setbacks and Lot Area	Per Formula

* for existing 25' wide lots, Use HR-1 standards.

** for lots > 75' in depth use Footprint formula and Table 15-2.1a for Front and Rear Setbacks.

<u>Lot Depth (ft.) **</u>	<u>Lot Width, (ft.)</u>	<u>Lot Area Sq. ft.</u>	<u>Max. Bldg. Footprint Sq. ft.</u>
<u>75 ft.</u>	<u>37.5*</u>	<u>2,813</u>	<u>1,201</u>
<u>75 ft.</u>	<u>50.0</u>	<u>3,750</u>	<u>1,519</u>
<u>75 ft.</u>	<u>62.5</u>	<u>4,688</u>	<u>1,801</u>
<u>75 ft.</u>	<u>75.0</u>	<u>5,625</u>	<u>2,050</u>
<u>75 ft.</u>	<u>87.5</u>	<u>6,563</u>	<u>2,269</u>
<u>75 ft.</u>	<u>100.0</u>	<u>7,500</u>	<u>2,460</u>
<u>75 ft.</u>	<u>Greater than 100.0</u>	<u>Greater than 7,500</u>	<u>Per Formula</u>

** for lots > 75' in depth use Footprint formula



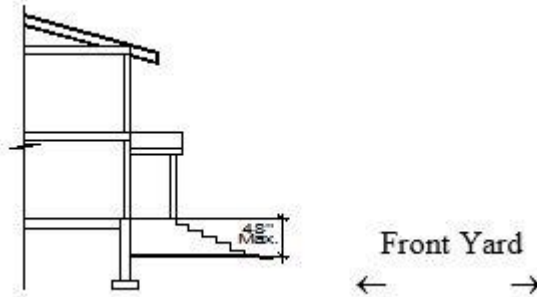
F. **FRONT AND REAR SETBACKS.** Front and Rear Setbacks are as follows:

TABLE 15-2.1a

Lot Depth	Minimum Front/Rear Setback	Total of Setback
Up to 75 ft., inclusive	10 ft. <u>each</u>	20 ft.
From 75 ft. to 100 ft.	12 ft. <u>13ft. (or vice versa)</u>	25 ft.
Over 100 ft.	15 ft. <u>each</u>	30 ft.

150 G. **FRONT SETBACK EXCEPTIONS.** The Front Yard must be open and free of any
151 Structure except:

- 152 1. Fences, ~~and~~ walls, and retaining walls not more than four feet (4') in
153 height, or as permitted in Section 15-4-2 Fences And Retaining Walls. On
154 Corner Lots, Fences more than three feet (3') in height are prohibited
155 within twenty-five feet (25') of the intersection, at back of curb.
- 156 2. Uncovered steps leading to the Main Building, provided the steps are not
157 more than four feet (4') in height from Final Grade, not including any
158 required handrail, and do not cause any danger or hazard to traffic by
159 obstructing the view of the Street or intersect

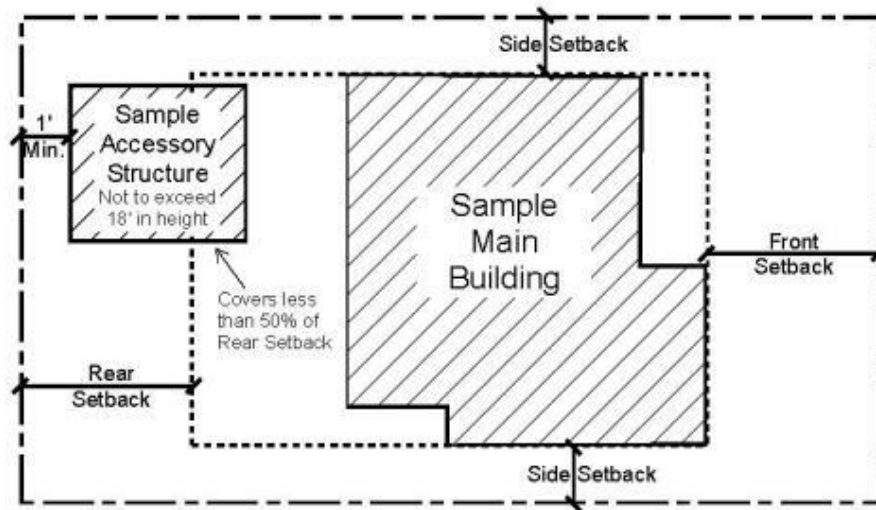


- 160 3. Decks, porches, or Bay Windows not more than ten feet (10') wide, ~~and~~
161 projecting not more than three feet (3') into the Front Setback.
- 162 4. Roof overhangs, eaves, or cornices projecting not more than three feet (3')
163 into the Front Setback.
- 164 5. Sidewalks and pathways.
- 165 6. Driveways leading to either a garage or an approved Parking Area. No
166 portion of a Front Yard, except for ~~patios~~, driveways, allowed Parking
167 Areas and sidewalks, may be Hard-Surfaced or graveled.

169 H. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of
170 any Structure except:

- 171 1. Bay Windows not more than ten feet (10') wide, ~~and~~ projecting not more
172 than two feet (2') into the Rear Setback.
- 173 2. Chimneys not more than five feet (5') wide and projecting not more than
174 two feet (2') into the Rear Setback.
- 175 3. Window wells not exceeding the minimum International Residential Code
176 (IRC) or International Building Code (IBC) requirements for egress or light
177 wells may extending not more than four feet (4') into the Rear Setback.
178 Should egress requirements be met within the building pad, no Rear
179 Setback exception is permitted.
- 180 4. Roof overhangs or eaves projecting not more than two feet (2') into the
181 Rear Setback.

5. Window sills, belt courses, cornices, trim, exterior siding, or other ornamental features projecting not more than six inches (6") into the Rear Setback beyond the main Structure to which they are attached.
6. Detached Accessory Buildings not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the front facade of the Main Building, and maintaining a minimum Rear Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See the following illustration:



7. A Hard-Surfaced Parking Area subject to the same location requirements as a Detached Accessory Building.
8. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line.
9. Fences, ~~or~~ walls, and retaining walls as permitted in Section 15-4-2 Fences And Retaining Walls.
10. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least one foot (1') from the Rear Lot Line.
11. Pathways or Steps connecting to a City staircase or pathway.
12. One (1) Shared Driveway leading to either a garage or an approved Parking Area. See Section 15-2.1-7 Parking Regulations for additional requirements.

I. **SIDE SETBACKS.** Side Setbacks are as follows:

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TABLE 15-2.1b

<u>Lot Width (ft.) up to:</u>	<u>Minimum Side Setback</u>	<u>Total of Setback</u>
<u>37.5*</u>	<u>3 ft. each side</u>	<u>6 ft.</u>
<u>50.0</u>	<u>5 ft. each side</u>	<u>10 ft.</u>
<u>62.5</u>	<u>5 ft. minimum</u>	<u>14 ft.</u>
<u>75.0</u>	<u>5 ft. minimum</u>	<u>18 ft.</u>
<u>87.5</u>	<u>10 ft. minimum</u>	<u>24 ft.</u>
<u>100.0</u>	<u>10 ft. minimum</u>	<u>24 ft.</u>
<u>Greater than 100.0</u>	<u>10 ft. minimum</u>	<u>30 ft.</u>

* for existing 25' wide lots, Use HR-1 standards.

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~~1. The minimum Side Setback is three feet (3'), but increases for Lots greater than thirty seven and one half feet (37.5') in Width, as per Table 15-2.1 above.~~

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On Corner Lots, ~~the Side Yard that faces a Street or platted Right-of-Way is considered a Front Yard and~~ the minimum Side Setback ~~that faces a side Street or platted Right-of-Way~~ is five feet (5'). ~~A three foot (3') Side Setback along the platted Right-of-Way may be approved by the City Engineer when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized and the sight triangle shall be maintained when the Setback is three feet (3') along the Right-of-Way.~~

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J. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:

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1. Bay Windows not more than ten feet (10') wide and projecting not more than two feet (2') into the Side Setback.

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2. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the Side Setback.

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3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells projecting may extend not more than four feet (4') into the Side Setback. [‡] Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, this Side Setback exception is not permitted.

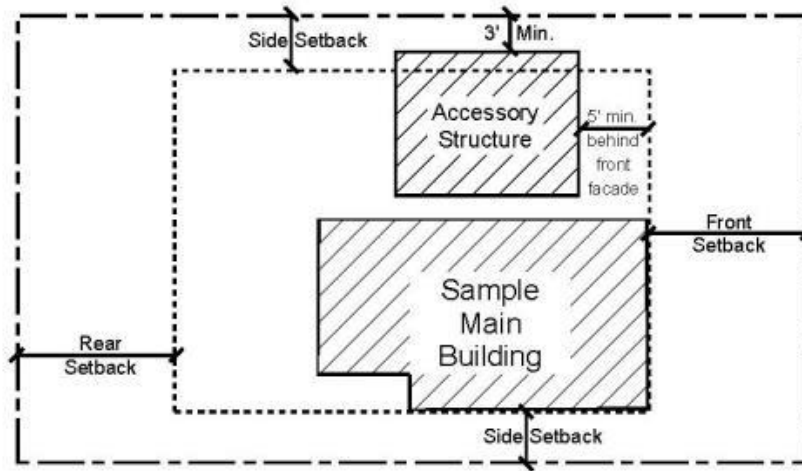
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4. Roof overhangs or eaves projecting not more than two feet (2') into the Side Setback on Lots with a minimum required Side Setback of five feet

(5') or greater. A one foot (1') eave overhang is permitted on Lots with a Side Setback less than five feet (5').¹

5. Window sills, belt courses, trim, exterior siding, cornices, or other ornamental features projecting not more than six inches (6") ~~into the Side Setback~~ beyond the main Structure to which they are attached.
6. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height from Final Grade, not including any required handrail.
7. Fences, ~~or~~ walls, and retaining walls as permitted in Section 15-4-2 Fences And Retaining Walls.
8. ~~A driveway~~ One (1) private or Shared Driveway leading to a garage or an approved Parking Area. See Section 15-2.1-7 Parking Regulations for additional requirements.
9. Pathways or steps connecting to a City staircase or pathway.
10. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the front Facade of the Main Building, maintaining a minimum Side Setback of three feet (3'). See the following illustration:



11. Mechanical equipment (which must be screened), hot tubs, or similar Structures, located at least three feet (3') from the Side Lot Line.

K. **SNOW RELEASE.** Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

L. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site

Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

~~¹Applies only to Lots with a Side Setback of five feet (5') or greater.~~

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 15-35 on 10/12/2015

Amended by Ord. 2018-27 on 5/31/2018

Amended by Ord. 2018-43 on 7/19/2018

15-2.1-4 Existing Historic Buildings And/Or Structures

Historic Buildings and/or Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height. Additions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment. ~~Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height.~~ All Conditional Uses proposed on the Site, excluding Development on a Steep Slope, shall comply with parking requirements of Chapter 15-3.

A. **EXCEPTION.** In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant an exception to the Building Setback and driveway location standards for additions to Historic Buildings and/or Structures, including detached Garages:

1. Upon approval of a Conditional Use permit, and
2. When the scale of the addition and/or driveway is Compatible with the Historic Building and/or Structure, and
3. When the addition complies with all other provisions of this Chapter, and
4. When the addition complies with the adopted Building and Fire Codes, and
5. When the addition complies with the Design Guidelines for Historic Districts and Sites.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 2016-44 on 9/15/2016

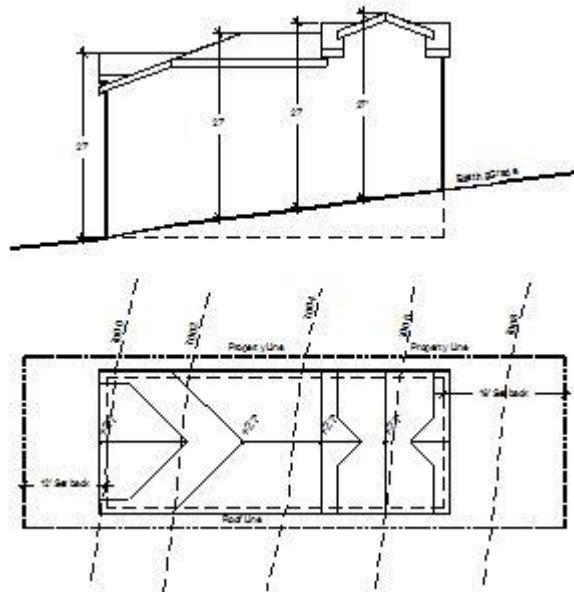
15-2.1-5 Building Height

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4')

of Existing Grade ~~around the periphery of the Structure~~, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirement must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH**. The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc.).
 1. Secondary Roof Forms may be Rooftop Decks so long as they are not more than 23 feet in height above Finished Grade. This height includes any railings, parapets, stairs, and similar constructions on the Roof Deck.
 2. The height of railings, parapets, stairs, and similar constructions on a Green Roof or Flat Roof are included in the calculation of Building Height. Decks, hot tubs, outdoor cooking areas, and seating areas are not permitted on Green Roofs. Green Roofs must be vegetated.
 3. A Structure containing a flat roof shall have a maximum height of thirty-five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the Green Roof, including the parapets or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above. Any

333 required railings for a Green Roof shall comply with Building Height.



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335 4. Accessory Structures may be below the required seven: twelve (7:12) roof
336 pitch.

337 **D. BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

- 338 1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to
339 five feet (5') above the highest point of the Building to comply with
340 International Building Code (IBC) requirements.
- 341 2. Water towers, mechanical equipment, and Solar Energy Systems, when
342 Screened or enclosed, may extend up to five feet (5') above the height of
343 the Building. See [LMC Section 15-5-5\(G\)\(7\)\(a\)](#).
- 344 3. **ELEVATOR ACCESS.** The Planning Director may allow additional height
345 to allow for an elevator compliant with American Disability Act (ADA)
346 standards. The Applicant must verify the following:
- 347 1. The proposed height exception is only for the Area of the elevator.
348 No increase in square footage of the Building is being achieved.
- 349 2. The proposed option is the only feasible option for the elevator on
350 the Site.
- 351 3. The proposed elevator and floor plans comply with the American
352 Disability Act (ADA) standards.
- 353 4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow
354 additional Building Height (see entire Section 15-2.1-5) on a downhill Lot
355 to accommodate a single car wide garage in a Tandem Parking
356 configuration; to accommodate circulation, such as stairs and/or an ADA
357 elevator; and to accommodate a reasonably sized front entry area and
358 front porch that provide a Compatible streetscape design. The depth of the
359 garage may not exceed the minimum depth for internal Parking Space(s)

as dimensioned within this Code, ~~Section~~[Chapter](#) 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 09-14 on 4/9/2009

Amended by Ord. 09-40 on 11/5/2009

Amended by Ord. 13-48 on 11/21/2013

Amended by Ord. 2016-44 on 9/15/2016

Amended by Ord. 2017-59 on 11/9/2017

Amended by Ord. 2018-27 on 5/31/2018

15-2.1-6 Development On Steep Slopes

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for ~~Park City's~~ Historic Districts and Historic Sites [Chapter 15-13](#) and ~~Chapter 5~~ [Architectural Review Chapter 15-5](#).

For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.

A. Steep Slope Determination.

1. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.
2. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any addition to an existing Structure, when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if the Building Footprint of the addition is located on or projecting over an existing Slope of thirty percent (30%) or greater.
3. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for any Access driveway located on or projecting over an existing Slope of (30%) or greater.

B. Permits Required.

1. On Lots with 3,750 square feet or less, an Administrative Conditional Use Permit shall be processed by the Planning Department.
2. On Lots greater than 3,750 square feet, a Conditional Use Permit is required. The Planning Department shall review all Steep Slope

Conditional Use permit Applications and forward a recommendation to the Planning Commission.

C. **Conditional Use Permit Criteria.**

The Planning Commission may review Steep Slope Conditional Use permit Applications as Consent Calendar items. Steep Slope Conditional Use permit Applications shall be subject to the following criteria:

1. **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.
2. **VISUAL ANALYSIS.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:
 - a. To determine potential impacts of the proposed Access, and Building mass and design; and
 - b. To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.
3. **ACCESS.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.
4. **TERRACING.** The project may include terraced retaining Structures if necessary to regain Natural Grade.
5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent Properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.
6. **BUILDING FORM AND SCALE.** Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.
7. **SETBACKS.** The Planning Director and/or Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.
8. **DWELLING VOLUME.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Director and/or Planning Commission may

further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HRL District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.1-5. The Planning Director and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 09-14 on 4/9/2009

Amended by Ord. 15-35 on 10/12/2015

Amended by Ord. 2016-44 on 9/15/2016

Amended by Ord. 2019-07 on 1/29/2019

15-2.1-7 Parking Regulations

- A. Tandem Parking is allowed in the Historic District.
- B. ~~Common driveways are~~ One (1) Shared Driveway is allowed along shared Side or Rear Lot Lines to provide Access to Parking in the rear of the Main Building or below Grade if both Properties are deed restricted to allow for the perpetual Use of the shared drive.
- C. Common Parking Structures are allowed as a Conditional Use where it facilitates:
1. the Development of individual Buildings that more closely conform to the scale of Historic Buildings and/or Structures in the District; and /or
 2. the reduction, mitigation or elimination of garage doors at the Street edge.
- D. A common Parking Structure may occupy below Grade Side Yards between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use Permit are subject to a Conditional Use review, ~~Chapter Section~~ 15-1-10.
- E. Driveways between Structures are allowed in order to eliminate garage doors facing the Street, to remove cars from on-Street parking, and to reduce paved Areas, provided the driveway leads to an approved garage or approved Parking Area.
- F. Turning radii are subject to review by the City Engineer as to function and design.
- G. See ~~Section~~Chapter 15-3 Off-Street Parking for additional parking requirements.

483 HISTORY
484 *Adopted by Ord. 00-15 on 3/2/2000*
485 *Amended by Ord. 06-56 on 7/27/2006*
486 *Amended by Ord. 09-10 on 3/5/2009*

487

488 **15-2.1-8 Architectural Review**

489 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
490 Department shall review the proposed plans for compliance with the Design Guidelines
491 for Historic Districts and Historic Sites [Chapter 15-13](#), ~~LMC~~ Historic Preservation ~~LMC~~
492 Chapter 15-11, and Architectural Review ~~LMC~~ Chapter 15-5.

493 Appeals of departmental actions on compliance with the Design Guidelines for Historic
494 Districts and Historic Sites [Chapter 15-13](#), [LMC-Historic Preservation](#) Chapter 15-11,
495 and [LMC-Architectural Review](#) Chapter 15-5 are heard by the Board of Adjustment as
496 outlined in Section 15-1-18 of the Code.

497 HISTORY
498 *Adopted by Ord. 00-15 on 3/2/2000*
499 *Amended by Ord. 06-56 on 7/27/2006*
500 *Amended by Ord. 09-23 on 7/9/2009*
501 *Amended by Ord. 15-53 on 12/17/2015*

502

503 **15-2.1-9 Vegetation Protection**

504 The Property Owner must protect Significant Vegetation during any Development
505 activity. Significant Vegetation includes large trees six inches (6") in diameter or greater
506 measured four and one-half feet (4½') above the ground, groves of smaller trees, or
507 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
508 measured at the drip line.

509 Development plans must show all Significant Vegetation within twenty feet (20') of a
510 proposed Development. The Property Owner must demonstrate the health and viability
511 of all large trees through a certified arborist. The Planning Director shall determine the
512 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
513 consistent with Landscape Criteria in ~~LMC Chapter~~ [Section](#) 15-3-3 and Title 14.

514 HISTORY
515 *Adopted by Ord. 00-15 on 3/2/2000*
516 *Amended by Ord. 06-56 on 7/27/2006*

517

518 **15-2.1-10 Signs**

519 Signs are allowed in the HRL District as provided in the Park City Sign Code, Title 12.

520 HISTORY
521 *Adopted by Ord. 00-15 on 3/2/2000*

522

15-2.1-11 Related Provisions

- Fences And Retaining Walls. ~~LMC Chapter Section~~ 15-4-2.
- Accessory Apartments. ~~LMC Chapter Section~~ 15-4-7.
- Placement of Satellite Receiving Antennas. ~~LMC Chapter Section~~ 15-4-13.
- Telecommunication ~~Facility~~Facilities. ~~LMC Chapter Section~~ 15-4-14.
- Off-Street Parking. ~~LMC~~ Chapter 15-3.
- Landscaping. Title 14; ~~LMC Chapter Section~~ 15-3-3~~(D)~~; and Chapter 15-5.
- Lighting. ~~LMC Chapters Sections~~ 15-3-3~~(C)~~, 15-5-5~~(I)~~.
- Historic Preservation. ~~LMC~~ Chapter 15-11.
- Park City Sign Code. Title 12.
- Architectural Review. ~~LMC~~ Chapter 15-5.
- Snow Storage. ~~LMC Chapter Section~~ 15-3-3~~(E)~~.
- Parking Ratio Requirements. ~~LMC Chapter Section~~ 15-3-6.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

15-2.2 Historic Residential (HR-1) District

15-2.2-1 Purpose

15-2.2-2 Uses

15-2.2-3 Lot And Site Requirements

15-2.2-4 Existing Historic ~~Buildings And/Or~~ Structures

15-2.2-5 Building Height

15-2.2-6 Development On Steep Slopes

15-2.2-97 Criteria For Bed And Breakfast Inns

15-2.2-78 Parking Regulations

15-2.2-89 Architectural Review

15-2.2-9 Criteria For Bed And Breakfast Inns

15-2.2-10 Vegetation Protection

15-2.2-11 Signs

15-2.2-12 Related Provisions

15-2.2-1 Purpose

The purpose of the Historic Residential HR-1 District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City_{T-1}
- B. encourage the preservation of Historic Buildings and/or Structures_{T-1}
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods_{T-1}
- D. encourage single family Development on combinations of 25' x 75' Historic Lots_{T-1}
- E. define Development parameters that are consistent with the General Plan policies for the Historic core_{T-1} and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 09-14 on 4/9/2009

15-2.2-2 Uses

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

A. ALLOWED USES.

- 1. Single Family Dwelling
- 2. Lockout Unit¹
- 3. Nightly Rental¹
- 4. Home Occupation
- 5. Child Care, In-Home Babysitting²

6. Child Care, Family²
7. Child Care, Family Group²
8. Accessory Building and Use
9. Conservation Activity
10. Agriculture
11. Residential Parking Area or Structure, with four (4) or fewer spaces

B. CONDITIONAL USES.

1. Duplex Dwelling
2. Guest House on Lots one (1) acre or greater
3. Secondary Living Quarters
4. Accessory Apartment³
5. Group Care Facility
6. Child Care Center
7. Public and Quasi-Public Institution, church and school
8. Essential Municipal and Public Utility Use, Facility, Service, and Structure
9. Telecommunication Antenna⁴
10. Satellite Dish, greater than thirty-nine inches (39") diameter⁵
11. Bed and Breakfast Inn⁶
12. Boarding House, hostel⁶
13. Hotel, Minor, (fewer than sixteen (16) rooms)⁶
14. Residential Parking Area or Structure with five (5) or more spaces.
15. Temporary Improvement⁷
16. Passenger Tramway Station and Ski Base Facility⁸
17. Ski Tow, Ski Lift, Ski Run, and Ski Bridge⁸
18. Recreation Facility, Private
19. Fences greater than six feet (6') in height from Final Grade^{7,9}

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

¹Nightly Rental of a Lockout Unit requires a Conditional Use permit.

²See ~~LMC Chapter Section~~ 15-4-9, ~~for Child Care Regulations And Childcare Facilities.~~

³See ~~LMC Chapter Section~~ 15-4-7, ~~Supplemental Regulations for~~ Accessory Apartments.

⁴See ~~LMC Chapter Section~~ 15-4-14, ~~Supplemental Regulations for~~ Telecommunication Facilities.

⁵See ~~LMC Chapter Section~~ 15-4-13, ~~Supplemental Regulations for~~ Placement of Satellite Receiving Antennas.

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

⁷Subject to Administrative or Administrative Conditional Use permit.

⁸See ~~LMC Chapter Section~~ 15-4-18, Passenger Tramways And Ski Base Facilities.

⁹See ~~LMC Chapter~~ Section 15-4-2, Fences And Retaining Walls.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 07-25 on 4/19/2007

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 15-35 on 10/12/2015

15-2.2-3 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

~~Minimum Lot and Site requirements are as follows:~~ All Development activity must comply with the following minimum Lot and Site requirements:

A. **LOT SIZE**. The minimum Lot Area is 1,875 square feet for a Single Family Dwelling and 3,750 square feet for a Duplex. For properties platted as lots within the historic Park City Survey and originally platted as 25 foot wide 75 foot deep with a lot size of 1,875 square feet, the Planning Director may make a determination that the minimum Lot Size may be reduced up to 20 square feet if subsequent surveys find that the final lot dimensions are less than 25 feet by 75 feet. The Footprint shall be reduced in accordance with the Lot Size and no variation to setbacks will be allowed.

B. **LOT WIDTH**.
The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.

C. **BUILDING ENVELOPE (HR-1 DISTRICT)**. The Building Pad, Building Footprint and height restrictions define the maximum Building envelope within which all Development must occur, with exceptions as allowed by Section 15-2.2-3(~~G~~).

D. **BUILDING PAD (HR-1 DISTRICT)**. The Building Pad is the Lot Area minus required Front, Rear, and Side Setback Areas.

1. The Building Footprint must be within the Building Pad. The Building Pad must be open and free of any other Structure except:

- a. Porches or decks with or without roofs;
- b. At Grade patios;
- c. Upper level decks, with or without roofs;
- d. Bay Windows;
- e. Chimneys;
- f. Sidewalks, pathways, and steps;

- 660 g. Screened hot tubs; and
- 661 h. Landscaping.
- 662 2. Exceptions to the Building Pad Area, excluding Bay Windows, are not
- 663 included in the Building Footprint calculations, and are subject to Planning
- 664 Director approval based on a determination that the proposed exceptions
- 665 result in a design that:
- 666 a. provides increased architectural interest consistent with the Historic
- 667 District Design Guidelines;
- 668 b. maintains the intent of this section to provide horizontal and vertical
- 669 Building articulation.

670 E. **BUILDING FOOTPRINT (HR-1 DISTRICT)**. The maximum Building Footprint of

671 any Structure located on a Lot or combination of Lots, not exceeding 18,750

672 square feet in Lot Area, shall be calculated according to the following formula for

673 Building Footprint, ~~illustrated in Table 15-2.2~~. The maximum Building Footprint for

674 any Structure located on a Lot or combination of Lots, exceeding 18,750 square

675 feet in Lot Area, shall be 4,500 square feet; with an exemption allowance of 400

676 square feet, per Dwelling Unit, for garage floor area. A Conditional Use permit is

677 required for all Structures with a proposed footprint of greater than 3,500 square

678 feet.

679 Accessory Buildings listed on the Park City Historic ~~Structures~~Sites Inventory that

680 are not expanded, enlarged or incorporated into the Main Building, shall not

681 count in the total Building Footprint of the Lot.

682
$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

683 Where FP = maximum Building Footprint and A= Lot Area.

684 Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$ sq. ft.

685 See the following Table 15-2.2. for a schedule equivalent of this formula for

686 common Lot Sizes.

687

688 TABLE 15-2.2.

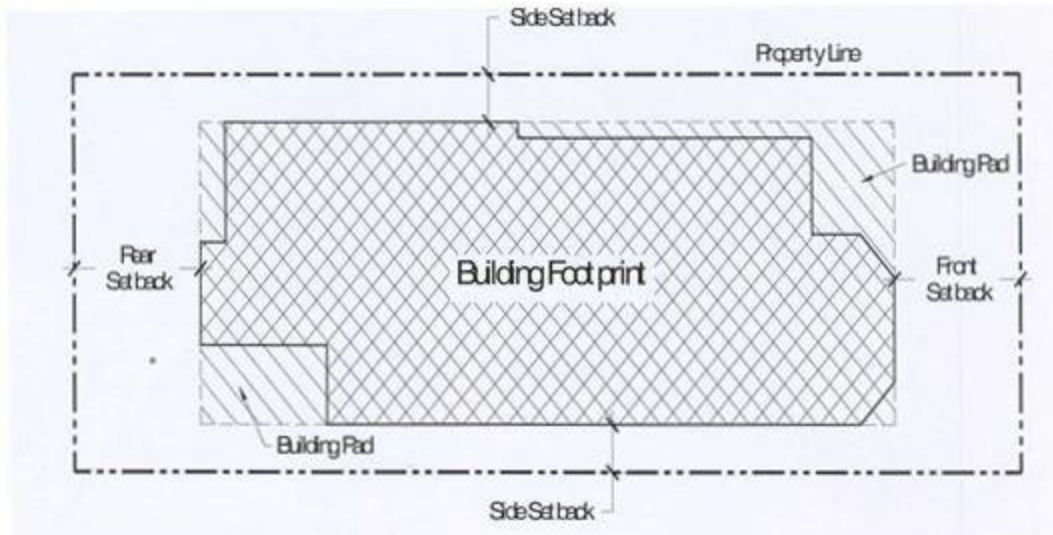
Lot Depth < /= ft. *	Lot Width, ft. up to:	Side Setback Min. Total		Lot Area Sq. ft.	Bldg. Pad Sq. ft.	Max. Bldg. Footprint Sq. ft.
75 ft.	25.0	3 ft.	6 ft.	1,875	1,045	844
75 ft.	37.5	3 ft.	6 ft.	2,813	1,733	1,201
75 ft.	50.0	5 ft.	10 ft.	3,750	2,200	1,519
75 ft.	62.5	5 ft.	14 ft.	4,688	2,668	1,801

75 ft.	75.0	5 ft.	18 ft.	5,625	3,135	2,050
75 ft.	87.5	10 ft.	24 ft.	6,563	3,493	2,269
75 ft.	100.0	10 ft.	24 ft.	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.	30 ft.	Greater than 75 ft.	Per Setbacks and Lot Area	Per Formula

~~* For Lots > 75' in depth use footprint formula and Table 15-2.2a for Front and Rear Setbacks.~~

<u>Lot Depth (ft.) *</u>	<u>Lot Width, (ft.)</u>	<u>Lot Area Sq. ft.</u>	<u>Max. Bldg. Footprint Sq. ft.</u>
<u>75 ft.</u>	<u>25.0</u>	<u>1,875</u>	<u>844</u>
<u>75 ft.</u>	<u>37.5</u>	<u>2,813</u>	<u>1,201</u>
<u>75 ft.</u>	<u>50.0</u>	<u>3,750</u>	<u>1,519</u>
<u>75 ft.</u>	<u>62.5</u>	<u>4,688</u>	<u>1,801</u>
<u>75 ft.</u>	<u>75.0</u>	<u>5,625</u>	<u>2,050</u>
<u>75 ft.</u>	<u>87.5</u>	<u>6,563</u>	<u>2,269</u>
<u>75 ft.</u>	<u>100.0</u>	<u>7,500</u>	<u>2,460</u>
<u>75 ft.</u>	<u>Greater than 100.0</u>	<u>Greater than 75 ft.</u>	<u>Per Formula</u>

* For Lots > 75' in depth use footprint formula.



F. **FRONT AND REAR SETBACKS.** Front and Rear Setbacks are as follows:

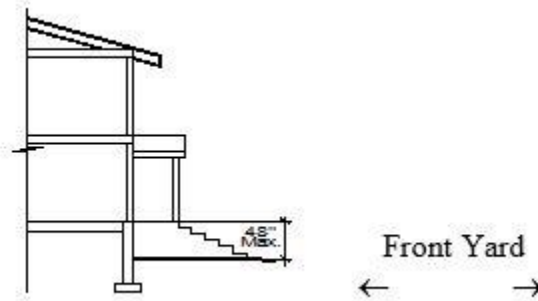
TABLE 15-2.2a

Lot Depth	Minimum Front/Rear Setback	Total of Setbacks
Up to 75 ft., inclusive	10 ft. <u>each</u>	20 ft.
From 75 ft. to 100 ft.	12 ft. <u>/13 ft. (or vice versa)</u>	25 ft.
Over 100 ft.	15 ft. <u>each</u>	30 ft.

G. **FRONT SETBACK EXCEPTIONS.** The Front Setback must be open and free of any Structure except:

1. Fences, ~~or~~ walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2, Fences And Retaining Walls. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection, at back of curb.
2. Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by

710 obstructing the view of the Street or intersection.



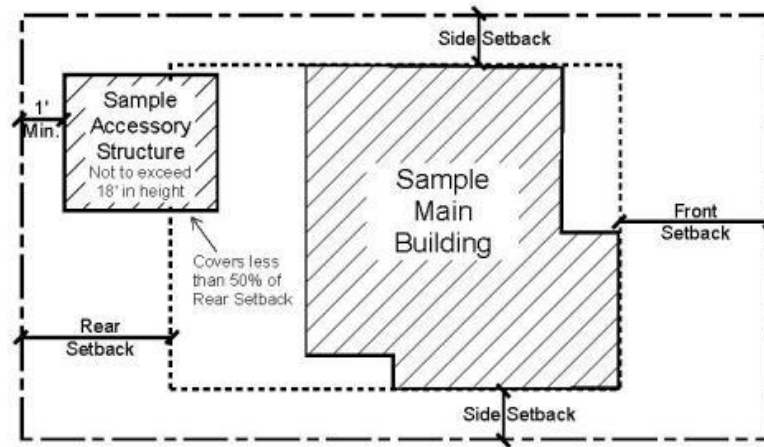
- 711
- 712 3. Decks, porches, or Bay Windows not more than ten feet (10') wide, and
- 713 projecting not more than three feet (3') into the Front Setback.
- 714 4. Roof overhangs, eaves or cornices projecting not more than three feet (3')
- 715 into the Front Setback.
- 716 5. Sidewalks and pathways.
- 717 6. Driveways leading to a Garage or approved Parking Area. No portion of a
- 718 Front Yard, except for patios, driveways, allowed Parking Areas and
- 719 sidewalks, may be Hard-Surfaced or graveled.

720 H. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of

721 any Structure except:

- 722 1. Bay Windows not more than ten feet (10') wide, and projecting not more
- 723 than two feet (2') into the Rear Setback.
- 724 2. Chimneys not more than five feet (5') wide and projecting not more than
- 725 two feet (2') into the Rear Setback.
- 726 3. Window wells not exceeding the minimum International Residential Code
- 727 (IRC) or International Building Code (IBC) requirements for egress or light
- 728 wells may extend not more than four feet (4') into the Rear Setback.
- 729 Should egress requirements be met within the building pad, no Rear
- 730 Setback exception is permitted.
- 731 4. Roof overhangs or eaves projecting not more than two feet (2') into the
- 732 Rear Setback.
- 733 5. Window sills, belt courses, cornices, trim, exterior siding, or other
- 734 ornamental features projecting not more than six inches (6") into the Rear
- 735 Setback beyond the main Structure to which they are attached.
- 736 6. Detached Accessory Buildings, not more than eighteen feet (18') in height,
- 737 and including any free-standing Solar Energy Systems, located a
- 738 minimum of five feet (5') behind the front facade of the Main Building, and
- 739 maintaining a minimum Rear Setback of one foot (1'). Such Structure must
- 740 not cover over fifty percent (50%) of the Rear Setback. See the following

741 illustration:



- 742
- 743 7. A Hard-Surfaced Parking Area subject to the same location requirements
- 744 as a Detached Accessory Building.
- 745 8. Mechanical equipment (which must be screened), hot tubs, or similar
- 746 Structures located at least three feet (3') from the Rear Lot Line.
- 747 9. Fences, ~~or~~ walls, and retaining walls as permitted in Section 15-4-2
- 748 Fences And Retaining Walls.
- 749 10. Patios, decks, pathways, steps, or similar Structures not more than thirty
- 750 inches (30") above Final Grade, not including any required handrail, and
- 751 located at least one foot (1') from the Rear Lot Line.
- 752 11. Pathways or steps connecting to a City staircase or pathway.
- 753 12. One (1) Shared Driveway leading to a garage or approved Parking Area.
- 754 See Section 15-2.2-8 Parking Regulations for additional requirements.

755 I. **SIDE SETBACKS.** Side Setbacks are as follows:

756 TABLE 15-2.2b

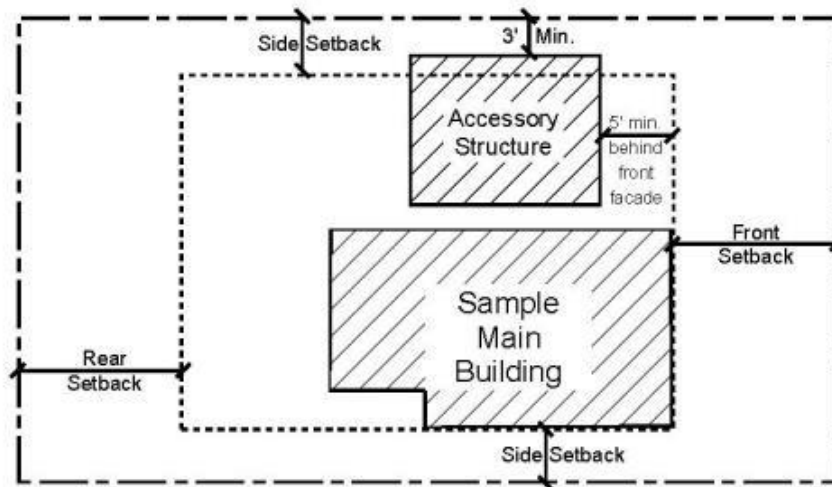
<u>Lot Width (ft.) up to:</u>	<u>Minimum Side Setack</u>	<u>Total of Setbacks</u>
<u>25.0</u>	<u>3 ft. each</u>	<u>6 ft.</u>
<u>37.5</u>	<u>3 ft. each</u>	<u>6 ft.</u>
<u>50.0</u>	<u>5 ft. each</u>	<u>10 ft.</u>
<u>62.5</u>	<u>5 ft. minimum</u>	<u>14 ft.</u>
<u>75.0</u>	<u>5 ft. minimum</u>	<u>18 ft.</u>

<u>87.5</u>	<u>10 ft. minimum</u>	<u>24 ft.</u>
<u>100.0</u>	<u>10 ft. minimum</u>	<u>24 ft.</u>
<u>Greater than 100.0</u>	<u>10 ft. minimum</u>	<u>30 ft.</u>

- ~~1. The minimum Side Setback is three feet (3'), but increases for Lots greater than thirty seven and one-half feet (37.5') in Width, as per Table 15-2.2.above.~~
1. On Corner Lots, the minimum Side Setback that faces a side Street or platted Right-of-Way is five feet (5'). A three foot (3') Side Setback along the platted Right-of-Way may be approved by the City Engineer when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized and the sight triangle shall be maintained when the Setback is three feet (3') along the Right-of-Way.
 2. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning District.
 - a. Exterior Side Setbacks shall be based on the required minimum Side Setback for each Lot; however the Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setback exceptions continue to apply.
 - b. Building Footprint shall be based on the total lot Area of the underlying Lots. The Planning Commission may consider decreasing Building Footprint during Conditional Use Permit review to mitigate potential impacts on adjacent Property.
- J. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:
1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Side Setback. ¹ Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater.
 2. Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side Setback. ¹ Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater.
 3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extending not more than four feet (4') into the Side Setback ¹ Only permitted on Lots with a minimum required Side Setback of five feet

(5') or greater. Should egress requirements be met within the building pad, no Side Setback exception is permitted.

4. Roof overhangs or eaves projecting not more than two feet (2') into the Side Setback on Lots with a minimum required Side Setback of five feet (5') or greater. A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5').[±]
5. Window sills, belt courses, trim, cornices, exterior siding, or other ornamental features projecting not more than six inches (6") into the Side Setback beyond the main Structure to which they are attached.
6. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrails.
7. Fences, or walls, and retaining walls as permitted in Section 15-4-2 Fences And Retaining Walls.
8. One (1) private or Shared Driveways leading to a garage or approved Parking Area. See Section 15-2.2-8 Parking Regulations for additional requirements.
9. Pathways or steps connecting to a City staircase or pathway.
10. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the Front facade of the Main Building, maintaining a minimum Side Setback of three feet (3'). See the following illustration:



11. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Side Lot Line.

K. **SNOW RELEASE**. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

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

~~¹Applies only to Lots with a minimum Side Setback of five feet (5').~~

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 15-35 on 10/12/2015

Amended by Ord. 2016-44 on 9/15/2016

Amended by Ord. 2018-27 on 5/31/2018

Amended by Ord. 2018-43 on 7/19/2018

Amended by Ord. 2019-07 on 1/29/2019

15-2.2-4 Existing Historic Buildings And/Or Structures

Historic Buildings and/or Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height. Additions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment. ~~Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height~~. All Conditional Uses proposed on the Site, excluding Development on a Steep Slope, shall comply with parking requirements of Chapter 15-3.

A. **EXCEPTION**. In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant an exception to the Building Setback and driveway location standards for additions to Historic Buildings and/or Structures, including detached Garages:

1. Upon approval of a Conditional Use permit, and
2. When the scale of the addition and/or driveway is Compatible with the Historic Building and/or Structure, and
3. When the addition complies with all other provisions of this Chapter, and
4. When the addition complies with the adopted Building and Fire Codes, and
5. When the addition complies with the Design Guidelines for Historic Districts and Sites.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 07-25 on 4/19/2007

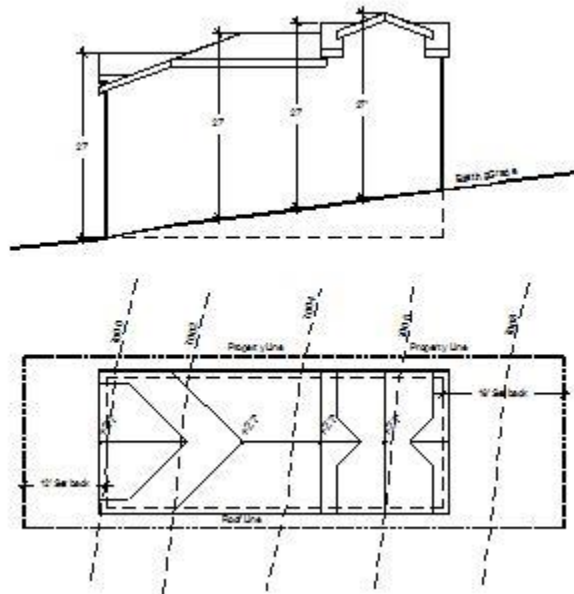
Amended by Ord. 2016-44 on 9/15/2016

15-2.2-5 Building Height

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade ~~around the periphery of the Structure~~, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirements must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH**. The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc).
 1. Secondary Roof Forms may be Rooftop Decks so long as they are not more than 23 feet in height above Finished Grade. This height includes any railings, parapets, stairs, and similar constructions on the Roof Deck.
 2. The height of railings, parapets, stairs, and similar constructions on a Green Roof or Flat Roof are included in the calculation of Building Height. Decks, hot tubs, outdoor cooking areas, and seating areas are not permitted on Green Roofs. Green Roofs must be vegetated.
 3. A Structure containing a flat roof shall have a maximum height of thirty-five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the Green Roof, including the parapets or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above. Any

required railings for a Green Roof shall comply with Building Height.



4. Accessory Structures may be below the required seven: twelve (7:12) roof pitch.

D. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the height of the Building. See LMC Section 15-5-5(G)(7)(a).
3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:
 - a. The proposed .height exception is only for the Area of the elevator. No increase in square footage is being achieved.
 - b. The proposed option is the only feasible option for the elevator on the Site.
 - c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.
4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s)

as dimensioned within this Code, ~~Section~~Chapter 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 09-14 on 4/9/2009

Amended by Ord. 09-40 on 11/5/2009

Amended by Ord. 13-48 on 11/21/2013

Amended by Ord. 2016-44 on 9/15/2016

Amended by Ord. 2017-59 on 11/9/2017

Amended by Ord. 2018-27 on 5/31/2018

15-2.2-6 Development On Steep Slopes

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for ~~Park City's~~ Historic Districts and Historic Sites Chapter 15-13 and Architectural Review Chapter 15-5.

For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.

A. Steep Slope Determination.

1. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.
2. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any addition to an existing Structure, when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if the Building Footprint of the addition is located on or projecting over an existing Slope of thirty percent (30%) or greater.
3. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for any Access driveway located on or projecting over an existing Slope of thirty percent (30%) or greater.

B. Permits Required.

1. On Lots with 3,750 square feet or less, an Administrative Conditional Use Permit shall be processed by the Planning Department.
2. On Lots greater than 3,750 square feet, a Conditional Use Permit is required. The Planning Department shall review all Steep Slope

Conditional Use permit Applications and forward a recommendation to the Planning Commission.

C. **Conditional Use Permit Criteria.**

The Planning Commission may review Steep Slope Conditional Use permit Applications as Consent Calendar items. Steep Slope Conditional Use permit Applications shall be subject to the following criteria:

1. **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.
2. **VISUAL ANALYSIS.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:
 - a. To determine potential impacts of the proposed Access, and Building mass and design; and
 - b. To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.
3. **ACCESS.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.
4. **TERRACING.** The project may include terraced retaining Structures if necessary to regain Natural Grade.
5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.
6. **BUILDING FORM AND SCALE.** Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.
7. **SETBACKS.** The Planning Department and/or Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.
8. **DWELLING VOLUME.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Department and/or Planning Commission

may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HR-1 District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.2-5. The Planning Department and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 09-14 on 4/9/2009

Amended by Ord. 15-35 on 10/12/2015

Amended by Ord. 2016-44 on 9/15/2016

Amended by Ord. 2019-07 on 1/29/2019

15-2.2-97 Criteria For Bed And Breakfast Inns

A Bed and Breakfast Inn is a Conditional Use. No Conditional Use permit may be issued unless the following criteria are met:

- A. The Use is in a Historic Building and/or Structure, or an addition thereto.
- B. The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.
- C. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.
- D. The size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.
- E. The rooms are available for Nightly Rental only.
- F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures there must be twenty-four (24) hour on-Site management and check-in.
- G. Food service is for the benefit of overnight guests only.
- H. No Kitchen is permitted within rental room(s).
- I. Parking on-Site is required at a rate of one (1) space per rentable room.
 - 1. no on-Site parking is possible without compromising the Historic Buildings and/or Structures or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and

2. the Structure is not economically feasible to restore or maintain without the adaptive Use.

J. The Use complies with Chapter 15-1-10, Conditional Use review process.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 07-25 on 4/19/2007

Amended by Ord. 2016-44 on 9/15/2016

15-2.2-78 Parking Regulations

- A. Tandem Parking is allowed in the Historic District.
- B. ~~Common driveways are~~ One (1) Shared Driveway is allowed along shared Side Yard-Property or Rear Lot Lines to provide Access to Parking in the rear of the Main Building or below Grade if both Properties are deed restricted to allow for the perpetual Use of the shared drive.
- C. Common Parking Structures are allowed as a Conditional Use permit where it facilities:
1. the Development of individual Buildings that more closely conform to the scale of Historic Buildings and/or Structures in the District; and
 2. the reduction, mitigation or elimination of garage doors at the Street edge.
- D. A Parking Structure may occupy below Grade Side Yards between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use permit are subject to a Conditional Use review, ~~Chapter~~ Section 15-1-10.
- E. Driveways between Structures are allowed in order to eliminate garage doors facing the Street, to remove cars from on-Street parking, and to reduce paved Areas, provided the driveway leads to an approved garage or approved Parking Area.
- F. Turning radii are subject to review by the City Engineer as to function and design.
- G. See ~~Section~~Chapter 15-3 Off Street Parking for additional parking requirements.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

15-2.2-89 Architectural Review

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines

for Historic Districts and Historic Sites Chapter 15-13, Historic Preservation ~~LMG~~ Chapter 15-11, and Architectural Review ~~LMG~~ Chapter 15-5.

Appeals of departmental actions on compliance with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13, ~~LMG~~ Historic Preservation Chapter 15-11, and ~~LMG~~ Architectural Review Chapter 15-5 are heard by the Board of Adjustment as outlined in Section 15-1-18 of the Code.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-23 on 7/9/2009

Amended by Ord. 15-53 on 12/17/2015

15-2.2-9 Criteria For Bed And Breakfast Inns

~~A Bed and Breakfast Inn is a Conditional Use. No Conditional Use permit may be issued unless the following criteria are met:-~~

~~A. The Use is in a Historic Building and/or Structure, or an addition thereto.-~~

~~B. The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.-~~

~~C. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.-~~

~~D. The size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.-~~

~~E. The rooms are available for Nightly Rental only.-~~

~~F. An Owner/manager is living on Site, or in Historic Buildings and/or Structures there must be twenty four (24) hour on-Site management and check-in.-~~

~~G. Food service is for the benefit of overnight guests only.-~~

~~H. No Kitchen is permitted within rental room(s).-~~

~~I. Parking on-Site is required at a rate of one (1) space per rentable room.-~~

~~J. The Use complies with Chapter Section 15-1-10, Conditional Use review process.-~~

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 07-25 on 4/19/2007

15-2.2-10 Vegetation Protection

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater

1128 measured four and one-half feet (4.5') above the ground, groves of smaller trees, or
1129 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
1130 measured at the drip line.

1131 Development plans must show all Significant Vegetation within twenty feet (20') of a
1132 proposed Development. The Property Owner must demonstrate the health and viability
1133 of all large trees through a certified arborist. The Planning Director shall determine the
1134 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
1135 consistent with Landscape Criteria in ~~LMC Chapter~~ Section 15-3-3 and Title 14.

1136 HISTORY

1137 *Adopted by Ord. 00-15 on 3/2/2000*

1138 *Amended by Ord. 06-56 on 7/27/2006*

1139

1140 **15-2.2-11 Signs**

1141 Signs are allowed in the HR-1 District as provided in the Park City Sign Code (Title 12).

1142 HISTORY

1143 *Adopted by Ord. 00-15 on 3/2/2000*

1144

1145 **15-2.2-12 Related Provisions**

- 1146 • Fences And Retaining Walls. ~~LMC Chapter~~ Section 15-4-2.
- 1147 • Accessory Apartments. ~~LMC Chapter~~ Section 15-4-7.
- 1148 • Placement of Satellite Receiving Antennas. ~~LMC Chapter~~ Section 15-4-13.
- 1149 • Telecommunication ~~Facility~~Facilities. ~~LMC Chapter~~ Section 15-4-14.
- 1150 • Off-Street Parking. ~~LMC Chapter~~ 15-3.
- 1151 • Landscaping. Title 14; ~~LMC Chapter~~ Section 15-3.3~~(D)~~ and Chapter 15-5.
- 1152 • Lighting. ~~LMC Chapters~~ Sections 15-3-3~~(C)~~, 15-5-5~~(H)~~.
- 1153 • Historic Preservation. ~~LMC~~ Chapter 15-11.
- 1154 • Park City Sign Code. Title 12.
- 1155 • Architectural Review. ~~LMC~~ Chapter 15-5.
- 1156 • Snow Storage. ~~LMC Chapter~~Section 15-3-3~~(E)~~.
- 1157 • Parking Ratio Requirements. ~~LMC Chapter~~Section 15-3-6.

1158 HISTORY

1159 *Adopted by Ord. 00-15 on 3/2/2000*

1160 *Amended by Ord. 06-56 on 7/27/2006*

- 1161 **15-2.3 Historic Residential (HR-2) District**
- 1162 15-2.3-1 Purpose
- 1163 15-2.3-2 Uses
- 1164 ~~15-2.3-3 Conditional Use Permit Review~~
- 1165 15-2.3-43 Lot And Site Requirements
- 1166 15-2.3-54 Existing Historic ~~Buildings And/Or~~ Structures
- 1167 15-2.3-65 Building Height
- 1168 15-2.3-76 Development On Steep Slopes
- 1169 ~~15-2.3-37 Conditional Use Permit Review~~
- 1170 15-2.3-8 Special Requirements For Master Planned Developments And Conditional Use
- 1171 Permits In Sub-Zone A
- 1172 15-2.3-9 Special Requirements For Sub-Zone B
- 1173 ~~15-2.3-10 Mechanical Service~~
- 1174 ~~15-2.3-10 Parking Regulations~~
- 1175 ~~15-2.3-11 Architectural Review~~
- 1176 15-2.3-1211 Criteria For Bed And Breakfast Inns
- 1177 ~~15-2.3-12 Parking Regulations~~
- 1178 ~~15-2.3-13 Architectural Review~~
- 1179 ~~15-2.3-13 Mechanical Service~~
- 1180 ~~15-2.3-14 Goods And Uses To Be Within Enclosed Building~~
- 1181 15-2.3-1514 Vegetation Protection
- 1182 15-2.3-1615 Signs
- 1183 15-2.3-1716 Related Provisions
- 1184
- 1185 **15-2.3-1 Purpose**
- 1186 The purpose of the HR-2 District is to:
- 1187 A. allow for adaptive reuse of Historic Buildings and/or Structures by allowing
- 1188 commercial and office Uses in Historic Buildings and/or Structures in the
- 1189 following Areas:
- 1190 1. Upper Main Street;
- 1191 2. Upper Swede Alley; and
- 1192 3. Grant Avenue₁;
- 1193 B. encourage and provide incentives for the preservation and renovation of Historic
- 1194 Buildings and/or Structures₁;
- 1195 C. establish a transition in Use and scale between the HCB, HR-1, and HR-2
- 1196 Districts, by allowing Master Planned Developments in the HR-2, Subzone A₁;
- 1197 D. encourage the preservation of Historic Buildings and/or Structures and
- 1198 construction of historically Compatible additions and new construction that
- 1199 contributes to the unique character of the Historic District₁;
- 1200 E. define Development parameters that are consistent with the General Plan
- 1201 policies for the Historic core that result in Development that is Compatible with
- 1202 Historic Buildings and/or Structures and the Historic character of surrounding

- 1203 residential neighborhoods and consistent with the Design Guidelines for ~~Park~~
1204 ~~City's~~ Historic Districts and Historic Sites and the HR-1 regulations for Lot size,
1205 coverage, and Building Height~~;~~ ~~and~~
- 1206 F. provide opportunities for small scale, pedestrian oriented, incubator retail space
1207 in Historic Buildings and/or Structures on Upper Main Street, Swede Alley, and
1208 Grant Avenue~~;~~
- 1209 G. ensure improved livability of residential areas around the historic commercial
1210 core~~;~~
- 1211 H. encourage and promote Development that supports and completes upper Park
1212 Avenue as a pedestrian friendly residential street in Use, scale, character and
1213 design that is Compatible with the ~~historic~~Historic character of the surrounding
1214 residential neighborhood~~;~~
- 1215 I. encourage residential development that provides a range of housing
1216 opportunities consistent with the community's housing, transportation, and
1217 historic preservation objectives~~;~~
- 1218 J. minimize visual impacts of the automobile and parking by encouraging alternative
1219 parking solutions~~;~~ and
- 1220 K. minimize impacts of Commercial Uses on surrounding residential neighborhood.

1221 HISTORY

1222 *Adopted by Ord. 00-51 on 9/21/2000*

1223

1224 **15-2.3-2 Uses**

1225 Uses in the HR-2 District are limited to the following:

1226 A. **ALLOWED USES.**

- 1227 1. Single Family Dwelling
1228 2. Lockout Unit¹
1229 3. Nightly Rental²
1230 4. Home Occupation
1231 5. Child Care, In-Home Babysitting³
1232 6. Child Care, Family³
1233 7. Child Care, Family Group³
1234 8. Accessory Building and Use
1235 9. Conservation Activity
1236 10. Agriculture
1237 11. Residential Parking Area or Structure with four (4) or fewer spaces
1238 12. Recreation Facility, Private

1239

1240 B. **CONDITIONAL USES.**

- 1241 1. Duplex Dwelling
1242 2. Secondary Living Quarters
1243 3. Accessory Apartment⁴

- 1244 4. Group Care Facility
- 1245 5. Child Care Center
- 1246 6. Public or Quasi-Public Institution, church or School
- 1247 7. Essential Municipal and Public Utility Use, Facility, Service, and Structure
- 1248 8. Telecommunication Antenna⁵
- 1249 9. Satellite Dish Antenna greater than thirty-nine inches (39") in diameter⁶
- 1250 10. Bed & Breakfast Inn⁷
- 1251 11. Boarding House, Hostel⁷
- 1252 12. Hotel, Minor, fewer than sixteen (16) rooms⁷
- 1253 13. Office, General⁸
- 1254 14. Office, Moderate Intensive⁸
- 1255 15. Office and Clinic, Medical⁸
- 1256 16. Retail and Service Commercial, Minor⁸
- 1257 17. Retail and Service Commercial, personal improvement⁸
- 1258 18. Cafe or Deli⁸
- 1259 19. Restaurant, General⁸
- 1260 20. Restaurant, Outdoor Dining⁸
- 1261 21. Outdoor Events
- 1262 22. Residential Parking Area or Structure with five (5) or more spaces,
- 1263 associated with a residential Building on the same Lot
- 1264 23. Temporary Improvement
- 1265 24. Passenger Tramway Station and Ski Base Facility¹⁰
- 1266 25. Ski tow rope, ski lift, ski run, and ski bridge¹⁰
- 1267 26. Recreation Facility, Private
- 1268 27. Fences greater than six feet (6') in height from Final Grade¹¹
- 1269 28. Limited Commercial expansion necessary for compliance with Building/
Fire Code egress and Accessibility requirements and support Uses
1270 associated with HCB Commercial Use¹²
- 1271 29. Bar⁸
- 1272 30. Special Events⁸
- 1273
- 1274

1275 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
1276 is a prohibited Use.

1277 ¹Nightly Rental of Lockout Units requires a Conditional Use Permit.

1278 ²Nightly Rental does not include the use of dwellings for Commercial Uses.

1279 ³See ~~LMC Chapter Section 15-4-9, for~~ Child Care ~~Regulations And Child Care Facilities.~~

1280 ⁴See ~~LMC Chapter Section 15-4-7, Supplemental Regulations for~~ Accessory
1281 Apartments.

1282 ⁵See ~~LMC Chapter Section 15-4-14, Supplemental Regulations for~~ Telecommunication
1283 Facilities.

1284 ⁶See ~~LMC Chapter Section 15-4-13, Supplemental Regulations for~~ Placement of
1285 Satellite Receiving Antennas.

1286 ⁷In Historic ~~Buildings and/or~~ Structures only.

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

⁹Subject to an Administrative Conditional Use Permit, and permitted in Sub-Zone B only, subject to requirements in Section 15-2.3-9.

¹⁰See LMC Chapter Section 15-4-18, Passenger Tramways And Ski Base Facilities.

¹¹See LMC Chapter Section 15-4-2, Fences And Retaining Walls.

¹²~~Subject to compliance with the criteria set forth in Section 15-2.3-8(B).~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 04-08 on 3/4/2004

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 10-14 on 4/15/2010

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 15-35 on 10/12/2015

15-2.3-3 Conditional Use Permit Review

~~The Planning Commission shall review any Conditional Use permit (CUP) Application in the HR-2 District according to Conditional Use permit criteria set forth in Section 15-1-10 as well as the following:~~

~~A. Consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites, Section 15-4.~~

~~B. The Applicant may not alter an Historic Structure to minimize the residential character of the Building.~~

~~C. Dedication of a Facade Preservation Easement for Historic Structures is required to assure preservation of Historic Structures and the Historic fabric of the surrounding neighborhood.~~

~~D. New Buildings and additions must be in scale and Compatible with the mass, height, width, and historic character of the surrounding residential neighborhood and existing Historic Structures in the neighborhood. Larger Building masses should be located to rear of the Structure to minimize the perceived mass from the Street.~~

~~E. Parking requirements of Section 15-3 shall be met. The Planning Commission may waive parking requirements for Historic Structures and may consider in-lieu fees for all or a portion of parking requirements for Master Planned Developments. Calculation of in-lieu fees shall be based on the Park City Municipal Code Section 11-12-16 and any adopted City Council fees in effect at the time a complete application is received.~~

~~The Planning Commission may allow on-Street parallel parking adjacent to the Front Yard to count as parking for Historic Structures, if the Applicant can document that the on-Street Parking will not impact adjacent Uses or create traffic circulation hazards. A traffic study, prepared by a registered Engineer, may be required.~~

~~F. All Yards must be designed and maintained in a residential manner. Existing mature landscaping shall be preserved wherever possible. The Use of native plants and trees is strongly encouraged.~~

~~G. Fencing and Screening between residential and Commercial Uses may be required along common Property Lines.~~

~~H. All utility equipment and service areas must be fully Screened to prevent visual and noise impacts on adjacent residential Properties and on pedestrians.~~

HISTORY

~~Adopted by Ord. 00-51 on 9/21/2000~~

~~Amended by Ord. 06-56 on 7/27/2006~~

~~Amended by Ord. 10-14 on 4/15/2010~~

~~Amended by Ord. 12-37 on 12/20/2012~~

15-2.3-43 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has Area, width, and depth as required, and Frontage on a private or Public Street shown on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

All Development activity must comply with the following minimum Lot and Site requirements:

A. **LOT SIZE**. The minimum Lot Area is 1,875 square feet for a Single Family Dwelling and 3,750 square feet for a Duplex Dwelling. For properties platted as lots within the historic Park City Survey and originally platted as 25 feet wide by 75 feet deep with a lot size of 1,875 square feet, the Planning Director may make a determination that the minimum Lot Size may be reduced up to 20 square feet if subsequent surveys find that the final lot dimensions are less than 25 feet by 75 feet. The Footprint shall be reduced in accordance with the Lot Size and no variation to setbacks will be allowed. The Minimum Lot Area for all other Uses shall be determined by the Planning Commission during the Conditional Use or Master Planned Development review process.

B. **LOT WIDTH**. The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.

1367 C. **BUILDING ENVELOPE (HR-2 DISTRICT)**. The Building Pad, Building Footprint
1368 and height restrictions define the maximum Building Envelope within which all
1369 Development must occur with exceptions as allowed in Section 15-2.3-4.

1370 D. **BUILDING PAD (HR-2 DISTRICT)**. The Building Pad is the Lot Area minus
1371 required Front, Rear, and Side Setback Areas.

1372 1. The Building Footprint must be within the Building Pad. The remainder of
1373 the Building Pad must be open and free of any Structure except:

1374 Porches or decks, with or without roofs;

1375 a. At Grade patios;

1376 b. Upper level decks, with or without roofs;

1377 c. Bay Windows;

1378 d. Chimneys;

1379 e. Sidewalks, pathways, and steps;

1380 f. Screened hot tubs; and

1381 g. Landscaping.

1382 2. Exceptions to the Building Pad Area, excluding Bay Windows, are not
1383 included in the Building Footprint calculations, and are subject to Planning
1384 Director approval based on a determination that the proposed exceptions
1385 result in a design that:

1386 a. provides increased architectural interest consistent with the Design
1387 Guidelines for ~~Park City's~~ Historic Districts and Historic Sites; and

1388 b. maintains the intent of this section to provide horizontal and vertical
1389 Building articulation.

1390 E. **BUILDING FOOTPRINT (HR-2 DISTRICT)**.

1391 1. The maximum Building Footprint for any Structure located on a Lot, or
1392 combination of Lots, not exceeding 18,750 square feet in Lot Area, shall
1393 be calculated according to the following formula for Building Footprint,
1394 ~~illustrated in Table 15-2.3~~. The maximum Building Footprint for any
1395 Structure located on a Lot or combination of Lots, exceeding 18,750
1396 square feet in Lot Area, shall be 4,500 square feet; with an exemption
1397 allowance of 400 square feet per Dwelling Unit for garage floor area. A
1398 Conditional Use permit is required for all Structures with a proposed
1399 footprint greater than 3,500 square feet.

1400
1401 Accessory Buildings listed on the Park City Historic ~~Structures~~Sites
1402 Inventory that are not expanded, enlarged or incorporated into the Main
1403 Building, shall not count in the total Building Footprint of the Lot.

1404 2. See Section 15-6-5(~~B~~) for maximum allowed Building footprint for Master
1405 Planned Developments within the HR-2 District.

1406 MAXIMUM FP = $(A/2) \times 0.9^{A/1875}$
 1407 Where FP = maximum Building Footprint and A= Lot Area.
 1408 Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$
 1409 sq. ft.
 1410 See the following Table 15-2.3 for a schedule equivalent of this formula
 1411 for common Lot Sizes.
 1412
 1413

TABLE 15-2.3

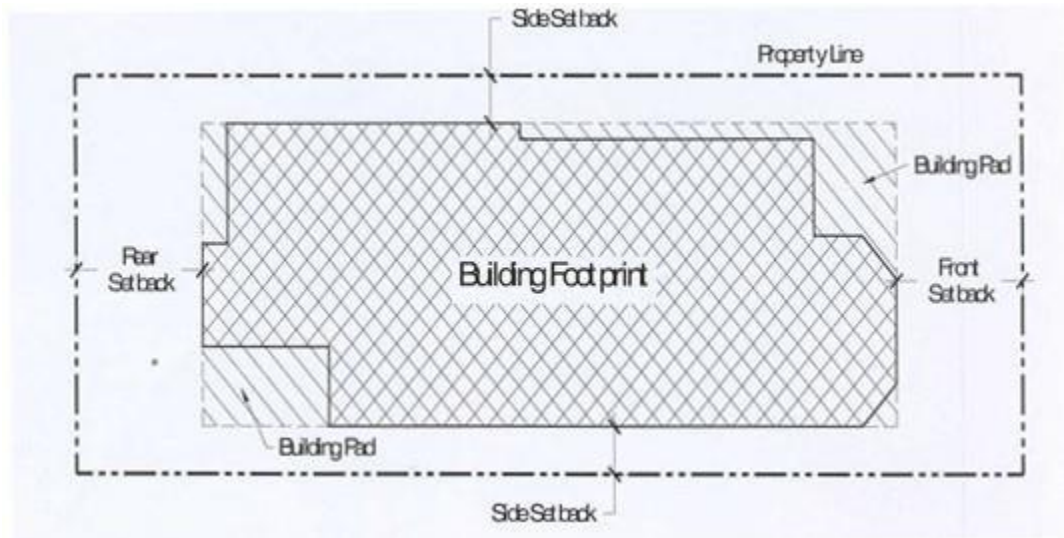
Lot Depth <= ft. *	Lot Width, ft. Up to	Side Setbacks Min. Total, ft.		Lot Area Sq. ft.	Bldg. Pad Sq. ft.	Max Bldg. Footprint
75 ft.	25.0	3 ft.	6 ft.	1,875	1,045	844
75 ft.	37.5	3 ft.	6 ft.	2,813	1,733	1,201
75 ft.	50.0	5 ft.	10 ft.	3,750	2,200	1,519
75 ft.	62.5	5 ft.	14 ft.	4,688	2,668	1,801
75 ft.	75.0	5 ft.	18 ft.	5,625	3,135	2,050
75 ft.	87.5	10 ft.	24 ft.	6,563	3,493	2,270
75 ft.	100.0	10 ft.	24 ft.	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.	30 ft.	Greater than 7,500 ft.	Per Setbacks and Lot Area	Per formula

1414 *For Lots > 75' in depth use footprint formula and Table 15-2.3a for Front
 1415 and Rear Setbacks.

<u>Lot Depth (ft.)*</u>	<u>Lot Width, (ft.)</u>	<u>Lot Area Sq. ft.</u>	<u>Max Bldg. Footprint</u>
<u>75 ft.</u>	<u>25.0</u>	<u>1,875</u>	<u>844</u>
<u>75 ft.</u>	<u>37.5</u>	<u>2,813</u>	<u>1,201</u>

<u>75 ft.</u>	<u>50.0</u>	<u>3,750</u>	<u>1,519</u>
<u>75 ft.</u>	<u>62.5</u>	<u>4,688</u>	<u>1,801</u>
<u>75 ft.</u>	<u>75.0</u>	<u>5,625</u>	<u>2,050</u>
<u>75 ft.</u>	<u>87.5</u>	<u>6,563</u>	<u>2,270</u>
<u>75 ft.</u>	<u>100.0</u>	<u>7,500</u>	<u>2,460</u>
<u>75 ft.</u>	<u>Greater than 100.0</u>	<u>Greater than 7,500 ft.</u>	<u>Per formula</u>

*For Lots > 75' in depth use footprint formula.



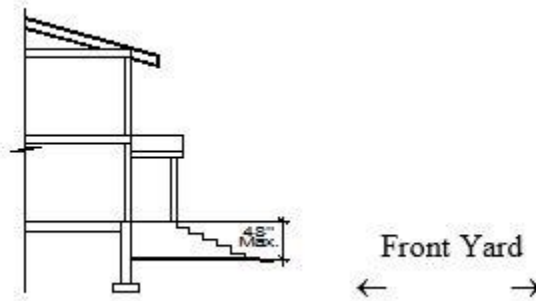
F. **FRONT AND REAR SETBACKS.** Front and Rear Setbacks are as follows:

TABLE 15-2.3-a

Lot Depth	Min. Front/Rear Setback	Total of Setbacks
Up to 75 ft., inclusive	10 ft. <u>each</u>	20 ft.
From 75 ft. to 100 ft.	12 ft. / <u>13 ft. (or vice versa)</u>	25 ft.
Over 100 ft.	15 ft. <u>each</u>	30 ft.

G. **FRONT SETBACK EXCEPTIONS.** The Front Setback must be open and free of any Structure except:

1. Fences, ~~or~~ walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2, Fences And Retaining Walls. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection, at the back of curb.
2. Uncovered steps leading to the Main Building; provided, the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection.

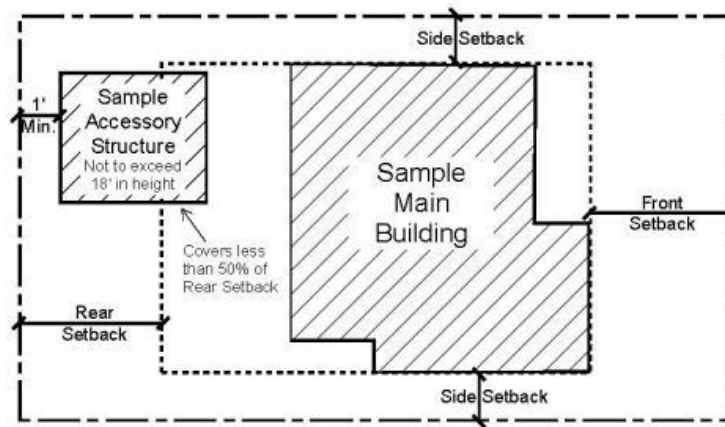


3. Decks, porches, or Bay Windows not more than ten feet (10') wide and projecting not more than three feet (3') into the Front Setback.
4. Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback.
5. Sidewalks and pathways.
6. Driveways leading to a Garage or approved Parking Area. No portion of a Front Yard except for driveways, allowed Parking Areas and sidewalks, may be Hard-Surfaced or graveled.
7. Single car detached Garages approved as part of a Master Planned Development in Subzone A.

H. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide, ~~and~~ and projecting not more than two feet (2') into the Rear Setback.
2. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the Rear Setback.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extending not more than four feet (4') into the Rear Setback. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.
4. Roof overhangs or eaves projecting not more than two feet (2') into the Rear Setback.

5. Window sills, belt courses, cornices, trim, exterior siding, or other ornamental features projecting not more than six inches (6") ~~into the Rear Setback~~ beyond the main Structure to which they are attached.
6. Detached Accessory Buildings not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the front facade of the Main Building, and maintaining a minimum Rear Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See the following illustration:



7. A Hard-Surfaced Parking Areas subject to the same location requirements as a detached Accessory Building.
8. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line.
9. Fences, ~~or walls,~~ and retaining walls not more than six feet (6') in height or as permitted in Section 15-4-2 Fences And Retaining Walls.
10. Patios, decks, steps, pathways, or similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least one foot (1') from the Rear Lot Line.
11. Pathways or steps connecting to a City staircase or pathway.
12. One (1) Shared Driveway leading to a garage or approved Parking Area. See Section 15-2.3-12 Parking Regulations for additional requirements.

I. **SIDE SETBACKS.** The Side Setbacks are as follows:

- ~~1. The minimum Side Setback is three feet (3'), but increases for Lots greater than thirty-seven and one-half feet (37.5') in width, as per Table 15-2.3 above.~~

TABLE 15-2.3b

<u>Lot Width (ft.) up to:</u>	<u>Minimum Side Setback</u>	<u>Total of Setbacks</u>
<u>25.0</u>	<u>3 ft. each</u>	<u>6 ft.</u>
<u>37.5</u>	<u>3 ft. each</u>	<u>6 ft.</u>
<u>50.0</u>	<u>5 ft. each</u>	<u>10 ft.</u>
<u>62.5</u>	<u>5 ft.</u>	<u>14 ft.</u>
<u>75.0</u>	<u>5 ft.</u>	<u>18 ft.</u>
<u>87.5</u>	<u>10 ft.</u>	<u>24 ft.</u>
<u>100.0</u>	<u>10 ft.</u>	<u>24 ft.</u>
<u>Greater than 100.0</u>	<u>10 ft.</u>	<u>30 ft.</u>

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1. On Corner Lots, the minimum Side Setback that faces a side Street or platted Right-of-Way is five feet (5'). A three foot (3') Side Setback along the platted Right-of-Way may be approved by the City Engineer when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized and the sight triangle shall be maintained when the Setback is three feet (3') along the Right-of-Way.

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2. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning District.

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- a. Exterior Side Setbacks shall be based on the required minimum Side Setback for each Lot; however the Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setback exceptions continue to apply.

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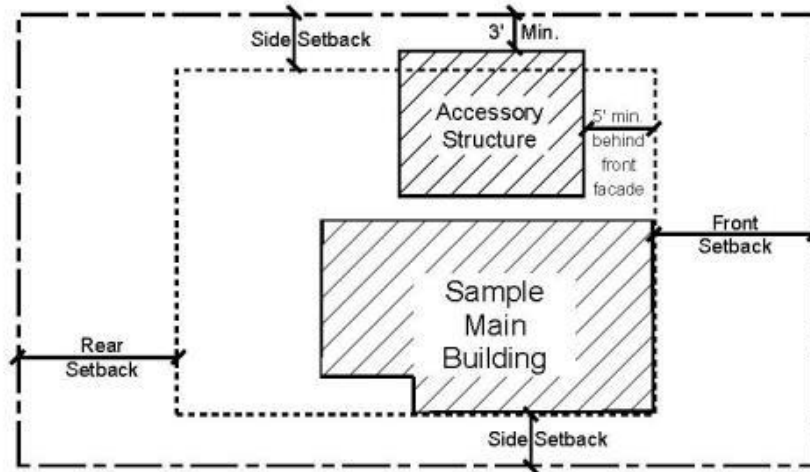
1504

- b. Building Footprint shall be based on the total lot Area of the underlying Lots. The Planning Commission may consider decreasing Building Footprint during Conditional Use Permit review to mitigate potential impacts on adjacent Property.

B. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Side Setback. [±] Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater.
2. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the Side Setback. [±] Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extending not more than four feet (4') into the Side Setback [±] Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.
4. Roof overhangs or eaves projecting not more than two feet (2') into the Side Setback on Lots with a minimum required Side Setback of five feet (5') or greater. A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5'). [±]
5. Window sills, belt courses, trim, cornices, exterior siding, or other ornamental features projecting not more than six inches (6") ~~into the Side Setback~~ beyond the main Structure to which they are attached.
6. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height from Final Grade, not including any required handrail.
7. Fences, ~~or walls,~~ and retaining walls not more than six feet (6') in height or as permitted in Section 15-4-2 Fences And Retaining Walls.
8. One (1) private or Shared Driveways leading to a garage or approved Parking Area. See Section 15-2.3-12 Parking Regulations for additional requirements.
9. Pathway or steps connecting to a City staircase or pathway.
10. Detached Accessory Buildings, not more than eighteen feet (18') in height, including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the front facade of the Main Building, maintaining a

1538 minimum Side Setback of three feet (3'). See the following illustration:



- 1539
- 1540 11. Mechanical equipment (which must be screened), hot tubs, or similar
- 1541 Structures located at least three feet (3') from the Side Lot Line.
- 1542 C. **SNOW RELEASE**. Site plans and Building designs must resolve snow release
- 1543 issues to the satisfaction of the Chief Building Official.
- 1544 D. **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet
- 1545 (2') in height above Road Grade shall be placed on any Corner Lot within the Site
- 1546 Distance Triangle. A reasonable number of trees may be allowed, if pruned high
- 1547 enough to permit automobile drivers an unobstructed view. This provision must
- 1548 not require changes in the Natural Grade on the Site.
- 1549 E. **MASTER PLANNED DEVELOPMENTS**. The Planning Commission may
- 1550 increase or decrease Setbacks in Master Planned Developments in accordance
- 1551 with Section 15-6-5(C); however the above Grade spacing between houses shall
- 1552 be consistent with the spacing that would result from required Setbacks of the
- 1553 Zone and shall be Compatible with the ~~historic~~Historic character of the
- 1554 surrounding residential neighborhood. The Planning Commission may increase
- 1555 or decrease Maximum Building Footprint in Master Planned Developments in
- 1556 accordance with Section 15-6-5(B).

1557 ~~¹Applies only to Lots with a minimum Side Setback of five feet (5')~~

1558 HISTORY

1559 Adopted by Ord. 00-51 on 9/21/2000

1560 Amended by Ord. 06-56 on 7/27/2006

1561 Amended by Ord. 09-10 on 3/5/2009

1562 Amended by Ord. 10-14 on 4/15/2010

1563 Amended by Ord. 15-35 on 10/12/2015

1564 Amended by Ord. 2016-44 on 9/15/2016

1565 Amended by Ord. 2018-27 on 5/31/2018

1566 Amended by Ord. 2018-27 on 5/31/2018
1567 Amended by Ord. 2018-43 on 7/19/2018
1568 Amended by Ord. 2019-07 on 1/29/2019

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1570 **15-2.3-54 Existing Historic Buildings And/Or Structures**

1571 Historic Buildings and/or Structures that do not comply with Building Setbacks, Building
1572 Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location
1573 standards are valid Non-Complying Structures. Additions must comply with Building
1574 Setbacks, Building Footprint, driveway location standards and Building Height. Additions
1575 to Historic Buildings and/or Structures are exempt from Off-Street parking requirements
1576 provided the addition does not create a Lockout Unit or Accessory Apartment. Additions
1577 must comply with Building Setbacks, Building Footprint, driveway location standards
1578 and Building Height. All Conditional Uses proposed on the Site, excluding Development
1579 on a Steep Slope, shall comply with parking requirements of Chapter 15-3.
1580

1581 A. **EXCEPTION.** In order to achieve new construction consistent with the Design
1582 Guidelines for Park City's Historic Districts and Historic Sites, the Planning
1583 Commission may grant an exception to the Building Setbacks and driveway
1584 location standards for additions to Historic Buildings and/or Structures, including
1585 detached single car Garages:

- 1586 1. Upon approval of a Conditional Use permit, and
1587 2. When the scale of the addition, and/or driveway is Compatible with the
1588 Historic Building and/or Structure, and
1589 3. When the addition complies with all other provisions of this Chapter, and
1590 4. When the addition complies with the adopted Building and Fire Codes;
1591 and
1592 5. When the addition complies with the Design Guidelines for Historic
1593 Districts and Sites.

1594 HISTORY

1595 Adopted by Ord. 00-51 on 9/21/2000
1596 Amended by Ord. 2016-44 on 9/15/2016

1597

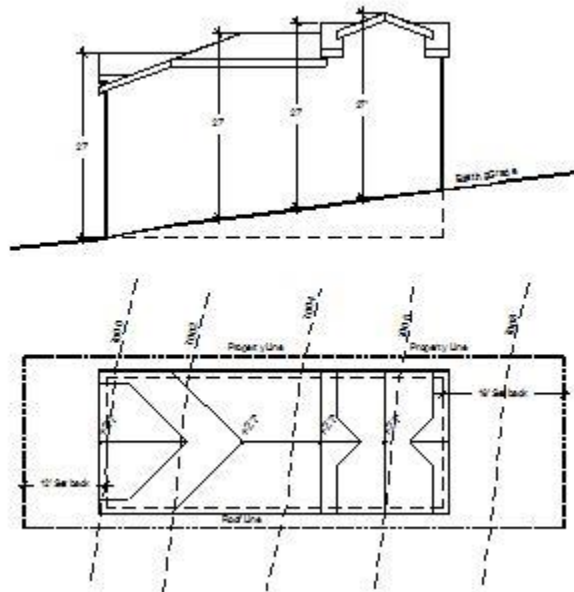
1598 **15-2.3-65 Building Height**

1599 No Structure shall be erected to a height greater than twenty-seven feet (27') from
1600 Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet
1601 (4') from Existing Grade ~~around the periphery of the Structure~~, except for the placement
1602 of approved window wells, emergency egress, and a garage entrance. The Planning
1603 Commission may grant an exception to the Final Grade requirement as part of a Master
1604 Planned Development within Subzone A where Final Grade must accommodate zero lot
1605 line Setbacks. The following height requirements must be met:

- 1606 A. A Structure shall have a maximum height of thirty five feet (35') measured from
1607 the lowest finish floor plane to the point of the highest wall top plate that supports
1608 the ceiling joists or roof rafters. The Planning Commission may grant an
1609 exception to this requirement as part of a Master Planned Development within
1610 Subzone A for the extension of below Grade subterranean HCB Commercial
1611 Uses.
- 1612 B. A ten foot (10') minimum horizontal step in the downhill façade is required unless
1613 the First Story is located completely under the finish Grade on all sides of the
1614 Structure. The Planning Commission may grant an exception to this requirement
1615 as part of a Master Planned Development within Subzone A consistent with MPD
1616 requirements of Section 15-6-5(F). The horizontal step shall take place at a
1617 maximum height of twenty three feet (23') from where Building Footprint meets
1618 the lowest point of existing Grade. Architectural features, that provide articulation
1619 to the upper story façade setback, may encroach into the minimum ten foot (10')
1620 setback but shall be limited to no more than twenty five percent (25%) of the
1621 width of the building encroaching no more than four feet (4') into the setback,
1622 subject to compliance with the Design Guidelines for Historic Sites and Historic
1623 Districts.
- 1624 C. **ROOF PITCH.** The roof pitch of a Structure's Contributing Roof Form shall be
1625 between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a
1626 minimum horizontal distance of 20 feet measured from the primary façade to the
1627 rear of the building, as viewed from the primary public right-of-way. Secondary
1628 Roof Forms may be below the required 7:12 roof pitch and located on the
1629 primary façade (such as porches, bay window roofs, etc).
- 1630 1. Secondary Roof Forms may be Rooftop Decks so long as they are not
1631 more than 23 feet in height above Finished Grade. This height includes
1632 any railings, parapets, stairs, and similar constructions on the Roof Deck.
- 1633 2. The height of railings, parapets, stairs, and similar constructions on a
1634 Green Roof or Flat Roof are included in the calculation of Building
1635 Height. Decks, hot tubs, outdoor cooking areas, and seating areas are not
1636 permitted on Green Roofs. Green Roofs must be vegetated.
- 1637 3. A Structure containing a flat roof shall have a maximum height of thirty five
1638 feet (35') measured from the lowest floor plane to the highest wall top
1639 plate that supports the ceiling joists or roof rafters. The height of the Green
1640 Roof, including the parapets or similar features shall not exceed twenty
1641 four (24") above the highest top plate mentioned above. Any required

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railings for a Green Roof shall comply with Building Height.



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4. Accessory Structures may be below the required seven: twelve (7:12) roof pitch.

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D. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

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1. ~~An antenna~~Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.

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2. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the height of the Building. See LMC Section 15-5-5(G)(7)(a).

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3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:

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- a. The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.

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- b. The proposed option is the only feasible option for the elevator on the Site.

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- c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

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4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.3-6) on a downhill Lot to accommodate a single car wide garage in a Tandem configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as

dimensioned within this Code, ~~Section~~Chapter 15-3. The additional height may not exceed thirty-five feet (35') from existing Grade.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000
Amended by Ord. 06-56 on 7/27/2006
Amended by Ord. 09-10 on 3/5/2009
Amended by Ord. 09-14 on 4/9/2009
Amended by Ord. 09-40 on 11/5/2009
Amended by Ord. 10-14 on 4/15/2010
Amended by Ord. 13-48 on 11/21/2013
Amended by Ord. 2016-44 on 9/15/2016
Amended by Ord. 2017-59 on 11/9/2017
Amended by Ord. 2018-27 on 5/31/2018

15-2.3-76 Development On Steep Slopes

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for ~~Park City's~~ Historic Districts and Historic Sites Chapter 15-13, and Chapter 15-5.

For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.

A. Steep Slope Determination.

1. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.
2. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any addition to an existing Structure, when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if the Building Footprint of the addition is located on or projecting over an existing Slope of thirty (30%) or greater.
3. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for any Access driveway located on or projecting over an existing Slope of thirty percent (30%) or greater.

B. Permits Required.

1. On Lots with 3,750 square feet or less, an Administrative Conditional use Permit shall be processed by the Planning Department.

- 1709 2. On Lots greater than 3,750 square feet, a Conditional Use Permit is
1710 required. The Planning Department shall review all Steep Slope
1711 Conditional Use permit Applications and forward a recommendation to the
1712 Planning Commission.

1713 **C. Conditional Use Permit Criteria.**

1714 The Planning Commission may review Steep Slope Conditional Use permit
1715 Applications as Consent Calendar items. Steep Slope Conditional Use permit
1716 Applications shall be subject to the following criteria:

- 1717 1. **LOCATION OF DEVELOPMENT.** Development is located and designed
1718 to reduce visual and environmental impacts of the Structure.
- 1719 2. **VISUAL ANALYSIS.** The Applicant must provide the Planning
1720 Department with a visual analysis of the project from key Vantage Points:
- 1721 a. To determine potential impacts of the proposed Access, and
1722 Building mass and design; and
- 1723 b. To identify the potential for Screening, Slope stabilization, erosion
1724 mitigation, vegetation protection, and other design opportunities.
- 1725 3. **ACCESS.** Access points and driveways must be designed to minimize
1726 Grading of the natural topography and to reduce overall Building scale.
1727 Shared Driveways and Parking Areas, and side Access to garages are
1728 strongly encouraged, where feasible.
- 1729 4. **TERRACING.** The project may include terraced retaining Structures if
1730 necessary to regain Natural Grade.
- 1731 5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be
1732 located to minimize cut and fill that would alter the perceived natural
1733 topography of the Site. The Site design and Building Footprint must
1734 coordinate with adjacent Properties to maximize opportunities for open
1735 Areas and preservation of natural vegetation, to minimize driveway and
1736 Parking Areas, and to provide variation of the Front Yard.
- 1737 6. **BUILDING FORM AND SCALE.** Where Building masses orient against
1738 the Lot's existing contours, the Structures must be stepped with the Grade
1739 and broken into a series of individual smaller components that are
1740 Compatible with the District. Low profile Buildings that orient with existing
1741 contours are strongly encouraged. The garage must be subordinate in
1742 design to the main Building. In order to decrease the perceived bulk of the
1743 Main Building, the Planning Director and/or Planning Commission may
1744 require a garage separate from the main Structure or no garage.
- 1745 7. **SETBACKS.** The Planning Department and/or Planning Commission may
1746 require an increase in one or more Setbacks to minimize the creation of a
1747 "wall effect" along the Street front and/or the Rear Lot Line. The Setback
1748 variation will be a function of the Site constraints, proposed Building scale,
1749 and Setbacks on adjacent Structures.

1750 8. **DWELLING VOLUME.** The maximum volume of any Structure is a
1751 function of the Lot size, Building Height, Setbacks, and provisions set forth
1752 in this Chapter. The Planning Department and/or Planning Commission
1753 may further limit the volume of a proposed Structure to minimize its visual
1754 mass and/or to mitigate differences in scale between a proposed Structure
1755 and existing Structures.

1756 9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HR-2
1757 District is twenty-seven feet (27') and is restricted as stated above in
1758 Section 15-2.3-6. The Planning Department and/or Planning Commission
1759 may require a reduction in Building Height for all, or portions, of a
1760 proposed Structure to minimize its visual mass and/or to mitigate
1761 differences in scale between the proposed Structure and the Historic
1762 character of the neighborhood's existing residential Structures.

1763 HISTORY

1764 *Adopted by Ord. 00-51 on 9/21/2000*

1765 *Amended by Ord. 06-56 on 7/27/2006*

1766 *Amended by Ord. 09-10 on 3/5/2009*

1767 *Amended by Ord. 10-14 on 4/15/2010*

1768 *Amended by Ord. 15-35 on 10/12/2015*

1769 *Amended by Ord. 2016-44 on 9/15/2016*

1770 *Amended by Ord. 2019-07 on 1/29/2019*

1771
1772 **15-2.3-37 Conditional Use Permit Review**

1773 The Planning Commission shall review any Conditional Use permit (CUP) Application in
1774 the HR-2 District according to Conditional Use permit criteria set forth in Section 15-1-
1775 10 as well as the following:

1776 A. Consistent with the Design Guidelines for ~~Park City's~~ Historic Districts and
1777 Historic Sites, ~~Section~~ Chapter 15-413.

1778 B. The Applicant may not alter an Historic Building and/or Structure to minimize the
1779 residential character of the Building.

1780 C. Dedication of a Facade Preservation Easement for Historic Buildings and/or
1781 Structures is required to assure preservation of Historic Buildings and/or
1782 Structures and the Historic fabric of the surrounding neighborhood.

1783 D. New Buildings and additions must be in scale and Compatible with the mass,
1784 height, width, and ~~historic~~ Historic character of the surrounding residential
1785 neighborhood and existing Historic Buildings and/or Structures in the
1786 neighborhood. Larger Building masses should be located to rear of the Structure
1787 to minimize the perceived mass from the Street.

1788 E. Parking requirements of ~~Section~~ Chapter 15-3 shall be met. The Planning
1789 Commission may waive parking requirements for Historic Buildings and/or
1790 Structures and may consider in-lieu fees for all or a portion of parking
1791 requirements for Master Planned Developments. Calculation of in-lieu fees shall

be based on the Park City Municipal Code Section 11-12-16 and any adopted City Council fees in effect at the time a complete application is received.

The Planning Commission may allow on-Street parallel parking adjacent to the Front Yard to count as parking for Historic Buildings and/or Structures, if the Applicant can document that the on-Street Parking will not impact adjacent Uses or create traffic circulation hazards. A traffic study, prepared by a registered Engineer, may be required.

F. All Yards must be designed and maintained in a residential manner. Existing mature landscaping shall be preserved wherever possible. The Use of native plants and trees is strongly encouraged.

G. Fencing and Screening between residential and Commercial Uses may be required along common Property Lines.

H. All utility equipment and service areas must be fully Screened to prevent visual and noise impacts on adjacent residential Properties and on pedestrians.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 10-14 on 4/15/2010

Amended by Ord. 12-37 on 12/20/2012

15-2.3-8 Special Requirements For Master Planned Developments And Conditional Use Permits In Sub-Zone A

A. **SUB-ZONE A**. Sub-Zone A consists of Lots in the HR-2 District that are west of Main Street, excluding those Lots within Block 13. (B) The following special requirements apply only to Lots in Sub-Zone A that are part of a Master Planned Development, a Conditional Use Permit, or a Plat Amendment that combines a Main Street, HCB zoned, Lot with an adjacent Park Avenue, HR-2 zoned, Lot or portion of a Lot, for the purpose of restoring an Historic Building and/or Structure, constructing an approved addition to an Historic Building and/or Structure, constructing a residential dwelling or Garage on Park Avenue, or expanding a Main Street Business into the HR-2 zoned Lot:

1. All Commercial Uses extending from Main Street into the HR-2 Zone are subject to the Conditional Use Permit review requirements of Section 15-1-10 and the Master Planned Development requirements of SectionChapter 15-6 if the development is part of a Master Planned Development. These Commercial Uses must be located below the Grade of Park Avenue projected across the HR-2 Lot and beneath the Main Floor of a residential Structure or Structures facing Park Avenue. Occupancy of the below Grade Floor Area is conditioned upon completion of the residential structure on the HR-2 Lot.
2. All Buildings within the HR-2 portion of the development must meet the minimum Side and Front Setbacks of the HR-2 District as stated in

1834 Section 15-2.3-4, unless the Planning Commission grants an exception to
1835 this requirement during the MPD review and the development is consistent
1836 with the MPD Section 15-6-5~~(C)~~. Below Grade Structures, such as parking
1837 structures and Commercial Floor Area extending from Main Street
1838 beneath a residential Structure or Structures on Park Avenue may occupy
1839 Side Setbacks subject to Building and Fire Codes and trespass
1840 agreements.

1841 3. All Buildings within the HR-2 portion of the development must meet the
1842 Building Height requirements of the HR-2 District as stated in Section 15-
1843 2.3-6.

1844 4. Existing and new Structures fronting on Park Avenue may not contain
1845 Commercial Uses, except as permitted in Section 15-2.3-8~~(B)(1)~~.

1846 5. A Floor Area Ratio of 4.0 shall be used to calculate the total Commercial
1847 Floor Area. Only the Lot Area within the HCB Lot may be used to
1848 calculate the Commercial Floor Area.

1849 6. The number of residential units allowed on the HR-2 portion of the
1850 Development is limited by the Lot and Site Requirements of the HR-2
1851 District as stated in Section 15-2.3-4.

1852 7. All entrances and Access, including service and delivery, for the
1853 Commercial Use must be off of a Street or easement within the HCB
1854 District. The Commercial Structure must be designed to preclude any
1855 traffic generation on residential Streets, such as Park Avenue. Any
1856 emergency Access, as required by the Uniform Building Code (UBC), onto
1857 the HR-2 portion of the Property must be designed in such a manner as to
1858 absolutely prohibit non-emergency Use. Alarms shall be installed on all
1859 emergency doors that provide access to Park Avenue.

1860 8. Commercial portions of a Structure extending from the HCB to the HR-2
1861 District must be designed to minimize the Commercial character of the
1862 Building and Use and must mitigate all impacts on the adjacent
1863 Residential Uses. Impacts include such things as noise, odor and glare,
1864 intensity of activity, parking, signs, lighting, Access and aesthetics.

1865 9. No loading docks, service yards, exterior mechanical equipment, exterior
1866 trash compounds, outdoor storage, ADA Access, or other similar Uses
1867 associated with the HCB Uses are allowed within the HR-2 portion of the
1868 Property, and all such Uses shall be screened for visual and noise
1869 impacts.

1870 10. The Property Owner must donate a Preservation Easement to the City for
1871 any Historic Buildings and/or Structures included in the Development.

1872 11. Any Historic Buildings and/or Structures included in the development shall
1873 be restored or rehabilitated according to the requirements of Historic
1874 Preservation the LMC Chapter 15-11 Historic Preservation.

- 1875 12. Any adjoining Historic Buildings and/or Structures under common
1876 ownership or control must be considered a part of the Property for review
1877 purposes of the Conditional Use permit and/or Master Planned
1878 Development.
- 1879 13. The allowed Building Width of any Structure above Final Grade is up to
1880 forty (40) feet. Building Widths shall reflect the typical variation, pattern
1881 and Historic character of the surrounding residential neighborhood.
- 1882 14. Residential Density Transfers between the HCB and HR-2 Zoning Districts
1883 are not permitted. A portion of the Gross Floor Area generated by the
1884 Floor Area Ratio of the HCB Zoning District and applied only to Lot Area in
1885 the HCB Zone, may be located in the HR-2 Zone as allowed by this
1886 Section.
- 1887 15. Maximum allowed Building Footprint for the HR-2 Lot is subject to Section
1888 15-6-5(~~B~~).

1889 HISTORY

1890 *Adopted by Ord. 00-51 on 9/21/2000*

1891 *Amended by Ord. 10-14 on 4/15/2010*

1892 *Amended by Ord. 2018-43 on 7/19/2018*

1893

1894 **15-2.3-9 Special Requirements For Sub-Zone B**

1895 A. Sub Zone B consists of Lots in the HR-2 District that are located in the following
1896 Areas:

1897 1. East of Main Street, including Properties fronting on Main Street, Swede
1898 Alley, and Grant Avenue; and

1899 2. West of Main Street within Block 13 and fronting on Main Street.

1900 B. The following special requirements apply only to those Commercial Uses as
1901 listed in Section 15-2.3-2 for Sub Zone B:

1902 1. These Commercial Uses are allowed as a Conditional Use permit review
1903 requirements in Section 15-1-10.

1904 2. New additions and alterations to Historic Buildings and/or Structures must
1905 not destroy the Architectural Detail of the Structure. The new work must
1906 be Compatible with the massing, size, scale, and architectural features to
1907 protect the Historic integrity of the Property and its environment. New
1908 additions shall be subordinate to the existing Structure.

1909 3. Adaptive reuse of residential Historic Buildings and/or Structures for
1910 commercial Uses may impose only minimal changes to the defining
1911 Architectural Detail.

1912 4. New Construction must be residential in character and comply with the
1913 Design Guidelines for Park City's Historic Districts and Historic Sites for

- 1914 residential construction and all Lot and Site requirements of Section 15-
1915 2.3-4.
- 1916 5. Parking must be provided on-Site in accordance with this Code or Off-Site
1917 by paying the HCB "in lieu fee" multiplied by the parking obligation.
- 1918 6. The Historic Building and/or Structure shall be restored or rehabilitated
1919 according to the requirements of LMC Chapter 4 15-11 as a condition
1920 precedent to approval of the Conditional Use permit.
- 1921 7. Any adjoining Historic Buildings and/or Structures, under common
1922 ownership or control must be considered a part of the Property for review
1923 purposes of the Conditional Use permit.
- 1924 8. The Property Owner must donate a Preservation Easement to the City for
1925 the Historic Building and/or Structure as a condition precedent to approval
1926 of the Conditional Use permit.

1927 HISTORY

1928 *Adopted by Ord. 00-51 on 9/21/2000*

1929

1930 **15-2.3-1310 Mechanical Service**

1931 No free standing mechanical equipment is allowed in the HR-2 zone with the exception
1932 of individual residential mechanical units serving Single family and Duplex Dwelling
1933 units within the HR-2 District, subject to the Lot and Site Requirements of Section 15-
1934 2.3-4. The Planning Department will review all Development Applications to assure that
1935 all Mechanical equipment attached to or on the roofs of Buildings is Screened so that it
1936 is not open to view and does not exceed the allowable decibel levels of the City's Noise
1937 Ordinance from nearby residential Properties.

1938

1939 Mechanical equipment in the HR-2 zone must be Screened to minimize noise infiltration
1940 to adjoining Properties and to mitigate visual impacts on nearby Properties and general
1941 public view. All mechanical equipment must be shown on the plans prepared for
1942 Conditional Use Permit and/or architectural review by the Planning, Engineering, and
1943 Building Departments.

1944

1945 All Structures must provide a means of storing refuse generated by the Structure's
1946 occupants. All refuse storage facilities must be shown on the plans prepared for
1947 Conditional Use Permit and/or architectural review. Refuse storage must be Screened,
1948 enclosed, and properly ventilated so that a nuisance is not created by odors or
1949 sanitation problems.

1950

1951 The loading and unloading of goods must take place entirely on the Site. Loading areas
1952 must be Screened from general public view. All loading areas sh all be shown on the
1953 plans prepared for Conditional Use Permit and/or architectural review.

1954

1955 HISTORY

1956 *Adopted by Ord. 00-51 on 9/21/2000*

1957 ~~*Amended by Ord. 06-56 on 7/27/2006*~~
1958 ~~*Amended by Ord. 10-14 on 4/15/2010*~~
1959 ~~*Amended by Ord. 2016-44 on 9/15/2016*~~

1960

1961 **15-2.3-10 Parking Regulations**

1962 ~~A. Tandem Parking is allowed in the Historic District.~~

1963 ~~B. Common driveways are allowed along shared Side Lot Lines to provide Access~~
1964 ~~to Parking in the rear of the Main Building or below Grade if both Properties are~~
1965 ~~deed restricted to allow for the perpetual Use of the shared drive.~~

1966 ~~C. Common Parking Structures are allowed as a Conditional Use where it~~
1967 ~~facilitates:-~~

1968 ~~1. the Development of individual Buildings that more closely conform to the~~
1969 ~~scale of Historic Structures in the District; and-~~

1970 ~~2. the reduction, mitigation or elimination of garage doors at the Street edge.~~

1971 ~~D. A common Parking Structure may occupy below Grade Side Setbacks between~~
1972 ~~participating Developments if the Structure maintains all Setbacks above Grade.~~
1973 ~~Common Parking Structures are subject to a Conditional Use review, Section 15-~~
1974 ~~1-10.~~

1975 ~~E. Driveways between Structures are allowed in order to eliminate garage doors~~
1976 ~~facing the Street, to remove cars from on-Street Parking, and to reduce paved~~
1977 ~~Areas, provided the driveway leads to an approved Garage or Parking Area.~~

1978 ~~F. Turning radii are subject to review by the City Engineer as to function and design.~~

1979 ~~G. See Section 15-3 Off Street Parking for additional parking requirements.~~

1980 ~~H. Parking Areas with five (5) or more spaces within Subzone A shall be accessed~~
1981 ~~from a Street other than Park Avenue if the Parking Area also serves HGB Uses,~~
1982 ~~and such Parking Areas shall be below the Grade of Park Avenue and beneath~~
1983 ~~residential structures facing and fronting on Park Avenue.~~

1984 **HISTORY**

1985 ~~*Adopted by Ord. 00-51 on 9/21/2000*~~
1986 ~~*Amended by Ord. 06-56 on 7/27/2006*~~
1987 ~~*Amended by Ord. 09-10 on 3/5/2009*~~
1988 ~~*Amended by Ord. 10-14 on 4/15/2010*~~
1989 ~~*Amended by Ord. 2018-43 on 7/19/2018*~~

1990

1991 **15-2.3-11 Architectural Review**

1992 ~~Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning~~
1993 ~~Department shall review the proposed plans for compliance with the Design Guidelines~~
1994 ~~for Historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and~~
1995 ~~Architectural Review LMC Chapter 15-5.~~

1996
1997 ~~Appeals of departmental actions on compliance with the Design Guidelines for Historic~~
1998 ~~Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by the~~
1999 ~~Board of Adjustment as outlined in 15-1-18 of the Code.~~

2000 **HISTORY**

2001 ~~Adopted by Ord. 00-51 on 9/21/2000~~
2002 ~~Amended by Ord. 06-56 on 7/27/2006~~
2003 ~~Amended by Ord. 09-10 on 3/5/2009~~
2004 ~~Amended by Ord. 09-23 on 7/9/2009~~
2005 ~~Amended by Ord. 10-14 on 4/15/2010~~
2006 ~~Amended by Ord. 15-35 on 10/12/2015~~

2007

2008 **15-2.3-1211 Criteria For Bed And Breakfast Inns**

2009 A Bed and Breakfast Inn is a Conditional Use. No Conditional Use permit may be issued
2010 unless the following criteria are met:

- 2011 A. The Use is in a Historic Building and/or Structure or addition thereto.
- 2012 B. The Applicant will make every attempt to rehabilitate the Historic portion of the
- 2013 Structure.
- 2014 C. The Structure has at least two (2) rentable rooms. The maximum number of
- 2015 rooms will be determined by the Applicant's ability to mitigate neighborhood
- 2016 impacts.
- 2017 D. The size and configuration of the rooms are Compatible with the Historic
- 2018 character of the Building and neighborhood.
- 2019 E. The rooms are available for Nightly Rental only.
- 2020 F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures
- 2021 there must be twenty-four (24) hour on-Site management and check-in.
- 2022 G. Food service is for the benefit of overnight guests only.
- 2023 H. No Kitchen is permitted within rental room(s).
- 2024 I. Parking on-Site is required at a rate of one (1) space per rentable room. If no on-
- 2025 Site parking is possible, the Applicant must provide parking in close proximity to
- 2026 the inn. The Planning Commission may waive the parking requirement for
- 2027 Historic Buildings and/or Structures, if the Applicant proves that:
- 2028 1. no on-Site parking is possible without compromising the Historic Buildings
- 2029 and/or Structures or Site, including removal of existing Significant
- 2030 Vegetation, and all alternatives for proximate parking have been explored
- 2031 and exhausted; and
- 2032 2. the Structure is not economically feasible to restore or maintain without
- 2033 the adaptive Use.
- 2034 J. The Use complies with Section 15-1-10, Conditional Use review.

2035 HISTORY
2036 *Adopted by Ord. 00-51 on 9/21/2000*

2037

2038 **15-2.3-1012 Parking Regulations**

- 2039 A. Tandem Parking is allowed in the Historic District.
- 2040 B. Common driveways are One (1) Shared Driveway is allowed along shared Side
2041 or Rear Lot Lines to provide Access to Parking in the rear of the Main Building or
2042 below Grade if both Properties are deed restricted to allow for the perpetual Use
2043 of the shared drive.
- 2044 C. Common Parking Structures are allowed as a Conditional Use where it
2045 facilitates:
- 2046 1. the Development of individual Buildings that more closely conform to the
2047 scale of Historic Buildings and/or Structures in the District; and
- 2048 2. the reduction, mitigation or elimination of garage doors at the Street edge.
- 2049 D. A common Parking Structure may occupy below Grade Side Setbacks between
2050 participating Developments if the Structure maintains all Setbacks above Grade.
2051 Common Parking Structures requiring a Conditional Use Permit are subject to a
2052 Conditional Use review, Section 15-1-10.
- 2053 E. Driveways between Structures are allowed in order to eliminate garage doors
2054 facing the Street, to remove cars from on-Street Parking, and to reduce paved
2055 Areas, provided the driveway leads to an approved Garage or approved Parking
2056 Area.
- 2057 F. Turning radii are subject to review by the City Engineer as to function and design.
- 2058 G. See Section Chapter 15-3 Off Street Parking for additional parking requirements.
- 2059 H. Parking Areas with five (5) or more spaces within Subzone A shall be accessed
2060 from a Street other than Park Avenue if the Parking Area also serves HCB Uses,
2061 and such Parking Areas shall be below the Grade of Park Avenue and beneath
2062 residential structures facing and fronting on Park Avenue.

2063 **HISTORY**
2064 *Adopted by Ord. 00-51 on 9/21/2000*
2065 *Amended by Ord. 06-56 on 7/27/2006*
2066 *Amended by Ord. 09-10 on 3/5/2009*
2067 *Amended by Ord. 10-14 on 4/15/2010*
2068 *Amended by Ord. 2018-43 on 7/19/2018*

2069

2070 **15-2.3-1113 Architectural Review**

2071 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
2072 Department shall review the proposed plans for compliance with the Design Guidelines
2073 for Historic Districts and Historic Sites Chapter 15-13, Historic Preservation-LMG
2074 Chapter 15-11, and Architectural Review LMG Chapter 15-5.

2075
2076 Appeals of departmental actions on compliance with the Design Guidelines for Historic
2077 Districts and Historic Sites Chapter 15-13, Historic Preservation LMC Chapter15-11,
2078 and Architectural Review LMC Chapter15-5 are heard by the Board of Adjustment as
2079 outlined in 15-1-18 of the Code.

2080 HISTORY

2081 Adopted by Ord. 00-51 on 9/21/2000
2082 Amended by Ord. 06-56 on 7/27/2006
2083 Amended by Ord. 09-10 on 3/5/2009
2084 Amended by Ord. 09-23 on 7/9/2009
2085 Amended by Ord. 10-14 on 4/15/2010
2086 Amended by Ord. 15-35 on 10/12/2015

2087

2088 **15-2.3-13 Mechanical Service**

2089 ~~No free standing mechanical equipment is allowed in the HR-2 zone with the exception~~
2090 ~~of individual residential mechanical units serving Single family and Duplex Dwelling~~
2091 ~~units within the HR-2 District, subject to the Lot and Site Requirements of Section 15-~~
2092 ~~2.3-4. The Planning Department will review all Development Applications to assure that~~
2093 ~~all Mechanical equipment attached to or on the roofs of Buildings is Screened so that it~~
2094 ~~is not open to view and does not exceed the allowable decibel levels of the City's Noise~~
2095 ~~Ordinance from nearby residential Properties.~~

2096 ~~Mechanical equipment in the HR-2 zone must be Screened to minimize noise infiltration~~
2097 ~~to adjoining Properties and to mitigate visual impacts on nearby Properties and general~~
2098 ~~public view. All mechanical equipment must be shown on the plans prepared for~~
2099 ~~Conditional Use Permit and/or architectural review.~~

2100 ~~All Structures must provide a means of storing refuse generated by the Structure's~~
2101 ~~occupants. All refuse storage facilities must be shown on the plans prepared for~~
2102 ~~Conditional Use Permit and/or architectural review. Refuse storage must be Screened,~~
2103 ~~enclosed, and properly ventilated so that a nuisance is not created by odors or~~
2104 ~~sanitation problems.~~

2105 ~~The loading and unloading of goods must take place entirely on the Site. Loading areas~~
2106 ~~must be Screened from general public view. All loading areas shall be shown on the~~
2107 ~~plans prepared for Conditional Use Permit and/or architectural review.~~

2108 HISTORY

2109 Adopted by Ord. 00-51 on 9/21/2000
2110 Amended by Ord. 06-56 on 7/27/2006
2111 Amended by Ord. 10-14 on 4/15/2010
2112 Amended by Ord. 2016-44 on 9/15/2016

2113

2114 **15-2.3-14 Goods And Uses To Be Within Enclosed Building**

2115 ~~A. **OUTDOOR DISPLAY OF GOODS PROHIBITED**. Unless expressly allowed as~~
2116 ~~an Allowed or Conditional Use, all goods, including food, beverage and cigarette~~

2117 vending machines, must be within a completely enclosed Structure. New
2118 construction of enclosures for the storage of goods shall not have windows
2119 and/or other fenestration that exceeds a wall to window ratio of thirty percent
2120 (30%). This section does not preclude temporary sales in conjunction with a
2121 Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-
2122 2.3-14(B)(3) for outdoor display of bicycles, kayaks, and canoes.

2123 ~~B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor Uses~~
2124 ~~may be allowed by the Planning Department upon the issuance of an~~
2125 ~~Administrative Permit. The Applicant must submit the required application, pay all~~
2126 ~~applicable fees, and provide all required materials and plans. Appeals of~~
2127 ~~Departmental actions are heard by the Planning Commission. These Commercial~~
2128 ~~outdoor Uses are not allowed within Subzone A.~~

2129 ~~1. **OUTDOOR DINING.** Outdoor Dining is subject to the following criteria:-~~

2130 ~~a. The proposed outdoor dining is located within Sub-Zone B only,~~
2131 ~~and is associated with an approved Restaurant, Café, or Deli Use.~~

2132 ~~b. The proposed seating Area is located on private Property or leased~~
2133 ~~public Property and does not diminish parking or landscaping.~~

2134 ~~c. The proposed seating Area does not impede pedestrian~~
2135 ~~circulation.~~

2136 ~~d. The proposed seating Area does not impede emergency Access or~~
2137 ~~circulation.~~

2138 ~~e. The proposed furniture is Compatible with the Streetscape.~~

2139 ~~f. No music or noise in excess of the City Noise Ordinance, Title 6.~~

2140 ~~g. No Use after 10:00 p.m.~~

2141 ~~h. No net increase in the Restaurant's seating capacity without~~
2142 ~~adequate mitigation of the increased parking demand.~~

2143 ~~2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Commercial~~
2144 ~~Outdoor grills and/or beverage service stations are subject to the following~~
2145 ~~criteria:~~

2146 ~~a. The Use is located within Sub-Zone B only.~~

2147 ~~b. The Use is on private Property or leased public Property and does~~
2148 ~~not diminish parking or landscaping.~~

2149 ~~c. The Use is only for the sale of food or beverages in a form suited~~
2150 ~~for immediate consumption.~~

2151 ~~d. The Use is Compatible with the neighborhood.~~

2152 ~~e. The proposed service station does not impede pedestrian~~
2153 ~~circulation.~~

2154 ~~f. The proposed service station does not impede emergency Access~~
2155 ~~or circulation.~~

2156 g. ~~Design of the service station is Compatible with adjacent Buildings~~
 2157 ~~and Streetscape.~~

2158 h. ~~No violation of the City Noise Ordinance, Title 6.~~

2159 i. ~~Compliance with the City Sign Code, Title 12.~~

2160 **3. ~~COMMERCIAL OUTDOOR STORAGE AND DISPLAY OF BICYCLES,~~**
 2161 **~~KAYAKS, MOTORIZED SCOOTERS, AND CANOES.~~** Outdoor storage
 2162 ~~and display of bicycles, kayaks, motorized scooters, and canoes for~~
 2163 ~~Commercial purposes is subject to the following criteria:~~

2164 a. ~~Located within the Sub-Zone B only.~~

2165 b. ~~The Area of the proposed bicycle, kayak, motorized scooters, and~~
 2166 ~~canoe storage or display is on private Property and not in Areas of~~
 2167 ~~required parking or landscaped planting beds.~~

2168 c. ~~Bicycles, kayaks, and canoes may be hung on Buildings if sufficient~~
 2169 ~~Site Area is not available, provided the display does not impact or~~
 2170 ~~alter the architectural integrity or character of the Structure.~~

2171 d. ~~No more than a total of three (3) pieces of equipment may be~~
 2172 ~~displayed.~~

2173 e. ~~Outdoor display is allowed only during Business hours.~~

2174 f. ~~Additional outdoor storage Areas may be considered for rental~~
 2175 ~~bicycles or motorized scooters provided there are no or only~~
 2176 ~~minimal impacts on landscaped Areas, Parking Spaces, and~~
 2177 ~~pedestrian and emergency circulation.~~

2178 **4. ~~OUTDOOR EVENTS AND MUSIC.~~** Located in Sub-Zone B only. Outdoor
 2179 ~~events and music require an Administrative Conditional Use permit. The~~
 2180 ~~Use must also comply with Section 15-1-10, Conditional Use review. The~~
 2181 ~~Applicant must submit a Site plan and written description of the event,~~
 2182 ~~addressing the following:~~

2183 a. ~~Notification of adjacent Property Owners.~~

2184 b. ~~No violation of the City Noise Ordinance, Title 6.~~

2185 c. ~~Impacts on adjacent Residential Uses.~~

2186 d. ~~Proposed plans for music, lighting, Structures, electrical, signs, etc~~
 2187 ~~needs.~~

2188 e. ~~Parking demand and impacts on neighboring Properties.~~

2189 f. ~~Duration and hours of operation.~~

2190 g. ~~Impacts on emergency Access and circulation.~~

2191 **5. ~~DISPLAY OF MERCHANDISE.~~** Display of outdoor merchandise is subject
 2192 ~~to the following criteria:~~

- 2193 a. ~~The display is immediately available for purchase at the Business~~
2194 ~~displaying the item.~~
- 2195 b. ~~The merchandise is displayed on private Property directly in front of~~
2196 ~~or appurtenant to the Business which displays it, so long as the~~
2197 ~~private Area is in an alcove, recess, patio, or similar location that~~
2198 ~~provides a physical separation from the public sidewalk. Allowed in~~
2199 ~~Subzone B only. No item of merchandise may be displayed on~~
2200 ~~publicly owned Property including any sidewalk or prescriptive~~
2201 ~~Right-of-Way regardless if the Property Line extends into the public~~
2202 ~~sidewalk. An item of merchandise may be displayed on commonly~~
2203 ~~owned Property; however, written permission for the display of the~~
2204 ~~merchandise must be obtained from the Owner's association.~~
- 2205 c. ~~The display is prohibited from being permanently affixed to any~~
2206 ~~Building. Temporary fixtures may not be affixed to any Historic~~
2207 ~~Building and/or Structure in a manner that compromises the~~
2208 ~~Historic integrity or Façade Easement of the Building as determined~~
2209 ~~by the Planning Director.~~
- 2210 d. ~~The display does not diminish parking or landscaping.~~
- 2211 e. ~~The Use does not violate the Summit County Health Code, the Fire~~
2212 ~~Code, or International Building Code. The display does not impede~~
2213 ~~pedestrian circulation, sidewalks, emergency Access, or circulation.~~
2214 ~~At minimum, forty-four inches (44") of clear and unobstructed~~
2215 ~~Access to all fire hydrants, egress and Access points must be~~
2216 ~~maintained. Merchandise may not be placed so as to block~~
2217 ~~visibility of or Access to any adjacent Property.~~
- 2218 f. ~~The merchandise must be removed if it becomes a hazard due to~~
2219 ~~wind or weather conditions, or if it is in a state of disrepair, as~~
2220 ~~determined by either the Planning Director or Building Official.~~
- 2221 g. ~~The display shall not create a hazard to the public due to moving~~
2222 ~~parts, sharp edges, or extension into public Rights-of-Way,~~
2223 ~~including sidewalks, or pedestrian and vehicular Areas; nor shall~~
2224 ~~the display restrict vision at intersections.~~
- 2225 h. ~~No inflatable devices other than decorative balloons smaller than~~
2226 ~~eighteen inches (18") in diameter are permitted. Balloon height may~~
2227 ~~not exceed the finished floor elevation of the second floor of the~~
2228 ~~Building.~~
- 2229 i. ~~No additional signs are allowed. A sales tag, four square inches (4~~
2230 ~~sq. in.) or smaller may appear on each display item, as well as an~~
2231 ~~informational plaque or associated artwork not to exceed twelve~~
2232 ~~square inches (12 sq. in.). The proposed display shall be in~~
2233 ~~compliance with the City Sign Code, Municipal Code Title 12, the~~
2234 ~~City's licensing Code, Municipal Code Title 4, and all other requisite~~
2235 ~~City codes.~~

2236 **HISTORY**
2237 *Adopted by Ord. 00-51 on 9/21/2000*
2238 *Amended by Ord. 05-49 on 8/4/2005*
2239 *Amended by Ord. 06-56 on 7/27/2006*
2240 *Amended by Ord. 10-14 on 4/15/2010*

2241

2242 **15-2.3-~~1514~~ Vegetation Protection**

2243 The Property Owner must protect Significant Vegetation during any Development
2244 activity. Significant Vegetation includes large trees six inches (6") in diameter or greater
2245 measured four and one-half feet (4½') above the ground, groves of smaller trees, or
2246 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
2247 measured at the drip line.

2248 Development plans must show all Significant Vegetation within twenty feet (20') of a
2249 proposed Development. The Property Owner must demonstrate the health and viability
2250 of all large trees through a certified arborist. The Planning Director shall determine the
2251 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
2252 consistent with Landscape Criteria in ~~LMC~~ Chapter 15-5.

2253 **HISTORY**
2254 *Adopted by Ord. 00-51 on 9/21/2000*
2255 *Amended by Ord. 06-56 on 7/27/2006*
2256 *Amended by Ord. 10-14 on 4/15/2010*

2257

2258 **15-2.3-~~1615~~ Signs**

2259 Signs are allowed in the HR-2 District as provided in the Park City Sign Code, Title 12.

2260 **HISTORY**
2261 *Adopted by Ord. 00-51 on 9/21/2000*

2262

2263 **15-2.3-~~1716~~ Related Provisions**

- 2264 • Fences And Retaining Walls. ~~LMC Chapter Section~~ 15-4-2.
- 2265 • Accessory Apartments. ~~LMC Chapter Section~~ 15-4-7.
- 2266 • Placement of Satellite Receiving Antennas. ~~LMC Chapter Section~~ 15-4-13.
- 2267 • Telecommunication ~~Facility~~Facilities. ~~LMC Chapter Section~~ 15-4-14.
- 2268 • Off-Street Parking. ~~LMC~~ Chapter 15-3.
- 2269 • Landscaping. Title 14; ~~LMC Chapter Section~~ 15-3-3(~~D~~) and Chapter 15-5.
- 2270 • Lighting. ~~LMC Chapters Sections~~ 15-3-3(~~C~~), 15-5-5(~~H~~).
- 2271 • Historic Preservation. ~~LMC~~ Chapter 15-11.
- 2272 • Park City Sign Code. Title 12.

- 2273 • Architectural Review. ~~LMC~~ Chapter 15-~~11~~5.
- 2274 • Snow Storage. ~~LMC Chapter~~ Section 15-3-3(~~E~~).
- 2275 • Parking Ratio Requirements. Section 15-3-6.

2276 HISTORY

2277 *Adopted by Ord. 00-51 on 9/21/2000*

2278 *Amended by Ord. 06-56 on 7/27/2006*

2279 *Amended by Ord. 10-14 on 4/15/2010*

2280 **15-2.4 Historic Residential-Medium Density (HRM) District**

2281 15-2.4-1 Purpose

2282 15-2.4-2 Uses

2283 ~~15-2.4-3 Conditional Use Permit Review~~

2284 ~~15-2.4-43 Lot And Site Requirements~~

2285 ~~15-2.4-5 Special Requirements For Multi-Unit Dwellings~~

2286 ~~15-2.4-64 Existing Historic Buildings And/Or Structures~~

2287 ~~15-2.4-75 Building Height~~

2288 ~~15-2.4-36 Conditional Use Permit Review~~

2289 ~~15-2.4-57 Special Requirements For Multi-Unit Dwellings~~

2290 ~~15-2.4-8 Parking Regulations~~

2291 ~~15-2.4-98 Sullivan Road Access~~

2292 ~~15-2.4-129 Outdoor Events And Music~~

2293 ~~15-2.4-1110 Criteria For Bed And Breakfast Inns~~

2294 ~~15-2.4-811 Parking Regulations~~

2295 ~~15-2.4-1012 Architectural Review~~

2296 ~~15-2.4-11 Criteria For Bed And Breakfast Inns~~

2297 ~~15-2.4-12 Outdoor Events And Music~~

2298 15-2.4-13 Vegetation Protection

2299 15-2.4-14 Signs

2300 15-2.4-15 Related Provisions

2301

2302 **15-2.4-1 Purpose**

2303 The purpose of the Historic Residential Medium Density (HRM) District is to:

2304 A. allow continuation of permanent residential and transient housing in original
2305 residential Areas of Park City;

2306 B. encourage new Development along an important corridor that is Compatible with
2307 Historic Buildings and/or Structures in the surrounding Area;

2308 C. encourage the rehabilitation of existing Historic Buildings and/or Structures;

2309 D. encourage Development that provides a transition in Use and scale between the
2310 Historic District and the resort Developments;

2311 E. encourage Affordable Housing;

2312 F. encourage Development which minimizes the number of new driveways
2313 Accessing existing thoroughfares and minimizes the visibility of Parking Areas;
2314 and

2315 G. establish specific criteria for the review of Neighborhood Commercial Uses in
2316 Historic Buildings and/or Structures along Park Avenue.

2317 HISTORY

2318 *Adopted by Ord. 00-51 on 9/21/2000*

2319

2320 **15-2.4-2 Uses**

2321 Uses in the HRM District are limited to the following:

2322 A. **ALLOWED USES.**

- 2323 1. Single Family Dwelling
- 2324 2. Duplex Dwelling
- 2325 3. Secondary Living Quarters
- 2326 4. Lockout Unit¹
- 2327 5. Accessory Apartment²
- 2328 6. Nightly Rental³
- 2329 7. Home Occupation
- 2330 8. Child Care, In-Home Babysitting
- 2331 9. Child Care, Family⁴
- 2332 10. Child Care, Family Group⁴
- 2333 11. Accessory Building and Use
- 2334 12. Conservation Activity
- 2335 13. Agriculture
- 2336 14. Parking Area or Structure with four (4) or fewer spaces

2337
2338 B. **CONDITIONAL USES.**

- 2339 1. Triplex Dwelling
- 2340 2. Multi-Unit Dwelling
- 2341 3. Group Care Facility
- 2342 4. Child Care Center⁴
- 2343 5. Public and Quasi-Public Institution, Church, and School
- 2344 6. Essential Municipal and Public Utility Use, Facility Service, and Structure
- 2345 7. Telecommunication Antenna⁵
- 2346 8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁶
- 2347 9. Bed and Breakfast Inn⁷
- 2348 10. Boarding House, Hostel⁷
- 2349 11. Hotel, Minor⁷
- 2350 12. Office, General⁸
- 2351 13. Retail and Service Commercial, Minor⁸
- 2352 14. Retail and Service Commercial, personal improvement⁸
- 2353 15. Neighborhood Market, without gasoline sales⁸
- 2354 16. Cafe, Deli⁸
- 2355 17. Café, Outdoor Dining⁹
- 2356 18. Parking Area or Structure with five (5) or more spaces
- 2357 19. Temporary Improvement¹⁰
- 2358 20. Recreation Facility, Public
- 2359 21. Recreation Facility, Private
- 2360 22. Outdoor Events¹⁰
- 2361 23. Fences greater than six feet (6') in height from Final Grade¹⁰

2362
2363 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
2364 is a prohibited Use.

2365 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

- 2366 ²See ~~LMG Chapter Section~~ 15-4-7, ~~Supplemental Regulations for~~ Accessory
2367 Apartments.
- 2368 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses.
- 2369 ⁴See ~~LMG Chapter Section~~ 15-4-9, ~~for~~ Child Care ~~Regulations~~And Child Care Facilities.
- 2370 ⁵See ~~LMG Chapter Section~~ 15-4-14, ~~Supplemental Regulations for~~ Telecommunications
2371 Facilities.
- 2372 ⁶See ~~LMG Chapter Section~~ 15-4-13, ~~Supplemental Regulations for~~ Placement of
2373 Satellite Receiving Antennas.
- 2374 ⁷Allowed only in Historic Buildings and/or Structures or historically Compatible
2375 Structures.
- 2376 ⁸Allowed only in Historic Buildings and/or Structures.
- 2377 ⁹Requires an Administrative Conditional Use permit. Allowed in association with a Café
2378 or Deli.
- 2379 ¹⁰Requires an Administrative or Administrative Conditional Use permit, see
2380 ~~Section~~Chapter 15-4.

2381 HISTORY

2382 *Adopted by Ord. 00-51 on 9/21/2000*
2383 *Amended by Ord. 06-69 on 10/19/2006*
2384 *Amended by Ord. 09-10 on 3/5/2009*
2385 *Amended by Ord. 15-35 on 10/12/2015*

2386

2387 **15-2.4.3 Conditional Use Permit Review**

2388 ~~The Planning Director shall review any Conditional Use permit (CUP) Application in the~~
2389 ~~HRM District and shall forward a recommendation to the Planning Commission~~
2390 ~~regarding compliance with the Design Guidelines for Park City's Historic Districts and~~
2391 ~~Historic Sites Chapter 15-13 and Chapter 5. The Planning Commission shall review the~~
2392 ~~Application according to Conditional Use permit criteria set forth in Section 15-1-10. As~~
2393 ~~well as the following:~~

2394 ~~A. Consistent with the Design Guidelines for Park City's Historic Districts and~~
2395 ~~Historic Sites.~~

2396 ~~B. The Applicant may not alter the Historic Structure to minimize the residential~~
2397 ~~character of the Building.~~

2398 ~~C. Dedication of a Facade Preservation Easement to assure preservation of the~~
2399 ~~Structure is required.~~

2400 ~~D. New Buildings and additions must be in scale and Compatible with existing~~
2401 ~~Historic Buildings in the neighborhood. Larger Building masses should be located~~
2402 ~~to rear of the Structure to minimize the perceived mass from the Street.~~

2403 ~~E. Parking requirements of Section 15-3 shall be met. The Planning Commission~~
2404 ~~may waive parking requirements for Historic Structures. The Planning~~

~~Commission may allow on-Street parallel parking adjacent to the Front Yard to count as parking for Historic Structures, if the Applicant can document that the on-Street Parking will not impact adjacent Uses or create traffic circulation hazards. A traffic study, prepared by a registered Engineer, may be required.~~

~~F. All Yards must be designed and maintained in a residential manner. Existing mature landscaping shall be preserved wherever possible. The Use of native plants and trees is strongly encouraged.~~

~~G. Required Fencing and Screening between commercial and Residential Uses is required along common Property Lines.~~

~~H. All utility equipment and service Areas must be fully Screened to prevent visual and noise impacts on adjacent Properties and on pedestrians.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 15-35 on 10/12/2015

15-2.4-43 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building permit shall be issued for a Lot unless such Lot has Area, width, and depth as required, and Frontage on a private or Public Street shown on the Streets Master Plan or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

All Development activity must comply with the following minimum Lot and Site requirements:

A. **LOT SIZE**. Minimum Lot Areas for Residential Uses are as follows:

Single Family Dwelling	1,875 sq. ft.
Duplex Dwelling	3,750 sq. ft.
Triplex Dwelling	4,687 sq. ft.
Four-plex Dwelling	5,625 sq. ft.

B. **LOT AREA**. Minimum Lot Area for all other Uses shall be determined by the Planning Commission during the Conditional Use review.

Developments consisting of more than four (4) Dwelling Units require a Lot Area at least equal to 5,625 square feet plus an additional 1,000 square feet per each additional Dwelling Unit over four (4) units. All Setback, height, parking, Open Space, and architectural requirements must be met. See Section 15-2.4-3, Conditional Use Permit Review.

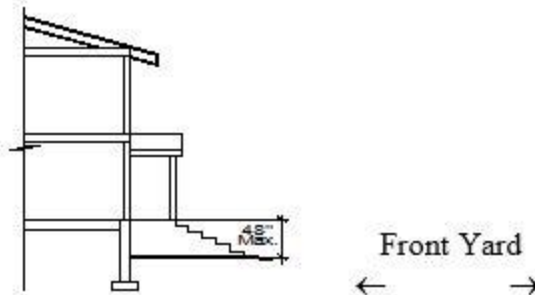
C. **LOT WIDTH.** The minimum width of a Lot is 37.50 feet, measured fifteen feet (15') from the Front Lot Line. Existing platted Lots of record, with a minimum width of at least twenty five feet (25'), are considered legal Lots in terms of Lot Width. In the case of unusual Lot configurations, Lot Width measures shall be determined by the Planning Director.

D. **FRONT SETBACK.**

1. The minimum Front Setback for Single-Family, Duplex Dwellings, and Accessory Buildings is fifteen feet (15'). If the Lot depth is seventy five feet (75') or less, then the minimum Front Setback is ten feet (10').
2. New Front Facing Garages for Single Family and Duplex Dwellings must be at least twenty feet (20') from the Front Lot Line.
3. See Section 15-2.4-57 for special requirements for Triplexes and Multi-Unit Dwellings.

E. **FRONT SETBACK EXCEPTIONS.** The Front Setback must be open and free of any Structure except:

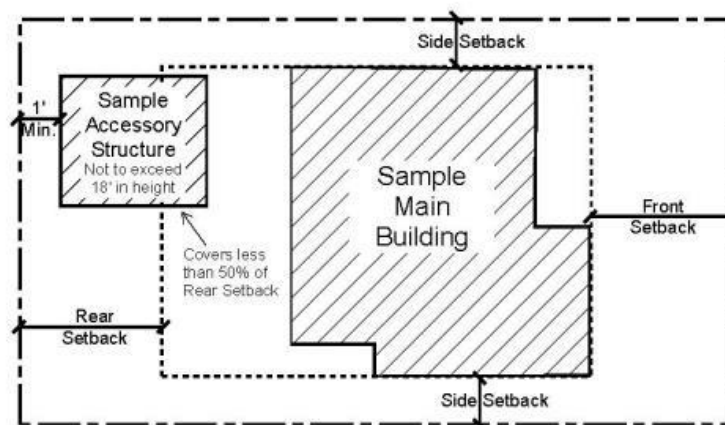
1. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots, Fences more than three (3') in height are prohibited within twenty-five feet (25') of the intersection, at back of curb.
2. Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of a Street or intersection.



3. Decks, porches, and Bay Windows, not more than ten feet (10') wide, and projecting not more than three feet (3') into the Front Setback.
4. Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Setback.
5. Sidewalks, patios, and pathways.
6. Driveways leading to a garage or approved Parking Area. No portion of a Front Yard except for approved driveways and patios, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled.

F. **REAR SETBACK.**

1. The minimum Rear Setback is ten feet (10') for all Main Buildings, and one foot (1') for detached Accessory Buildings.
 2. See Section 15-2.4-57, Special Requirements for Multi-Unit Dwellings.
- G. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of any Structure except:
1. Bay Windows not more than ten feet (10') wide and projecting not more than two feet (2') into the Rear Setback.
 2. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the Rear Setback.
 3. Window wells and light wells projecting not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4') into the Rear Setback. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.
 4. Roof overhangs and eaves projecting not more than three feet (3') into the Rear Setback.
 5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the ~~window or~~ main Structure to which they are attached.
 6. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the front façade of the Main Building, and maintaining a minimum Rear Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See the following illustration:



7. A Hard-Surfaced Parking Area subject to the same location requirements as a detached Accessory Building.

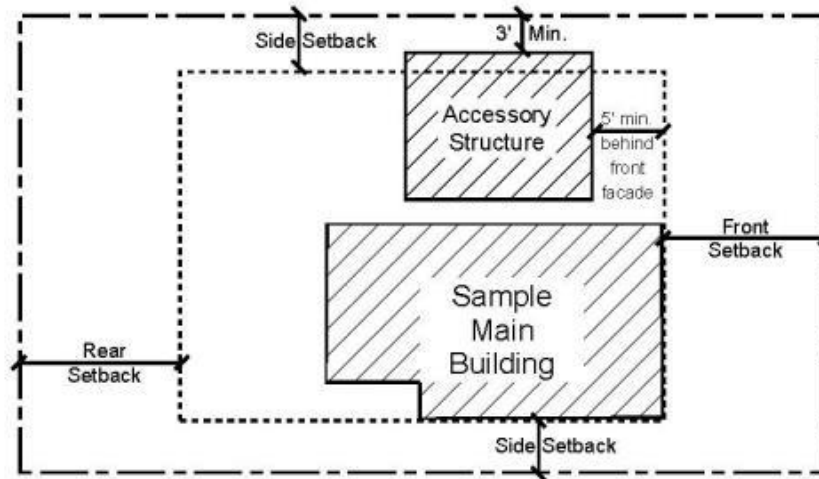
- 2499 8. Mechanical equipment (which must be screened), hot tubs, or similar
2500 Structures located at least three feet (3') from the Rear Lot Line.
- 2501 9. Fences, ~~or~~ walls, and retaining walls as permitted in Section 15-4-2
2502 Fences And Retaining Walls.
- 2503 10. Patios, decks, pathways, steps, and similar Structures not more than thirty
2504 inches (30") above Final Grade, not including any required handrail, and
2505 located at least one foot (1') from the Rear Lot Line.
- 2506 11. One (1) Shared Driveway leading to a garage or approved Parking Area.
2507 See Section 15-2.4-11 Parking Regulations for additional requirements.

2508 H. **SIDE SETBACK.**

- 2509 1. The minimum Side Setback for any Single Family, Duplex Dwelling or
2510 Accessory Building is five feet (5').
- 2511 2. The minimum Side Setback for Lots twenty-five feet (25') wide or less is
2512 three feet (3').
- 2513 3. On Corner Lots, the minimum Side Setback that faces a side Street or
2514 platted Right-of-Way is ten feet (10') for both Main and Accessory
2515 Buildings. A three foot (3') Side Setback along the platted Right-of-Way
2516 may be approved by the City Engineer when the Lot Width is less than
2517 37.5 feet; no Side Setback exceptions shall be utilized and the sight
2518 triangle shall be maintained when the Setback is three feet (3') along the
2519 Right-of-Way.
- 2520 4. A Side Setback between connected Structures is not required where
2521 Structures are designed with a common wall on a Property Line, each
2522 Structure is located on an individual Lot, the Lots are burdened with a
2523 party wall agreement in a form approved by the City Attorney and Chief
2524 Building Official, all applicable Building and Fire Code requirements are
2525 met, and the Use is an Allowed or Conditional Use in the Zoning District.
- 2526
- 2527 a. Exterior Side Setbacks shall be based on the required minimum
2528 Side Setback for each Lot; however the Planning Commission may
2529 consider increasing exterior Side Setbacks during Conditional Use
2530 Permit review to mitigate potential impacts on adjacent Property.
2531 Side Setback exceptions continue to apply.
- 2532 b. The longest dimension of a Building joined at the Property Line may
2533 not exceed one hundred feet (100').
- 2534 ~~5. The minimum Side Setback for a detached Accessory Building, not~~
2535 ~~greater than eighteen feet (18') in height, including any free-standing Solar~~
2536 ~~Energy Systems, located at least five feet (5') behind the front facade of~~

2537

the Main Building, is three feet (3'). See the following illustration:



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~~6. On Corner Lots, the Side Yard that faces a Street or platted Right-of-Way is considered a Front Yard, and the minimum Setback is ten feet (10') for both Main and Accessory Buildings.~~

2542

7. See Section 15-2.4-~~57~~ special requirements for Multi-Unit Dwellings.

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2544

I. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:

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1. Bay Windows not more than ten feet (10') wide and projecting not more than two feet (2') into the Side Setback. ⁺Only permitted on Lots with a Side Setback of five feet (5') or greater.

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2. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the Side Setback. ⁺Only permitted on Lots with a Side Setback of five feet (5') or greater.

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3. Window wells and light wells projecting not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4') into the Side Setback. ⁺Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.

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4. Roof overhangs and eaves projecting not more than two feet (2') into the Side Setback. ⁺Only permitted on Lots with a Side Setback of five feet (5') or greater.

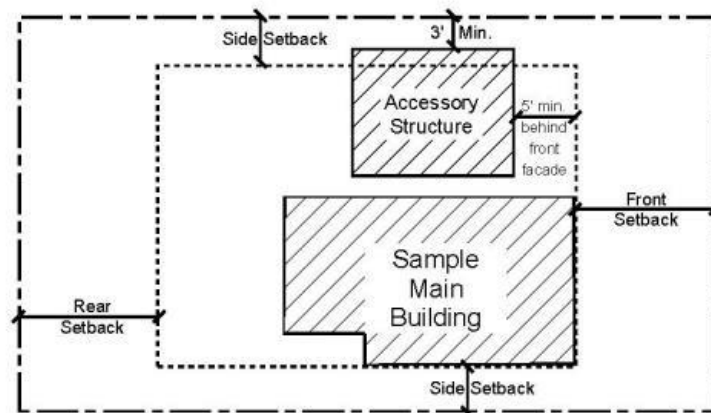
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5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the ~~window or~~ main Structure to which they are attached.

6. Fences, ~~or~~ walls, and retaining walls as permitted in Section 15-4-2 Fences And Retaining Walls.
7. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrail.
8. One (1) private or Shared Driveways leading to a garage or approved Parking Area. See Section 15-2.4-11 Parking Regulations for additional requirements.
9. Pathways and steps connecting to a City staircase or pathway.
10. Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Side Lot Line.
11. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located at least five feet (5') behind the front façade of the Main Building, maintaining a minimum Side Setback of three feet (3'). See the following illustration:



- J. **SNOW RELEASE**. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.
- K. **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

~~¹Applies only to Lots with a minimum Side Setback of five feet (5').~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 15-35 on 10/12/2015

2592 Amended by Ord. 2016-44 on 9/15/2016
2593 Amended by Ord. 2018-27 on 5/31/2018
2594 Amended by Ord. 2018-43 on 7/19/2018

2595

2596 **15-2.4.5 Special Requirements For Multi-Unit Dwellings**

2597 A. ~~**FRONT SETBACK.** The Front Setback for any Triplex, or Multi-Unit Dwelling is~~
2598 ~~twenty (20') feet. All new Front-Facing Garages shall be a minimum of twenty-~~
2599 ~~five feet (25') from the Front Property Line. All Yards fronting any Street are~~
2600 ~~considered Front Yards for the purposes of determining required Setbacks. See~~
2601 ~~Section 15-2.4-4(D), Front Setback Exceptions.~~

2602 B. ~~**REAR SETBACK.** The Rear Setback for a Triplex or Multi-Unit Dwelling is ten~~
2603 ~~feet (10'). See Section 15-2.4-4(F), Rear Setback Exceptions.~~

2604 C. ~~**SIDE SETBACK.** The Side Setback for any Triplex, or Multi-Unit Dwelling is ten~~
2605 ~~feet (10'). See Section 15-2.4-4(H), Side Setback Exceptions.~~

2606 D. ~~**OPEN SPACE.** The Applicant must provide Open Space equal to at least sixty~~
2607 ~~percent (60%) of the total Site for all Triplex and Multi-Unit Dwellings. If reviewed~~
2608 ~~as a Master Planned Development, then the Open Space requirements of~~
2609 ~~Section 15-6-5 (D) shall apply. Parking is prohibited within the Open Space. See~~
2610 ~~Section Chapter 15-15 Open Space. In cases of redevelopment of existing~~
2611 ~~historic sites on the Historic Sites Inventory and containing at least fifty percent~~
2612 ~~(50%) deed restricted affordable housing, the minimum open space requirement~~
2613 ~~shall be thirty percent (30%).~~

2614 **HISTORY**

2615 ~~Adopted by Ord. 00-51 on 9/21/2000~~
2616 ~~Amended by Ord. 09-10 on 3/5/2009~~
2617 ~~Amended by Ord. 12-37 on 12/20/2012~~
2618 ~~Amended by Ord. 13-42 on 10/17/2013~~
2619 ~~Amended by Ord. 2018-43 on 7/19/2018~~

2620

2621 **15-2.4-64 Existing Historic Buildings And/Or Structures**

2622 Historic Buildings and/or Structures that do not comply with Building Footprint, Building
2623 Height, Building Setbacks, Off-Street parking, and driveway location standards are valid
2624 Non-Complying Structures. Additions to Historic Buildings and/or Structures are exempt
2625 from Off-Street parking requirements provided the addition does not create a Lockout
2626 Unit or an Accessory Apartment. Additions must comply with Building Setbacks,
2627 Building Footprint, driveway location standards and Building Height.

2628 A. ~~**EXCEPTION.** For additions to Historic Buildings and new construction on sites~~
2629 ~~listed on the Historic Sites Inventory and in~~In order to achieve new construction
2630 consistent with the Historic District Design Guidelines, the Planning Commission
2631 may grant an exception to the Building Setback and driveway location standards
2632 for additions to Historic Buildings and/or Structures, including detached Garages:

- 2633 1. Upon approval of a Conditional Use permit, and
- 2634 2. When the scale of the addition and/or driveway is Compatible with the
- 2635 Historic Building and/or Structure, and
- 2636 3. When the addition complies with all other provisions of this Chapter, and
- 2637 4. When the addition complies with the adopted Building and Fire Codes,
- 2638 and
- 2639 5. When the addition complies with the Design Guidelines for Historic
- 2640 Districts and Sites.

2641 HISTORY

2642 *Adopted by Ord. 00-51 on 9/21/2000*

2643 *Amended by Ord. 06-69 on 10/19/2006*

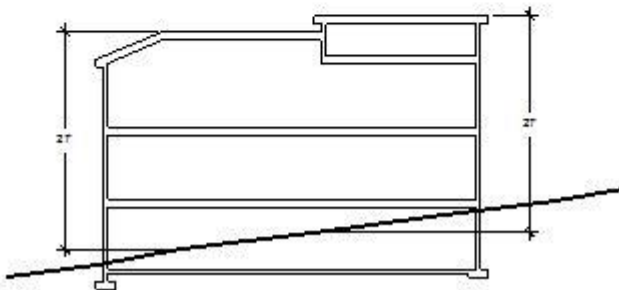
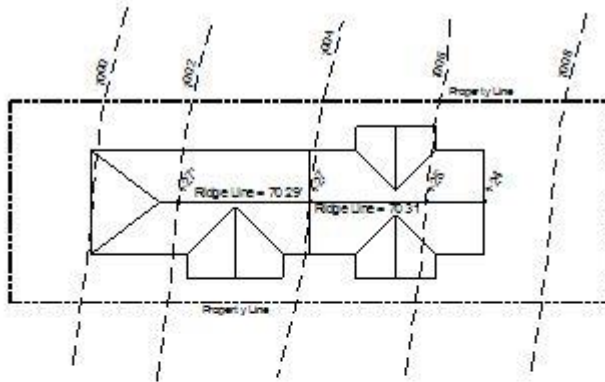
2644 *Amended by Ord. 13-42 on 10/17/2013*

2645 *Amended by Ord. 2016-44 on 9/15/2016*

2646

2647 **15-2.4-75 Building Height**

2648 No Structure shall be erected to a height greater than twenty-seven feet (27') from
 2649 Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4')
 2650 of Existing Grade, except for the placement of approved window wells, emergency
 2651 egress, and a garage entrance.



2652

2653 A. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

1. Antennas, chimney, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the height of the Building. See LMC Section 15-5-5(G)(7)(a).
3. Church spires, bell towers, 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 Planning Director.
4. To accommodate a roof form consistent with the Design Guidelines for ~~Park City's~~ Historic Districts and Historic Sites, the Planning Director may grant additional Building Height provided that no more than twenty percent (20%) of the roof ridge line exceeds the Zone Height requirements and complies with height exception criteria in 15-2.2-6.
5. Elevator Penthouses may extend up to eight feet (8') above the Zone Height.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 15-35 on 10/12/2015

Amended by Ord. 2018-27 on 5/31/2018

15-2.4-36 Conditional Use Permit Review

~~The Planning Director~~Commission shall review any Conditional Use permit (CUP) Application in the HRM District and shall forward a recommendation to the Planning Commission regarding compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites Chapter 15-13 and Chapter 15-5. The Planning Commission shall review the Application according to Conditional Use permit criteria set forth in Section 15-1-10. As well as the following:

- A. Consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites.
- B. The Applicant may not alter the Historic Building and/or Structure to minimize the residential character of the Building.
- C. Dedication of a Facade Preservation Easement for Historic Buildings and/or Structures is required to assure preservation of the Historic Building and/or Structure is required and the Historic fabric of the surrounding neighborhood.
- D. New Buildings and additions must be in scale and Compatible with the mass, height, width, and Historic character of the surrounding residential neighborhood

and existing Historic Buildings and/or Structures in the neighborhood. Larger Building masses should be located to rear of the Structure to minimize the perceived mass from the Street.

E. Parking requirements of Section Chapter 15-3 shall be met. The Planning Commission may waive parking requirements for Historic Buildings and/or Structures. The Planning Commission may allow on-Street parallel parking adjacent to the Front Yard to count as parking for Historic Buildings and/or Structures, if the Applicant can document that the on-Street Parking will not impact adjacent Uses or create traffic circulation hazards. A traffic study, prepared by a registered Engineer, may be required.

F. All Yards must be designed and maintained in a residential manner. Existing mature landscaping shall be preserved wherever possible. The Use of native plants and trees is strongly encouraged.

G. Required Fencing and Screening between commercial and Residential Uses is required along common Property Lines.

H. All utility equipment and service Areas must be fully Screened to prevent visual and noise impacts on adjacent Properties and on pedestrians.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 15-35 on 10/12/2015

15-2.4-57 Special Requirements For Multi-Unit Dwellings

A. **FRONT SETBACK.** The Front Setback for any Triplex, or Multi-Unit Dwelling is twenty (20') feet. All new Front-Facing Garages shall be a minimum of twenty-five feet (25') from the Front Property Line. All Yards fronting any Street are considered Front Yards for the purposes of determining required Setbacks. See Section 15-2.4-4, Front Setback Exceptions.

B. **REAR SETBACK.** The Rear Setback for a Triplex or Multi-Unit Dwelling is ten feet (10'). See Section 15-2.4-4, Rear Setback Exceptions.

C. **SIDE SETBACK.** The Side Setback for any Triplex, or Multi-Unit Dwelling is ten feet (10'). See Section 15-2.4-4, Side Setback Exceptions.

D. **OPEN SPACE.** The Applicant must provide Open Space equal to at least sixty percent (60%) of the total Site for all Triplex and Multi-Unit Dwellings. If reviewed as a Master Planned Development, then the Open Space requirements of Section 15-6-5 shall apply. Parking is prohibited within the Open Space. See Chapter 15-15 Open Space. In cases of redevelopment of existing historic sites on the Historic Sites Inventory and containing at least fifty percent (50%) deed restricted affordable housing, the minimum open space requirement shall be thirty percent (30%).

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 13-42 on 10/17/2013

Amended by Ord. 2018-43 on 7/19/2018

15-2.4-8 Parking Regulations

~~A. Tandem Parking is allowed in the Historic District.~~

~~B. Common driveways are allowed along shared Side Yard Property Lines to provide Access to Parking in the rear of the Main Building or below Grade if both Properties are deed restricted to allow for the perpetual Use of the shared drive.~~

~~C. Common Parking Structures are allowed as a Conditional Use permit where it facilities:-~~

~~1. the Development of individual Buildings that more closely conform to the scale of Historic Structures in the District; and~~

~~2. the reduction, mitigation or elimination of garage doors at the Street edge.~~

~~D. A common Parking Structure may occupy below Grade Side Yards between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use permit are subject to a Conditional Use review, Section 15-1-10.~~

~~E. Driveways between Structures are allowed in order to eliminate garage doors facing the Street, to remove cars from on-Street parking, and to reduce paved Areas, provided the driveway leads to an approved Garage or Parking Area.~~

~~F. Turning radii are subject to review by the City Engineer as to function and design.~~

~~G. See Section 15-3 Off Street Parking for additional parking requirements.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

15-2.4-98 Sullivan Road Access

The Planning Commission may issue a Conditional Use permit (CUP) for Limited Access on Sullivan Road ("Driveway"). "Limited Access" allowed includes, but shall not be limited to: An additional curb cut for an adjoining residential or commercial project; paving or otherwise improving existing Access; increased vehicular connections from Sullivan Road to Park Avenue; and any other City action that otherwise increases vehicular traffic on the designated Area.

- A. **CRITERIA FOR CONDITIONAL USE REVIEW FOR LIMITED ACCESS.** Limited Access is allowed only when an Applicant proves the project has positive elements furthering reasonable planning objectives, such as increased Transferred Development Right (TDR) Open Space or Historic preservation in excess of that required in the zone.
- B. **NEIGHBORHOOD MANDATORY ELEMENTS CRITERIA.** The Planning Commission shall review and evaluate the following criteria for all projects along Sullivan Road and Eastern Avenue:
1. **UTILITY CONSIDERATIONS.** Utility extensions from Park Avenue are preferred, which provide the least disturbance to the City Park and the public as a whole.
 2. **ENHANCED SITE PLAN CONSIDERATIONS.** These review criteria apply to both Sullivan Road and Park Avenue Street fronts:
 - a. Variation in Front Yard and Building Setbacks to orient porches and windows onto Street fronts.
 - b. Increased Front Setbacks.
 - c. Increased snow storage.
 - d. Increased Transferred Development Right (TDR) Open Space, and/or preservation of significant landscape elements.
 - e. Elimination of Multi-Unit or Triplex Dwellings.
 - f. Minimized Access to Sullivan Road.
 - g. Decreased Density.
 3. **INCORPORATION OF PEDESTRIAN AND LANDSCAPE IMPROVEMENTS ALONG PARK AVENUE, SULLIVAN ROAD, AND EASTERN AVENUE.** Plans must save, preserve, or enhance pedestrian connections and landscape elements along the Streetscape, within the Development Site, and between Park Avenue and Sullivan Road.
 4. **PARKING MITIGATION.** Plans that keep the Front Setbacks clear of parking and minimize parking impacts near intensive Uses on Sullivan Road are positive elements of any Site plan.
- C. **AFFORDABLE HOUSING APPLICABILITY.** When the Development consists of fifty percent (50%) or more deed restricted Affordable Housing Units, per the City's most current Affordable Housing Resolution, Section 15-2-4-9(B) above does not apply.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 13-42 on 10/17/2013

Amended by Ord. 2018-43 on 7/19/2018

2816 **15-2.4-129 Outdoor Events And Music**

2817 Outdoor events and music require an Administrative Conditional Use permit. The Use
2818 must comply with Section 15-1-10, Conditional Use Review. The Applicant must submit
2819 a Site plan and written description of the event, addressing the following:

- 2820 A. Notification of adjacent Property Owners.
- 2821 B. No violation of the City Noise Ordinance, Title 6.
- 2822 C. Impacts on adjacent Residential Uses.
- 2823 D. Proposed plans for music, lighting, Structures, electrical, signs, etc.
- 2824 E. Parking demand and impacts on neighboring Properties.
- 2825 F. Duration and hours of operation.
- 2826 G. Impacts on emergency Access and circulation.

2827 **HISTORY**

2828 Adopted by Ord. 00-51 on 9/21/2000

2830 **15-2.4-110 Criteria For Bed And Breakfast Inns**

2831 A Bed and Breakfast Inn is a Conditional Use subject to an Administrative Conditional
2832 Use permit. No Conditional Use permit may be issued unless the following criteria are
2833 met:

- 2834 A. The Use is in a Historic Building and/or Structure, addition thereto, or a
2835 historically Compatible Structure.
- 2836 B. The Applicant will make every attempt to rehabilitate the Historic portion of the
2837 Structure.
- 2838 C. The Structure has at least two (2) rentable rooms. The maximum number of
2839 rooms will be determined by the Applicant's ability to mitigate neighborhood
2840 impacts.
- 2841 D. In a Historic Building and/or Structure, the size and configuration of the rooms
2842 are Compatible with the Historic character of the Building and neighborhood.
- 2843 E. The rooms are available for Nightly Rental only.
- 2844 F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures
2845 there must be twenty-four (24) hour on-Site management and check-in.
- 2846 G. Food service is for the benefit of overnight guests only.
- 2847 H. No Kitchen is permitted within rental room(s).
- 2848 I. Parking on-Site is required at a rate of one (1) space per rentable room. If no on-
2849 Site parking is possible, the Applicant must provide parking in close proximity to
2850 the Bed and Breakfast Inn. The Planning Director may waive the parking
2851 requirement for Historic Buildings and/or Structures if the Applicant proves that:
2852

2853 1. no on-Site parking is possible without compromising the Historic Building
2854 and/or Structure or Site, including removal of existing Significant
2855 Vegetation and all alternatives for proximate parking have been explored
2856 and exhausted; and

2857 2. the Structure is not economically feasible to restore or maintain without
2858 the adaptive Use.

2859 J. The Use complies with Section 15-1-10, Conditional Use review.

2860 HISTORY

2861 Adopted by Ord. 00-51 on 9/21/2000

2862 Amended by Ord. 06-69 on 10/19/2006

2863

2864 **15-2.4-811 Parking Regulations**

2865 A. Tandem Parking is allowed in the Historic District.

2866 B. Common driveways are One (1) Shared Driveway is allowed along shared Side
2867 or Rear Yard Property Lot Lines to provide Access to Parking in the rear of the
2868 Main Building or below Grade if both Properties are deed restricted to allow for
2869 the perpetual Use of the shared drive.

2870 C. Common Parking Structures are allowed as a Conditional Use permit where it
2871 facilities:

2872 1. the Development of individual Buildings that more closely conform to the
2873 scale of Historic Buildings and/or Structures in the District; and

2874 2. the reduction, mitigation or elimination of garage doors at the Street edge.

2875 D. A common Parking Structure may occupy below Grade Side Yards between
2876 participating Developments if the Structure maintains all Setbacks above Grade.
2877 Common Parking Structures requiring a Conditional Use permit are subject to a
2878 Conditional Use review, Section 15-1-10.

2879 E. Driveways between Structures are allowed in order to eliminate garage doors
2880 facing the Street, to remove cars from on-Street parking, and to reduce paved
2881 Areas, provided the driveway leads to an approved Garage or approved Parking
2882 Area.

2883 F. Turning radii are subject to review by the City Engineer as to function and
2884 design.

2885 G. See Section Chapter 15-3 Off Street Parking for additional parking requirements.

2886 HISTORY

2887 Adopted by Ord. 00-51 on 9/21/2000

2888 Amended by Ord. 06-69 on 10/19/2006

2889 Amended by Ord. 09-10 on 3/5/2009

2890

2891 **15-2.4-1012 Architectural Review**

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13, Historic Preservation LMC Chapter 15-11, and Architectural Review LMC Chapter 15-5.

Appeals of departmental actions on compliance with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13, Historic Preservation LMC Chapter 15-11, and Architectural Review LMC Chapter 15-5 are heard by the Board of Adjustment as outlined in Section 15-1-18 of the Code.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-23 on 7/9/2009

Amended by Ord. 15-53 on 12/17/2015

~~15-2.4-11 Criteria For Bed And Breakfast Inns~~

~~A Bed and Breakfast Inn is a Conditional Use subject to an Administrative Conditional Use permit. No Conditional Use permit may be issued unless the following criteria are met:~~

~~K. The Use is in a Historic Structure, addition thereto, or a historically Compatible Structure.~~

~~L. The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.~~

~~M. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.~~

~~N. In a Historic Structure, the size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.~~

~~O. The rooms are available for Nightly Rental only.~~

~~P. An Owner/manager is living on-Site, or in Historic Structures there must be twenty-four (24) hour on-Site management and check-in.~~

~~Q. Food service is for the benefit of overnight guests only.~~

~~R. No Kitchen is permitted within rental room(s).~~

~~S. Parking on-Site is required at a rate of one (1) space per rentable room. If no on-Site parking is possible, the Applicant must provide parking in close proximity to the Bed and Breakfast Inn. The Planning Director may waive the parking requirement for Historic Structures if the Applicant proves that:~~

- ~~1. no on-Site parking is possible without compromising the Historic Structure or Site, including removal of existing Significant Vegetation and all alternatives for proximate parking have been explored and exhausted; and~~

2932 ~~2. the Structure is not economically feasible to restore or maintain without~~
2933 ~~the adaptive Use.~~

2934 ~~T. The Use complies with Section 15-1-10, Conditional Use review.~~

2935 ~~HISTORY~~

2936 ~~Adopted by Ord. 00-51 on 9/21/2000~~

2937 ~~Amended by Ord. 06-69 on 10/19/2006~~

2938

2939 **15-2.4-12 Outdoor Events And Music**

2940 ~~Outdoor events and music require an Administrative Conditional Use permit. The Use~~
2941 ~~must comply with Section 15-1-10, Conditional Use Review. The Applicant must submit~~
2942 ~~a Site plan and written description of the event, addressing the following:~~

2943 ~~H. Notification of adjacent Property Owners.~~

2944 ~~I. No violation of the City Noise Ordinance, Title 6.~~

2945 ~~J. Impacts on adjacent Residential Uses.~~

2946 ~~K. Proposed plans for music, lighting, Structures, electrical, signs, etc.~~

2947 ~~L. Parking demand and impacts on neighboring Properties.~~

2948 ~~M. Duration and hours of operation.~~

2949 ~~N. Impacts on emergency Access and circulation.~~

2950 ~~HISTORY~~

2951 ~~Adopted by Ord. 00-51 on 9/21/2000~~

2952

2953 **15-2.4-13 Vegetation Protection**

2954 The Property Owner must protect Significant Vegetation during any Development
2955 activity. Significant Vegetation includes large trees six inches (6") in diameter or greater
2956 measured four and one-half feet (4 ½') above the ground, groves of small trees, or
2957 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
2958 measured at the drip line.

2959 Development plans must show all Significant Vegetation within twenty feet (20') of a
2960 proposed Development. The Property Owner must demonstrate the health and viability
2961 of all large trees through a certified arborist. The Planning Director shall determine the
2962 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
2963 consistent with Landscape Criteria in ~~LMC-Chapter~~Section 15-3-3 and Title 14.

2964 ~~HISTORY~~

2965 ~~Adopted by Ord. 00-51 on 9/21/2000~~

2966 ~~Amended by Ord. 06-69 on 10/19/2006~~

2967

2968 **15-2.4-14 Signs**

2969 Signs are allowed in the HRM District as provided in the Park City Sign Code, Title 12.

2970 HISTORY

2971 *Adopted by Ord. 00-51 on 9/21/2000*

2972

2973 **15-2.4-15 Related Provisions**

- 2974 • Fences And Retaining Walls. LMC Chapter Section 15-4-2.
- 2975 • Accessory Apartments. LMC Chapter Section 15-4-7.
- 2976 • Placement of Satellite Receiving Antennas. LMC Chapter Section 15-5-13.
- 2977 • Telecommunication ~~Facility~~Facilities. LMC Chapter Section 15-5-14.
- 2978 • Off-Street Parking. LMC Chapter 15-3.
- 2979 • Landscaping. Title 14; LMC Chapter Section 15-3.3(D)15-3-3 and Chapter 15-5.
- 2980 • Lighting. LMC Chapters Sections 15-3-3(~~C~~), 15-5-5(~~H~~).
- 2981 • Historic Preservation~~Board~~. LMC Chapter 15-11.
- 2982 • Park City Sign Code. Title 12.
- 2983 • Architectural Review. LMC Chapter15-5.
- 2984 • Snow Storage. LMC Chapter Section 15-3.3(E) 15-3-3.
- 2985 • Parking Ratio Requirements. LMC Chapter Section 15-3-6.

2986 HISTORY

2987 *Adopted by Ord. 00-51 on 9/21/2000*

2988 **15-2.5 Historic Recreation Commercial (HRC) District**

2989 15-2.5-1 Purpose

2990 15-2.5-2 Uses

2991 15-2.5-3 Lot And Site Requirements

2992 ~~15-2.5-4 Access~~

2993 ~~15-2.5-64 Existing Historic Buildings And/Or Structures~~

2994 15-2.5-5 Building Height

2995 ~~15-2.5-6 Existing Historic Structures~~

2996 ~~15-2.5-106 Heber Avenue Sub-Zone~~

2997 ~~15-2.5-47 Access~~

2998 ~~15-2.5-98 Service Access~~Access, Service, and Delivery

2999 ~~15-2.5-7 Architectural Review~~

3000 ~~15-2.5-89 Mechanical Service~~

3001 ~~15-2.5-9 Service Access~~

3002 ~~15-2.5-10 Heber Avenue Sub-Zone~~

3003 ~~15-2.5-1210 Criteria For Bed And Breakfast Inns~~

3004 15-2.5-11 Parking Regulations

3005 ~~15-2.5-12 Criteria For Bed And Breakfast Inns~~

3006 ~~15-2.5-712 Architectural Review~~

3007 ~~15-2.5-13 Goods And Uses To Be Within Enclosed Building~~

3008 ~~15-2.5-1413~~ Vegetation Protection

3009 ~~15-2.5-1514~~ Signs

3010 ~~15-2.5-1615~~ Related Provisions

3011

3012 **15-2.5-1 Purpose**

3013 The purpose of the Historic Recreation Commercial (HRC) District is to:

3014 A. maintain and enhance characteristics of Historic Streetscape elements such as
3015 yards, trees, vegetation, and porches₁

3016 B. encourage pedestrian oriented, pedestrian-scale Development₁

3017 C. minimize visual impacts of automobiles and parking₁

3018 D. preserve and enhance landscaping and public spaces adjacent to Streets and
3019 thoroughfares₁

3020 E. provide a transition in scale and land Uses between the HR-1 and HCB Districts
3021 that retains the character of Historic Buildings and/or Structures in the Area₁

3022 F. provide a moderate Density bed base at the Town Lift₁

3023 G. allow for limited retail and Commercial Uses consistent with resort bed base and
3024 the needs of the local community₁

3025 H. encourage preservation and rehabilitation of Historic Buildings and/or Structures
3026 and resources₁; and

3027 I. maintain and enhance the long term viability of the downtown core as a
3028 destination for residents and tourists by ensuring a Business mix that encourages

3029 a high level of vitality, public Access, vibrancy, activity, and public/resort-related
3030 attractions.

3031 HISTORY

3032 *Adopted by Ord. 00-51 on 9/21/2000*

3033 *Amended by Ord. 07-55 on 8/30/2007*

3034

3035 **15-2.5-2 Uses**

3036 Uses in the HRC are limited to the following:

3037 A. **ALLOWED USES.**¹⁰

- 3038 1. Single Family Dwelling⁵
- 3039 2. Duplex Dwelling⁵
- 3040 3. Secondary Living Quarters⁵
- 3041 4. Lockout Unit^{1,5}
- 3042 5. Accessory Apartment^{2,5}
- 3043 6. Nightly Rental⁵
- 3044 7. Home Occupation⁵
- 3045 8. Child Care, In-Home Babysitting
- 3046 9. Child Care, Family³
- 3047 10. Child Care, Family Group³
- 3048 11. Child Care Center³
- 3049 12. Accessory Building and Use
- 3050 13. Conservation Activity
- 3051 14. Agriculture
- 3052 15. Bed and Breakfast Inn^{4,5}
- 3053 16. Boarding House, Hostel⁵
- 3054 17. Hotel, Minor, fewer than 16 rooms⁵
- 3055 18. Office, General⁵
- 3056 19. Parking Area or Structure, with four (4) or fewer spaces⁵
- 3057 20. Food Truck Location¹¹

3058 B. **CONDITIONAL USES.**^{9, 10}

- 3059 1. Triplex Dwelling⁵
- 3060 2. Multi-Unit Dwelling⁵
- 3061 3. Guest House, on Lots one acre⁵
- 3062 4. Group Care Facility⁵
- 3063 5. Public and Quasi-Public Institution, Church, School
- 3064 6. Essential Municipal Public Utility Use, Facility, Service and Structure
- 3065 7. Telecommunication Antenna⁶
- 3066 8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁷
- 3067 9. Plant and Nursery stock products and sales
- 3068 10. Hotel, Major⁵
- 3069 11. Timeshare Projects and Conversions⁵
- 3070 12. Private Residence Club Project and Conversion^{4,5}
- 3071 13. Office, Intensive⁵

- 3072 14. Office and Clinic, Medical⁵
3073 15. Financial Institution, without drive-up window⁸
3074 16. Commercial Retail and Service, Minor⁸
3075 17. Commercial Retail and Service, personal improvement⁸
3076 18. Neighborhood Convenience Commercial, without gasoline sales
3077 19. Café or Deli⁸
3078 20. Restaurant, General⁸
3079 21. Restaurant and café, Outdoor Dining⁴
3080 22. Outdoor Events and Uses⁴
3081 23. Bar
3082 24. Parking Area or Structure, with five (5) or more spaces⁵
3083 25. Temporary Improvement⁴
3084 26. Passenger Tramway Station and Ski Base Facility
3085 27. Ski Tow, Ski Lift, Ski Run, and Ski Bridge
3086 28. Recreation Facility, Commercial, Public, and Private
3087 29. Entertainment Facility, Indoor
3088 30. Fences greater than six feet (6') in height from Final Grade⁴
3089 31. Private Residence Club, Off-Site⁵
3090 32. Private Event Facility⁵
3091 33. Special Events⁴
3092 C. **PROHIBITED USES.** Unless otherwise allowed herein, any Use not listed above
3093 as an Allowed or Conditional Use is a prohibited Use.

3094 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

3095 ²See ~~LMC Chapter Section~~ 15-4-7, ~~Supplementary Regulations for~~ Accessory
3096 Apartments.

3097 ³See ~~LMC Chapter Section~~ 15-4-9, ~~for~~ Child Care ~~Regulations~~ And Child Care Facilities.

3098 ⁴Requires an Administrative or Administrative Conditional Use permit, see
3099 ~~Section~~ Chapter 15-4.

3100 ⁵Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue
3101 and Park Avenue, excluding those HRC Zoned Properties on the west side of Park
3102 Avenue and also excluding those HRC Zoned Properties with the following addresses:
3103 702 Main Street, 710 Main Street, 738 Main Street (for the plaza side storefronts), 780
3104 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street, 890 Main
3105 Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within
3106 Storefront Property; however access, circulation, and lobby areas are permitted within
3107 Storefront Property.

3108 ⁶See ~~LMC Chapter Section~~ 15-4-14, ~~Supplemental Regulations For~~ Telecommunication
3109 Facilities.

3110 ⁷See ~~LMC Chapter Section~~ 15-4-13, ~~Supplemental Regulations For~~ Placement of
3111 Satellite Receiving Antennas.

3112 ⁸If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed
3113 Use.

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

¹⁰Within the HRC Zoning District, no more than seven (7) Conventional Chain Businesses are permitted in Storefront Properties.

¹¹The Planning Director, or his designee shall, upon finding a Food Truck Location in compliance with Municipal Code 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 04-39 on 3/18/2004

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 07-55 on 8/30/2007

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 16-02 on 1/7/2016

Amended by Ord. 2017-45 on 8/17/2017

Amended by Ord. 2018-55 on 10/23/2018

15-2.5-3 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

All Development activity must comply with the following minimum Lot and Site requirements:

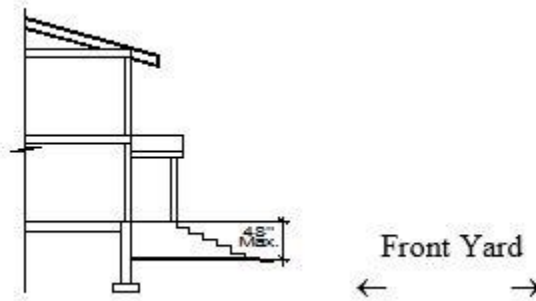
A. **FRONT SETBACK**. The minimum Front Setback is ten feet (10').

B. **FRONT SETBACK EXCEPTIONS**. The Front Setback must be open and free of any Structure except:

1. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty five feet (25') of the intersection at back of curb.

2. Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause danger or hazard to traffic by

3150 obstructing the view of the Street or intersection.



- 3151
- 3152 3. Decks, porches, and Bay Windows, not more than ten feet (10') wide,
- 3153 projecting not more than three feet (3') into the Front Setback.
- 3154 4. Roof overhangs, eaves, and cornices, projecting not more than three feet
- 3155 (3') into the Front Setback.
- 3156 5. Sidewalks, patios, and pathways.
- 3157 6. Driveways leading to a garage or approved Parking Area. No portion of a
- 3158 Front Yard, except for approved driveways, allowed Parking Areas, patios,
- 3159 and sidewalks may be Hard-Surfaced or graveled.

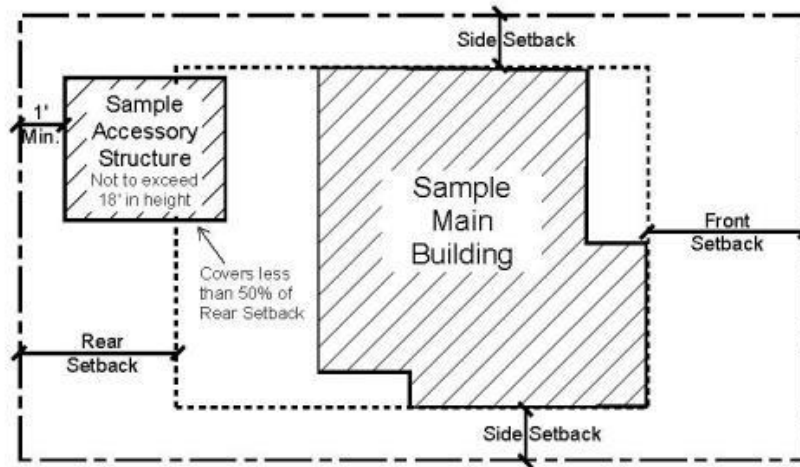
3160 C. **REAR SETBACK**. The minimum Rear Setback is ten feet (10').

3161 D. **REAR SETBACK EXCEPTIONS**. The Rear Setback must be open and free of

3162 any Structure except:

- 3163 1. Bay Windows not more than ten feet (10') wide projecting not more than
- 3164 two feet (2') into the Rear Setback.
- 3165 2. Chimneys not more than five feet (5') wide projecting not more than two
- 3166 feet (2') into the Rear Setback.
- 3167 3. Window wells and light wells projecting not more than four feet (4') into the
- 3168 Rear Setback.
- 3169 4. Window wells and light wells not exceeding the minimum International
- 3170 Residential Code (IRC) or International Building Code (IBC) requirements
- 3171 for egress may projecting not more than four feet (4') into the Rear
- 3172 Setback. Should egress requirements be met within the building pad, no
- 3173 Rear Setback exception is permitted.
- 3174 5. Roof overhangs and eaves projecting not more than two feet (2') into the
- 3175 Rear Setback.
- 3176 6. Window sills, belt courses, cornices, trim, exterior siding, or other
- 3177 ornamental features projecting not more than six inches (6") beyond the
- 3178 window or main Structure to which it is attached.
- 3179 7. Detached Accessory Buildings, not more than eighteen feet (18') in height,
- 3180 and including any free-standing Solar Energy Systems, located a
- 3181 minimum of five feet (5') behind the front facade of the Main Building, and

maintaining a minimum Rear Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See the following illustration:



8. A Hard-Surfaced Parking Areas subject to the same location requirements as a detached Accessory Building.
9. Screened mechanical equipment, hot tubs, and similar Structures located at least five feet (5') from the Rear Lot Line.
10. Fences, walls, and retaining walls ~~not more than six feet (6') in height, or~~ as permitted in Section 15-4-2.
11. Patios, decks, steps, pathways, and similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least five feet (5') from the Rear Lot Line.
12. One (1) Shared Driveway leading to a garage or approved Parking Area. See Section 15-2.5-11 Parking Regulations for additional requirements.

E. **SIDE SETBACK.**

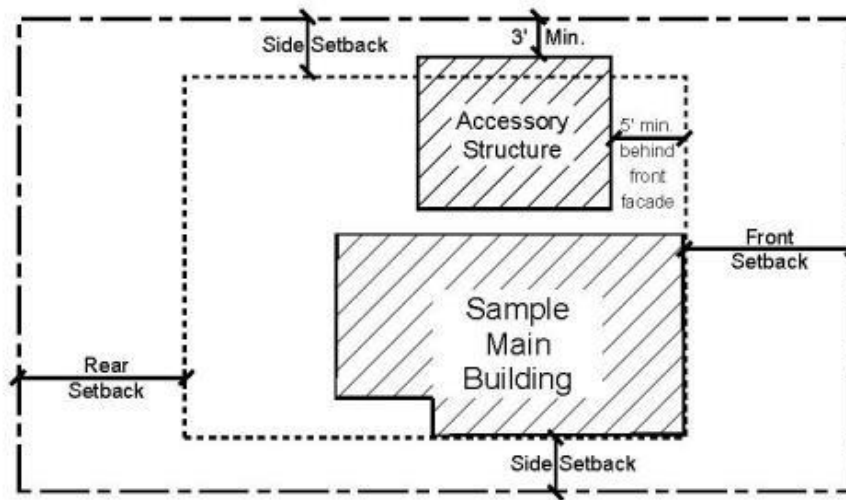
1. The minimum Side Setback is five feet (5').
2. On Corner Lots, the ~~Side Yard that faces a Street or platted Right-of-Way is considered a Front Yard, and the~~ minimum Side Setback that faces a side Street or platted Right-of-Way is ten feet (10') for both Main and Accessory Buildings.
3. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning District.

3209 a. Exterior Side Setbacks shall be based on the minimum required
3210 Side Setback for each Lot; however the Planning Commission may
3211 consider increasing exterior Side Setbacks during Conditional Use
3212 Permit review to mitigate potential impacts on adjacent Property.
3213 Side Yard exceptions continue to apply.

3214 F. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any
3215 Structure except:

- 3216 1. Bay Windows, not more than ten feet (10') wide, and projecting not more
3217 than two feet (2') into the Side Setback.
- 3218 2. Chimneys not more than five feet (5') wide, and projecting not more than
3219 two feet (2') into the Side Setback.
- 3220 3. Window wells and light wells not exceeding the minimum International
3221 Residential Code (IRC) or International Building Code (IBC) requirements
3222 for egress may projecting not more than four feet (4') into the Side
3223 Setback. Should egress requirements be met within the building pad, no
3224 Side Setback exception is permitted.
- 3225 4. Roof overhangs and eaves projecting not more than two feet (2') into the
3226 Side Setback.
- 3227 5. Window sills, belt courses, cornices, trim, exterior siding, and other
3228 ornamental features, projecting not more than six inches (6") beyond the
3229 ~~window or~~ main Structure to which it is attached.
- 3230 ~~6. Roof overhangs and eaves projecting not more than two feet (2') into the~~
3231 ~~Side Setback.~~
- 3232 7. Patios, decks, pathways, steps, and similar Structures not more than thirty
3233 inches (30") in height from Final Grade, not including any required
3234 handrail, and located provided there is at least a one foot (1') ~~Setback to~~
3235 from the Side Lot Line.
- 3236 8. Fences, walls, and retaining walls ~~not more than six feet (6'), or~~ as
3237 permitted in Section 15-4-2.
- 3238 9. One (1) private or Shared Driveways leading to a garage or approved
3239 Parking Area. See Section 15-2.5-11 Parking Regulations for additional
3240 requirements.
- 3241 10. Pathways and steps connecting to a City stairway or pathway.
- 3242 11. Detached Accessory Buildings, not more than eighteen feet (18') in height,
3243 and including any free-standing Solar Energy Systems, located a
3244 minimum of five feet (5') behind the front facade of the Main Building,
3245 maintaining a minimum Side Setback Setback of three feet (3'). See the

3246 following illustration:



3247

3248 12. A covered arcade between projects provided that the highest point of the
3249 arcade is not more than fifteen feet (15') above the elevation of the walk.

3250 13. Mechanical equipment (which must be screened), hot tubs, or similar
3251 Structures, located at least three feet (3') from the Side Lot Line.

3252 G. **FLOOR AREA RATIO.** In all projects within the HRC Zone:

3253 1. **STRUCTURES BUILT AFTER OCTOBER 1, 1985.** Except in the Heber
3254 Avenue Sub-Zone Area, non-residential Uses are subject to a Floor Area
3255 Ratio to restrict the scope of non-residential Use within the District. For
3256 Properties located east of Park Avenue, the Floor Area Ratio for non-
3257 residential Uses is 1. For Properties located on the west side of Park
3258 Avenue, the Floor Area Ratio for non-residential Uses is 0.7.

3259 2. **STRUCTURES BUILT PRIOR TO OCTOBER 1, 1985.** Structures existing
3260 as of October 1, 1985 are not subject to the Floor Area Ratio, and may be
3261 used in their entirety for non-residential Uses as provided in this
3262 ordinance.

3263 H. **SNOW RELEASE.** Site plans and Building designs must resolve snow release
3264 issues to the satisfaction of the Chief Building Official.

3265 I. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet
3266 (2') in height above road Grade shall be placed on any Corner Lot within the Site
3267 Distance Triangle. A reasonable number of trees may be allowed, if pruned high
3268 enough to permit automobile drivers an unobstructed view. This provision must
3269 not require changes in the Natural Grade on the Site.

3270 J. **VERTICAL ZONING.** For HRC Zoned Storefront Property adjacent to Main
3271 Street, Heber Avenue, and Park Avenue, excluding those HRC Zoned Properties

on the west side of Park Avenue and also excluding those HRC Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the plaza side Storefronts), 780 Main Street, 804 Main Street (for the plaza side Storefronts), 875 Main Street, 890 Main Street, 900 Main Street, and 820 Park Avenue, new Construction and Construction adding Floor Area to a Building or Lot, shall have a minimum of seventy-five-percent (75%) of the width of the Building facade as Storefront Property.

- K. **STOREFRONT ENHANCEMENT ZONING.** The maximum width of any Storefront Property Facade abutting Main Street or Heber Avenue shall be fifty-feet (50'). Storefront Property Facades in the Historic portion of structures listed on the Historic Sites Inventory which exceed fifty-feet (50') in width are valid Non-Complying Structures. A Storefront Property Facade shall have a storefront entrance door for pedestrian access.

If the Historic storefront entrance, located in the Historic portion of a structure listed on the Historic Sites Inventory, is more than eight feet (8') above the grade of the adjacent Main Street and/or Heber Avenue, then the First Story in the Historic portion of the Historic ~~Building and/or Structure~~structure located adjacent to Main Street and/or Heber Avenue shall not be calculated in the maximum Storefront Property Facade width.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000
Amended by Ord. 06-69 on 10/19/2006
Amended by Ord. 09-10 on 3/5/2009
Amended by Ord. 16-02 on 1/7/2016
Amended by Ord. 2016-44 on 9/15/2016
Amended by Ord. 2017-09 on 4/27/2017
Amended by Ord. 2018-27 on 5/31/2018
Amended by Ord. 2018-43 on 7/19/2018

15-2.5-4 Access

~~A. **VEHICULAR ACCESS.** A Project may have only one vehicular Access from Park Avenue, Main Street, Heber Avenue, Swede Alley, or Deer Valley Drive, unless an additional Access is approved by the Planning Commission.~~

~~B. **PEDESTRIAN ACCESS.** An Applicant must build, and if necessary, dedicate a Sidewalk on all Street Frontages.~~

~~HISTORY~~

~~*Adopted by Ord. 00-51 on 9/21/2000*~~

15-2.5-64 Existing Historic Buildings And/Or Structures

~~Historic Buildings and/or Structures that do not comply with Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions to Historic Buildings and/or Structures are exempt from Off-Street~~

parking requirements provided the addition does not create a Lockout Unit or an Accessory Apartment. Additions must comply with Building Setbacks, driveway location standards, and Building height.

A. **EXCEPTION.** In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Director may grant an exception to the Building Setbacks and driveway location standards for additions to Historic Buildings and/or Structures:

1. Upon approval of a Conditional Use Permit, and
2. When the scale of the addition and/or driveway is Compatible with the Historic Building and/or Structure, and
3. When the addition complies with all other provisions of this Chapter, and
4. When the addition complies with the adopted Building and Fire Codes, and
5. When the addition complies with the Design Guidelines for Historic Districts and Sites.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 2016-44 on 9/15/2016

15-2.5-5 Building Height

No Structure shall be erected to a height greater than thirty-two feet (32') from Existing Grade. This is the Zone Height.

A. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

1. Gable, hip, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
2. Antennas, chimneys, flues, vents, and similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
3. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the height of the Building. See LMG Section 15-5-5~~(G)(7)(a)~~.
4. Church spires, bell towers, and like architectural features subject to 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 Planning Director.
5. An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.

6. To accommodate a roof form consistent with the Historic District Design Guidelines, the Planning Director may grant additional Building Height provided that no more than twenty percent (20%) of the roof ridge line exceeds the height requirement and complies with height exception criteria in Section ~~15-2.2-6(B)(10)~~ 15-2.5-5.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 07-55 on 8/30/2007

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 2018-27 on 5/31/2018

~~15-2.5-6 Existing Historic Structures~~

~~Historic Structures that do not comply with Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions to Historic Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or an Accessory Apartment. Additions must comply with Building Setbacks, driveway location standards, and Building height.~~

~~B. **EXCEPTION.** In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Director may grant an exception to the Building Setbacks and driveway location standards for additions to Historic Buildings:~~

- ~~1. Upon approval of a Conditional Use Permit, and~~
- ~~2. When the scale of the addition and/or driveway is Compatible with the Historic Structure, and~~
- ~~3. When the addition complies with all other provisions of this Chapter, and~~
- ~~4. When the addition complies with the adopted Building and Fire Codes, and~~
- ~~5. When the addition complies with the Design Guidelines for Historic Districts and Sites.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 2016-44 on 9/15/2016

~~15-2.5-106 Heber Avenue Sub-Zone~~

~~Properties fronting on the north side of Heber Avenue, and east of Park Avenue, are included in the Heber Avenue Sub-Zone for a depth of 150 feet (150') from the Street~~

- 3391 Right-of-Way. Within the Heber Avenue Sub-Zone, all of the Site Development
3392 standards and land Use limitations of the HRC District apply, except:
- 3393 A. The Allowed Uses within the sub-zones are identical to the Allowed Uses in the
3394 HCB District.
- 3395 B. The Conditional Uses within the sub-zone are identical to the Conditional Uses in
3396 the HCB District.
- 3397 C. The Floor Area Ratio limitation of the HRC District does not apply.

3398 HISTORY

3399 Adopted by Ord. 00-51 on 9/21/2000

3400

3401 **15-2.5-47 Access**

- 3402 A. **VEHICULAR ACCESS.** A Project may have only one vehicular Access from Park
3403 Avenue, Main Street, Heber Avenue, Swede Alley, or Deer Valley Drive, unless
3404 an additional Access is approved by the Planning Commission.
- 3405 B. **PEDESTRIAN ACCESS.** An Applicant must build, and if necessary, dedicate a
3406 Sidewalk on all Street Frontages.

3407 HISTORY

3408 Adopted by Ord. 00-51 on 9/21/2000

3409

3410 **15-2.5-98 ~~Service Access~~ Access, Service, and Delivery**

3411 Service areas must be properly Screened. The loading and unloading of goods must
3412 take place entirely on the Site. Loading areas must be Screened from general public
3413 view. All loading areas shall be shown on the plans prepared for Conditional Use Permit
3414 and architectural review.

3415 All Structures must provide a means of storing refuse generated by the Structure's
3416 occupants. All refuse storage facilities must be shown on the plans prepared for
3417 Conditional Use Permit and architectural review by the Planning, Engineering, and
3418 Building Departments. Refuse storage must be Screened, enclosed, and properly
3419 ventilated. The Planning Department will approve or reject the location, Screening and
3420 painting of such equipment as part of the architectural review process.

3421

3422 HISTORY

3423 Adopted by Ord. 00-51 on 9/21/2000

3424 Amended by Ord. 2016-44 on 9/15/2016

3425

3426 **15-2.5-7 Architectural Review**

3427 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
3428 Department shall review the proposed plans for compliance with the Design Guidelines

3429 ~~for historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and~~
3430 ~~Architectural Review LMC Chapter 15-5.~~

3431 ~~Appeals of departmental actions on compliance with the Design Guidelines for Historic~~
3432 ~~Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by~~
3433 ~~the Board of Adjustment as outlined in Section 15-1-18 of the Code.~~

3434 **HISTORY**

3435 ~~Adopted by Ord. 00-51 on 9/21/2000~~

3436 ~~Amended by Ord. 06-69 on 10/19/2006~~

3437 ~~Amended by Ord. 09-23 on 7/9/2009~~

3438 ~~Amended by Ord. 15-53 on 12/17/2015~~

3439

3440 **15-2.5-89 Mechanical Service**

3441 All exterior mechanical equipment must be Screened to minimize noise infiltration to
3442 adjoining Properties and to mitigate visual impacts on nearby Properties, including
3443 those Properties located above the roof tops of Structures in the HRC District, and
3444 general public view.

3445 All mechanical equipment must be shown on the plans prepared for Conditional Use
3446 Permit and/or architectural review by the Planning, Engineering, and Building
3447 Departments. The Planning Department will approve or reject the location, Screening
3448 and painting of such equipment as part of the architectural review process. All
3449 ~~Structures must provide a means of storing refuse generated by the Structure's~~
3450 ~~occupants. All refuse storage facilities must be shown on the plans prepared for~~
3451 ~~Conditional Use Permit and architectural review. Refuse storage must be Screened,~~
3452 ~~enclosed, and properly ventilated.~~

3453 **HISTORY**

3454 ~~Adopted by Ord. 00-51 on 9/21/2000~~

3455 ~~Amended by Ord. 06-69 on 10/19/2006~~

3456 ~~Amended by Ord. 2016-44 on 9/15/2016~~

3457

3458 **15-2.5-9 Service Access**

3459 ~~Service areas must be properly Screened. The loading and unloading of goods must~~
3460 ~~take place entirely on the Site. Loading areas must be Screened from general public~~
3461 ~~view. All loading areas shall be shown on the plans prepared for Conditional Use Permit~~
3462 ~~and architectural review.~~

3463 **HISTORY**

3464 ~~Adopted by Ord. 00-51 on 9/21/2000~~

3465 ~~Amended by Ord. 2016-44 on 9/15/2016~~

3466

3467 **15-2.5-10 Heber Avenue Sub-Zone**

~~Properties fronting on the north side of Heber Avenue, and east of Park Avenue, are included in the Heber Avenue Sub-Zone for a depth of 150 feet (150') from the Street Right-of-Way. Within the Heber Avenue Sub-Zone, all of the Site Development standards and land Use limitations of the HRC District apply, except:~~

~~D. The Allowed Uses within the sub-zones are identical to the Allowed Uses in the HCB District.~~

~~E. The Conditional Uses within the sub-zone are identical to the Conditional Uses in the HCB District.~~

~~F. The Floor Area Ratio limitation of the HRC District does not apply.~~

HISTORY

~~Adopted by Ord. 00-51 on 9/21/2000~~

15-2.5-1210 Criteria For Bed And Breakfast Inns

A Bed and Breakfast Inn is an Allowed Use subject to an Administrative Conditional Use permit. No Administrative Conditional Use permit may be issued unless the following criteria are met:

A. The Use is in a Historic Building and/or Structure or addition thereto, or a historically Compatible Structure.

B. The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.

C. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.

D. In Historic Buildings and/or Structures, the size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.

E. The rooms are available for Nightly Rental only.

F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures there must be twenty-four (24) hour on-Site management and check-in.

G. Food service is for the benefit of overnight guests only.

H. No Kitchen is permitted within rental room(s).

I. Parking on-Site is required at a rate of one (1) space per rentable room. The Planning Director may waive the parking requirement for Historic Buildings and/or Structures if the Applicant proves that:

1. no on-Site parking is possible without compromising the Historic Building and/or Structure or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and

2. the Structure is not economically feasible to restore or maintain without the adaptive Use.

3507 J. The Use complies with Section 15-1-10, Conditional Use review.

3508 HISTORY

3509 Adopted by Ord. 00-51 on 9/21/2000

3510 Amended by Ord. 06-69 on 10/19/2006

3511

3512 **15-2.5-11 Parking Regulations**

3513 A. Tandem Parking is allowed in the Historic District.

3514 B. ~~Common driveways are~~ One (1) Shared Driveway is allowed along shared Side
3515 or Rear Yard Property Lot Lines to provide Access to parking in the rear of the
3516 Main Building, or below Grade, if both Properties are deed restricted to allow for
3517 the perpetual use of the shared drive.

3518 C. Common Parking Structures are allowed where such a grouping facilitates:

3519 1. the Development of individual Buildings that more closely conform to the
3520 scale of Historic Buildings and/or Structures in the District; and

3521 2. the reduction, mitigation, or elimination of garage doors at the Street edge.

3522 D. A common Parking Structure may occupy below Grade Side Setbacks between
3523 participating Developments if the Structure maintains all Setbacks above Grade.
3524 Common Parking Structures are subject to a Conditional Use Review, Section
3525 15-1-10.

3526 E. Driveways between Structures are allowed to eliminate garage doors facing the
3527 Street, to remove cars from on-Street parking, and to reduce paved Areas,
3528 provided the driveway leads to an approved garage or approved Parking Area.

3529 F. Turning radii are subject to review by the City Engineer as to function and design.

3530 G. See ~~Section~~Chapter 15-3 Off Street Parking for additional parking requirements.

3531 HISTORY

3532 Adopted by Ord. 00-51 on 9/21/2000

3533 Amended by Ord. 06-69 on 10/19/2006

3534 Amended by Ord. 09-10 on 3/5/2009

3535 Amended by Ord. 2018-43 on 7/19/2018

3536

3537 **15-2.5-12 Criteria For Bed And Breakfast Inns**

3538 ~~A Bed and Breakfast Inn is an Allowed Use subject to an Administrative Conditional Use~~
3539 ~~permit. No Administrative Conditional Use permit may be issued unless the following~~
3540 ~~criteria are met:~~

3541 ~~K. The Use is in a Historic Structure or addition thereto, or a historically Compatible~~
3542 ~~Structure.~~

3543 ~~L. The Applicant will make every attempt to rehabilitate the Historic portion of the~~
3544 ~~Structure.~~

- 3545 ~~M. The Structure has at least two (2) rentable rooms. The maximum number of~~
3546 ~~rooms will be determined by the Applicant's ability to mitigate neighborhood~~
3547 ~~impacts.~~
- 3548 ~~N. In Historic Structures, the size and configuration of the rooms are Compatible~~
3549 ~~with the Historic character of the Building and neighborhood.~~
- 3550 ~~O. The rooms are available for Nightly Rental only.~~
- 3551 ~~P. An Owner/manager is living on Site, or in Historic Structures there must be~~
3552 ~~twenty-four (24) hour on Site management and check-in.~~
- 3553 ~~Q. Food service is for the benefit of overnight guests only.~~
- 3554 ~~R. No Kitchen is permitted within rental room(s).~~
- 3555 ~~S. Parking on Site is required at a rate of one (1) space per rentable room. The~~
3556 ~~Planning Director may waive the parking requirement for Historic Structures if the~~
3557 ~~Applicant proves that:~~
- 3558 ~~1. no on Site parking is possible without compromising the Historic Structure~~
3559 ~~or Site, including removal of existing Significant Vegetation, and all~~
3560 ~~alternatives for proximate parking have been explored and exhausted; and~~
- 3561 ~~2. the Structure is not economically feasible to restore or maintain without~~
3562 ~~the adaptive Use.~~
- 3563 ~~T. The Use complies with Section 15-1-10, Conditional Use review.~~

3564 HISTORY
3565 *Adopted by Ord. 00-51 on 9/21/2000*
3566 *Amended by Ord. 06-69 on 10/19/2006*

3567

3568 **15-2.5-712 Architectural Review**

3569 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
3570 Department shall review the proposed plans for compliance with the Design Guidelines
3571 for historic Districts and Historic Sites Chapter 15-13, Historic Preservation LMG
3572 Chapter 15-11, and Architectural Review LMG Chapter 15-5.

3573 Appeals of departmental actions on compliance with the Design Guidelines for Historic
3574 Districts and Historic Sites Chapter 15-13, Historic Preservation LMG Chapter 15-11,
3575 and Architectural Review LMG Chapter 15-5 are heard by the Board of Adjustment as
3576 outlined in Section 15-1-18 of the Code.

3577 HISTORY
3578 *Adopted by Ord. 00-51 on 9/21/2000*
3579 *Amended by Ord. 06-69 on 10/19/2006*
3580 *Amended by Ord. 09-23 on 7/9/2009*
3581 *Amended by Ord. 15-53 on 12/17/2015*

3582

3583 **15-2.5-13 Goods And Uses To Be Within Enclosed Building**

~~A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as an Allowed or Conditional Use, or allowed with an Administrative Permit, all goods, including food, beverage and cigarette vending machines, must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration that exceeds a wall-to-window ratio of thirty percent (30%). This section does not preclude temporary sales in conjunction with a Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-2.5-13(B)(3) for outdoor display of bicycles, kayaks, and canoes.~~

~~B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor uses may be allowed by the Planning Department upon the issuance of an Administrative Conditional Use permit or an Administrative Permit as described herein. The Applicant must submit the required Application, pay all applicable fees, and provide all required materials and plans. Appeals of Departmental Actions are heard by the Planning Commission.~~

~~1. **OUTDOOR DINING.** Outdoor dining requires an Administrative Conditional Use Permit and is subject to the following criteria:~~

- ~~a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.~~
- ~~b. The proposed seating Area does not impede pedestrian circulation.~~
- ~~c. The proposed seating Area does not impede emergency Access or circulation.~~
- ~~d. The proposed furniture is Compatible with the Streetscape.~~
- ~~e. No music or noise is in excess of the City Noise Ordinance, Title 6.~~
- ~~f. No Use after 10:00 p.m.~~
- ~~g. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.~~

~~2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Outdoor grills and/or beverage service stations require an Administrative Conditional Use permit and are subject to the following criteria:~~

- ~~a. The Use is on private Property or leased public Property and does not diminish parking or landscaping.~~
- ~~b. The Use is only for the sale of food or beverages in a form suited for immediate consumption.~~
- ~~c. The Use is Compatible with the neighborhood.~~
- ~~d. The proposed service station does not impede pedestrian circulation.~~
- ~~e. The proposed service station does not impede emergency Access or circulation.~~

3624 f. ~~Design of the service station is Compatible with the adjacent~~
3625 ~~Building and Streetscape.~~

3626 g. ~~No violation of the City Noise Ordinance, Title 6.~~

3627 h. ~~Compliance with the City Sign Code, Title 12.~~

3628 ~~3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS,**~~
3629 ~~**MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display~~
3630 ~~of bicycles, kayaks, motorized scooters, and canoes, requires an~~
3631 ~~Administrative Permit subject to the following criteria:~~

3632 a. ~~The Area of the proposed bicycle, kayak, motorized scooters, or~~
3633 ~~canoe storage or display is on private Property and not in Areas of~~
3634 ~~required parking or landscaped planting beds.~~

3635 b. ~~Bicycles, kayaks, and canoes may be hung on a Historic Structure~~
3636 ~~if sufficient Site Area is not available, provided the display does not~~
3637 ~~impact or alter the architectural integrity or character of the~~
3638 ~~Structure.~~

3639 c. ~~No more than a total of fifteen (15) pieces of equipment may be~~
3640 ~~displayed.~~

3641 d. ~~Outdoor display is only allowed during Business hours.~~

3642 e. ~~Additional outdoor storage Areas may be considered for rental~~
3643 ~~bicycles or motorized scooters, provided there are no or only~~
3644 ~~minimal impacts on landscaped Areas, Parking Spaces, and~~
3645 ~~pedestrian and emergency circulation.~~

3646 ~~4. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require an~~
3647 ~~Administrative Conditional Use permit. The Use must also comply with~~
3648 ~~Section 15-1-10, Conditional Use review. The Applicant must submit a~~
3649 ~~Site plan and written description of the event, addressing the following:~~

3650 a. ~~Notification of adjacent Property Owners.~~

3651 b. ~~No violation of the City Noise Ordinance, Title 6.~~

3652 c. ~~Impact on adjacent residential Uses.~~

3653 d. ~~Proposed plans for music, lighting, Structures, electrical, sign, etc.~~

3654 e. ~~Parking demand and impacts on neighboring Properties.~~

3655 f. ~~Duration and hours of operation.~~

3656 g. ~~Impacts on emergency Access and circulation.~~

3657 ~~5. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise is subject~~
3658 ~~to an Administrative Permit subject to the following criteria:~~

3659 a. ~~The display is immediately available for purchase at the Business~~
3660 ~~displaying the item.~~

- ~~b. The merchandise is displayed on private property directly in front of or appurtenant to the Business which displays it, so long as the private Area is in an alcove, recess, patio, or similar location that provides a physical separation from the public sidewalk. No item of merchandise may be displayed on publicly owned Property including any sidewalk or prescriptive Right-of-Way regardless if the property Line extends into the public sidewalk. An item of merchandise may be displayed on commonly owned Property; however, written permission for the display of the merchandise must be obtained from the Owner's association.~~
- ~~c. The display is prohibited from being permanently affixed to any building. Temporary fixtures may not be affixed to any Historic Building in a manner that compromises the Historic integrity or Façade Easement of the Building as determined by the Planning Director.~~
- ~~d. the display does not diminish parking or landscaping.~~
- ~~e. The Use does not violate the Summit County Health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum, forty four inches (44") of clear and unobstructed Access to all fire hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.~~
- ~~f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.~~
- ~~g. The display shall not create a hazard to the public due to moving parts, sharp edges, or extension into public Rights-of-Way, including sidewalks, or pedestrian and vehicular Areas; nor shall the display restrict vision at intersections.~~
- ~~h. No inflatable devices other than decorative balloons smaller than eighteen inches (18") in diameter are permitted. Balloon height may not exceed the finished floor elevation of the second floor of the Building.~~
- ~~i. No additional signs are allowed. A sales tag, four (4) square inches or smaller may appear on each display item, as well as an informational plaque or associated artwork not to exceed twelve square inches (12 sq. in.) The proposed display shall be in compliance with the City Sign Code, Municipal Code Title 12, the City's Licensing Code, Municipal Code Title 4, and all other requisite City codes.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

3704 *Amended by Ord. 05-49 on 8/4/2005*
3705 *Amended by Ord. 06-69 on 10/19/2006*
3706 *Amended by Ord. 09-10 on 3/5/2009*

3707

3708 **15-2.5-~~1413~~ Vegetation Protection**

3709 The Property Owner must protect Significant Vegetation during any Development
3710 activity. Significant Vegetation includes large trees six inches (6") in diameter or greater
3711 measured four and one-half feet (4 ½') above the ground, groves of small trees, or
3712 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
3713 measured at the drip line.

3714 Development plans must show all Significant Vegetation within twenty feet (20') of a
3715 proposed Development. The Property Owner must demonstrate the health and viability
3716 of all large trees through a certified arborist. The Planning Director shall determine the
3717 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
3718 consistent with Landscape Criteria in *LMC Chapter Section* 15-3-3 and Title 14.

3719 HISTORY

3720 *Adopted by Ord. 00-51 on 9/21/2000*
3721 *Amended by Ord. 06-69 on 10/19/2006*

3722

3723 **15-2.5-~~1514~~ Signs**

3724 Signs are allowed in the HRC District as provided in the Park City Sign Code, Title 12.

3725 HISTORY

3726 *Adopted by Ord. 00-51 on 9/21/2000*

3727

3728 **15-2.5-~~1615~~ Related Provisions**

- 3729 • Fences And *Retaining* Walls. *LMC Chapter Section* 15-4-2.
- 3730 • Accessory Apartments. *LMC Chapter Section* 15-4-7.
- 3731 • *Placement of* Satellite Receiving Antennas. *LMC Chapter Section* 15-4-13.
- 3732 • Telecommunication *Facility*~~Facilities~~. *LMC Chapter Section* 15-4-14.
- 3733 • *Off-Street* Parking. *LMC* Chapter 15-3.
- 3734 • Landscaping. Title 14; *LMC Chapter Section* 15-3-3(~~D~~) and Chapter 15-5.
- 3735 • Lighting. *LMC Chapters Sections* 15-3-3(~~C~~), 15-5-5(~~H~~).
- 3736 • Historic Preservation-~~Board~~. *LMC* Chapter 15-11.
- 3737 • Park City Sign Code. Title 12.
- 3738 • Architectural Review. *LMC* Chapter 15-5.
- 3739 • Snow Storage. *LMC Chapter Section* 15-3-3(~~E~~).

3740 • Parking Ratio Requirements. ~~LMC Chapter~~ Section 15-3-6.

3741 HISTORY

3742 *Adopted by Ord. 00-51 on 9/21/2000*

3743 **15-2.6 Historic Commercial Business (HCB) District**

3744 15-2.6-1 Purpose

3745 15-2.6-2 Uses

3746 15-2.6-3 Lot And Site Requirements

3747 15-2.6-4 Existing Historic Buildings And/Or Structures

3748 15-2.6-5 Maximum Building Volume And Height

3749 15-2.6-46 Floor Area Ratio

3750 15-2.6-6 Architectural Review

3751 15-2.6-7 Swede Alley Development Criteria

3752 15-2.6-8 Canopy And Awning

3753 15-2.6-9 Parking Regulations

3754 15-2.6-119 Access, Service And Delivery

3755 15-2.6-10 Mechanical Service

3756 15-2.6-11 Access, Service And Delivery

3757 15-2.6-12 Goods And Uses To Be Within Enclosed Building

3758 15-2.6-1311 Criteria For Bed And Breakfast Inns

3759 15-2.6-912 Parking Regulations

3760 15-2.6-613 Architectural Review

3761 15-2.6-14 Vegetation Protection

3762 15-2.6-15 Signs

3763 15-2.6-16 Related Provisions

3764

3765 **15-2.6-1 Purpose**

3766 The purpose of the Historic Commercial Business (HCB) District is to:

3767 A. preserve the cultural heritage of the City's original Business, governmental and
3768 residential center;

3769 B. allow the Use of land for retail, commercial, residential, recreational, and
3770 institutional purposes to enhance and foster the economic and cultural vitality of
3771 the City;

3772 C. facilitate the continuation of the visual character, scale, and Streetscape of the
3773 original Park City Historical District;

3774 D. encourage the preservation of Historic Buildings and/or Structures within the
3775 district;

3776 E. encourage pedestrian-oriented, pedestrian-scale Development;

3777 F. minimize the impacts of new Development on parking constraints of Old Town;

3778 G. minimize the impacts of commercial Uses and business activities including
3779 parking, Access, deliveries, service, mechanical equipment, and traffic, on
3780 surrounding residential neighborhoods;

3781 H. minimize visual impacts of automobiles and parking on Historic Buildings and/or
3782 Structures and Streetscapes; and

- 3783 I. support Development on Swede Alley which maintains existing parking and
3784 service/delivery operations while providing Areas for public plazas and spaces.
- 3785 J. maintain and enhance the long term viability of the downtown core as a
3786 destination for residents and tourists by ensuring a Business mix that encourages
3787 a high level of vitality, public Access, vibrancy, activity, and public/resort-related
3788 attractions.

3789 HISTORY

3790 *Adopted by Ord. 00-51 on 9/21/2000*

3791 *Amended by Ord. 07-55 on 8/30/2007*

3792

3793 **15-2.6-2 Uses**

3794 Uses in the Historic Commercial Business (HCB) District are limited to the following:

3795 A. **ALLOWED USES.**¹¹

- 3796 1. Single Family Dwelling¹
- 3797 2. Multi-Unit Dwelling¹
- 3798 3. Secondary Living Quarters¹
- 3799 4. Lockout Unit^{1,2}
- 3800 5. Accessory Apartment^{1,3}
- 3801 6. Nightly Rental⁴
- 3802 7. Home Occupation¹
- 3803 8. Child Care, In-Home Babysitting¹
- 3804 9. Child Care, Family^{1,5}
- 3805 10. Child Care, Family Group^{1,5}
- 3806 11. Child Care Center^{1,5}
- 3807 12. Accessory Building and Use¹
- 3808 13. Conservation Activity
- 3809 14. Agriculture
- 3810 15. Bed and Breakfast Inn^{1, 6}
- 3811 16. Boarding House, Hostel¹
- 3812 17. Hotel, Minor, fewer than 16 rooms¹
- 3813 18. Office, General¹
- 3814 19. Office, Moderate Intensive¹
- 3815 20. Office and Clinic, Medical¹
- 3816 21. Financial Institution, without drive-up window
- 3817 22. Commercial Retail and Service, Minor
- 3818 23. Commercial Retail and Service, personal improvement
- 3819 24. Commercial Neighborhood Convenience, without gasoline sales
- 3820 25. Restaurant, Cafe or Deli
- 3821 26. Restaurant, General
- 3822 27. Bar
- 3823 28. Parking Lot, Public or Private with four (4) or fewer spaces
- 3824 29. Entertainment Facility, Indoor
- 3825 30. Salt Lake City 2002 Winter Olympic Games Legacy Displays⁷

- 3826 31. Temporary Winter Balcony Enclosures
3827 32. Food Truck Location¹²
3828 B. **CONDITIONAL USES.**^{10, 11}
- 3829 1. Group Care Facility¹
 - 3830 2. Public and Quasi-Public Institution, Church, School
 - 3831 3. Essential Municipal Public Utility Use, Facility, Service, and Structure
 - 3832 4. Telecommunication Antenna⁸
 - 3833 5. Satellite Dish, greater than thirty-nine inches (39") in diameter⁹
 - 3834 6. Plant and Nursery stock products and sales
 - 3835 7. Hotel, Major¹
 - 3836 8. Timeshare Projects and Conversions¹
 - 3837 9. Timeshare Sales Office, Off-Site within an enclosed Building¹
 - 3838 10. Private Residence Club Project and Conversion^{1,6}
 - 3839 11. Commercial Retail and Service, Major
 - 3840 12. Office, Intensive¹
 - 3841 13. Restaurant, Outdoor Dining⁶
 - 3842 14. Outdoor Events and Uses⁶
 - 3843 15. Hospital, Limited Care Facility¹
 - 3844 16. Parking Area or Structure for five (5) or more cars¹
 - 3845 17. Temporary Improvement⁶
 - 3846 18. Passenger Tramway Station and Ski Base Facility
 - 3847 19. Ski Tow, Ski Lift, Ski Run, and Ski Bridge
 - 3848 20. Recreation Facility, Public or Private
 - 3849 21. Recreation Facility, Commercial
 - 3850 22. Fences greater than six feet (6') in height from Final Grade⁶
 - 3851 23. Private Residence Club, Off-Site¹
 - 3852 24. Special Events⁶
 - 3853 25. Private Event Facility¹
 - 3854 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use
3855 is a prohibited Use.

3856 ¹Prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue,
3857 Grant Avenue, and Swede Alley. Hotel rooms shall not be located within Storefront
3858 Property; however access, circulation and lobby areas are permitted within Storefront
3859 Property.

3860 ²Nightly Rental of Lock Units requires a Conditional Use permit.

3861 ³See ~~LMC Chapter Section 15-4-7, Supplementary Regulations for~~ Accessory
3862 Apartments.

3863 ⁴Nightly Rental of residential dwellings does not include the Use of dwellings for
3864 Commercial Uses.

3865 ⁵See ~~LMC Chapter Section 15-4-9, for~~ Child Care Regulations And Child Care Facilities.

3866 ⁶Requires an Administrative or Administrative Conditional Use permit.

3867 ⁷Olympic Legacy Displays limited to those specific Structures approved under the
3868 SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic

3869 Master Festival License and placed on the original Property set forth in the services
3870 Agreement and/or Master Festival License. Requires an Administrative Permit.

3871 ⁸See LMC Chapter Section 15-4-14, Supplemental Regulations for Telecommunication
3872 Facilities.

3873 ⁹See LMC Chapter Section 15-4-13, Supplemental Regulations for Placement of
3874 Satellite Receiving Antennas.

3875 ¹⁰No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage
3876 Control Act) are permitted within 200 feet of Main Street unless a variance is permitted
3877 for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

3878 ¹¹Within the HCB Zoning District, no more than seventeen (17) Conventional Chain
3879 Businesses are permitted in Storefront Properties.

3880 ¹²The Planning Director, or his designee shall, upon finding a Food Truck Location in
3881 compliance with Municipal Code 4-5-6, issue the property owner a Food Truck Location
3882 administrative approval letter.

3883 HISTORY

3884 *Adopted by Ord. 00-51 on 9/21/2000*

3885 *Amended by Ord. 02-38 on 9/12/2002*

3886 *Amended by Ord. 04-39 on 3/18/2004*

3887 *Amended by Ord. 06-69 on 10/19/2006*

3888 *Amended by Ord. 07-55 on 8/30/2007*

3889 *Amended by Ord. 09-10 on 3/5/2009*

3890 *Amended by Ord. 12-37 on 12/20/2012*

3891 *Amended by Ord. 16-02 on 1/7/2016*

3892 *Amended by Ord. 16-01 on 1/7/2016*

3893 *Amended by Ord. 2017-45 on 8/17/2017*

3894 *Amended by Ord. 2018-55 on 10/23/2018*

3895 *Amended by Ord. 2018-55 on 10/23/2018*

3896

3897 **15-2.6-3 Lot And Site Requirements**

3898 Except as may otherwise be provided in this Code, no Building Permit will be issued for
3899 a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a
3900 Street shown as a private or Public Street on the Streets Master Plan, or on private
3901 easement connecting the Lot to a Street shown on the Streets Master Plan.

3902

3903 All Development activity must comply with the following minimum Lot and Site
3904 requirements:

3905 A. **LOT SIZE**. The minimum Lot Area is 1250 square feet. ~~The minimum Lot Width~~
3906 ~~is twenty-five feet (25') and Minimum Lot Depth is fifty feet (50').~~

3907 B. **LOT WIDTH**. ~~The minimum Lot Width is twenty-five feet (25') and Minimum Lot~~
3908 ~~Depth is fifty feet (50').~~

- 3909 C. **FRONT, REAR AND SIDE SETBACKS.** There are no minimum required Front,
3910 Rear, or Side Setback dimensions in the HCB District.
- 3911 D. **SIDEWALK PROVISION.** Buildings must be located so as to provide an
3912 unobstructed sidewalk at least nine feet (9') wide on both Main Street and Swede
3913 Alley. The sidewalk width is measured from the front face of curb to the front of
3914 the Building. The alignment of new Building fronts with adjacent Historic fronts is
3915 encouraged. A narrower sidewalk may result from the alignment of Building
3916 fronts. The Planning and Engineering Departments may grant an exception to the
3917 minimum sidewalk width to facilitate such alignment.
- 3918 E. **BALCONIES AND TEMPORARY WINTER BALCONY ENCLOSURES.**
- 3919 1. No Balcony may be erected, enlarged, or altered over a public pedestrian
3920 Right-of-Way without the advance approval of the City Council. Balcony
3921 supports may not exceed eighteen inches (18") square and are allowed no
3922 closer than thirty-six inches (36") from the front face of the curb. Balconies
3923 must provide vertical clearance of not less than ten feet (10') from the
3924 sidewalk and may not be enclosed permanently. With reasonable notice,
3925 the City may require a Balcony be removed from City Property without
3926 compensating the Building Owner.
- 3927 2. Temporary Winter Balcony Enclosures may only be permitted on existing
3928 balconies which are on structures which are not on the Historic Sites
3929 Inventory. Temporary Winter Balcony Enclosures are only permitted from
3930 November 15th through April 30th on balconies facing Main Street.
- 3931 F. **INSURANCE REQUIRED.** No Balcony projecting over City Property may be
3932 erected, re-erected, located or relocated, or enlarged or structurally modified
3933 without first receiving approval of the City Council and submitting a certificate of
3934 insurance or a continuous bond protecting the Owner and the City against all
3935 claims for personal injuries and/or Property damage in the standard amount
3936 determined by City Council. Park City Municipal Corporation must be named in
3937 the certificate of insurance as an additional insured. A thirty (30) day obligation to
3938 provide written notice to Park City Municipal Corporation of cancellation or
3939 expiration must be included in the insurance certificate.
- 3940 G. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet
3941 (2') in height above road Grade shall be placed on any Corner Lot within the Site
3942 Distance Triangle. A reasonable number of trees may be allowed, if pruned high
3943 enough to permit automobile drivers an unobstructed view. This provision must
3944 not require changes in the Natural Grade on the Site.
- 3945 H. **VERTICAL ZONING.** For HCB Zoned Storefront Property adjacent to Main
3946 Street and Heber Avenue, new Construction and Construction adding Floor Area
3947 to a Building or Lot shall have a minimum of seventy-five percent (75%) of the
3948 width of the Building façade as Storefront Property.
- 3949 I. **STOREFRONT ENHANCEMENT ZONING.** The maximum width of any
3950 Storefront Property Facade abutting Main Street or Heber Avenue shall be fifty-
3951 feet (50'). Storefront Property Facades in the Historic portion of structures listed

on the Historic Sites Inventory which exceed fifty-feet (50') in width are valid Non-Complying Structures. A Storefront Property Facade shall have a storefront entrance door for pedestrian access.

If the Historic storefront entrance, located in the Historic portion of a structure listed on the Historic Sites Inventory, is more than eight feet (8') above the grade of the adjacent Main Street and/or Heber Avenue, then the First Story in the Historic portion of the Historic ~~Building and/or Structure~~structure located adjacent to Main Street and/or Heber Avenue shall not be calculated in the maximum Storefront Property Facade width.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 16-02 on 1/7/2016

Amended by Ord. 16-01 on 1/7/2016

Amended by Ord. 2017-09 on 4/27/2017

Amended by Ord. 2018-43 on 7/19/2018

15-2.6-4 Floor Area Ratio

~~To encourage variety in Building Height, a floor Area to ground Area ratio must be used to calculate maximum buildable Area. The maximum Floor Area Ratio (FAR) is 4.0 measured as: total floor Area divided by Lot Area equals 4.0. Note that this is the potential maximum floor Area, and is not always achievable. Buildings of lesser floor Area are encouraged. See Section 15-2.6-9: Off-Street Parking, for parking implications for Buildings that exceed 1.5 FAR.~~

~~HISTORY~~

~~*Adopted by Ord. 00-51 on 9/21/2000*~~

15-2.6-4 Existing Historic Buildings And/Or Structures

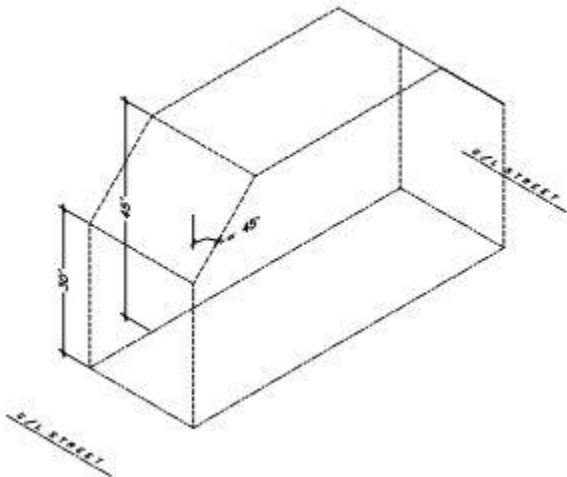
Historic Buildings and/or Structures that do not comply with, Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height. Additions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment. All Conditional Uses proposed on the Site, excluding Development on a Steep Slope, shall comply with parking requirements of Chapter 15-3.

- A. **EXCEPTION.** In order to achieve new construction consistent with the Design Guidelines for Historic Districts and Historic Sites, the Planning Commission may grant an exception to the Building Setbacks and driveway location standards for additions to Historic Buildings and/or Structures, including detached single car Garages:

1. Upon approval of a Conditional Use permit, and
2. When the scale of the addition, and/or driveway is Compatible with the Historic Building and/or Structure, and
3. When the addition complies with all other provisions of this Chapter, and
4. When the addition complies with the adopted Building and Fire Codes; and
5. When the addition complies with the Design Guidelines for Historic Districts and Sites.

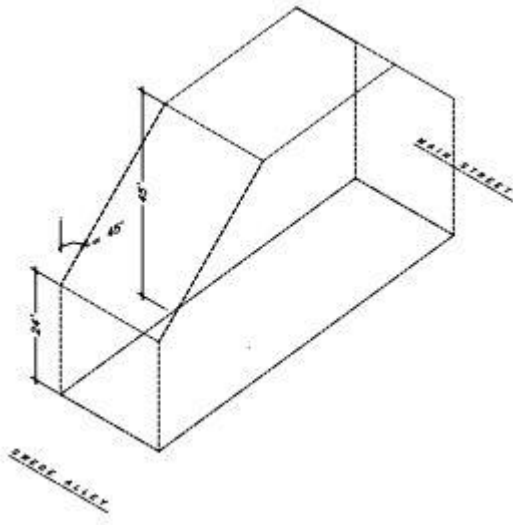
15-2.6-5 Maximum Building Volume And Height

- A. The maximum Building volume for each Lot is defined by a plane that rises vertically at the Front Lot Line to a height of thirty feet (30') measured above the average Natural Grade and then proceeds at a forty-five degree (45°) angle toward the rear of the Property until it intersects with a point forty-five feet (45') above the Natural Grade and connects with the rear portion of the bulk plane.

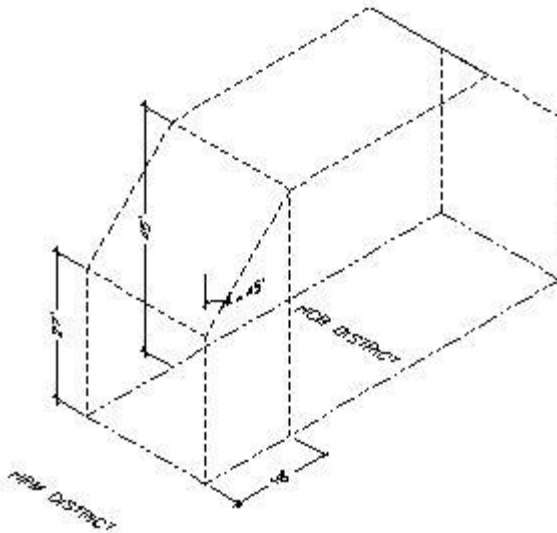


- B. The rear portion of the bulk plane for each Lot that does not abut Swede Alley is defined by the plane that rises vertically at the Rear Property Line to a height of thirty feet (30') measured above the average Natural Grade and then proceeds at a forty-five degree (45°) angle toward the Front Lot Line until it intersects with a point forty-five feet (45') above the Natural Grade of the Building Site. No part of a Building shall be erected to a height greater than forty-five feet (45'), measured from Natural Grade at the Building Site. This provision must not be construed to encourage solid roofing to following the forty-five degree (45°) back plane.
- C. For Lots abutting Swede Alley, the rear portion of the bulk plane is defined by a plane that rises vertically at the Rear Property Line to a height of twenty-four feet (24') measured above the average Natural Grade and then proceeds at a forty-five degree (45°) angle toward the Front Lot Line until it intersects with a point forty-five feet (45') above the Natural Grade. This provision must not be

4023 construed to encourage solid roofing to follow the forty-five degree (45°) back
4024 plane.



4025
4026 D. Wherever the HCB District abuts a residential Zoning District, the abutting portion
4027 of the bulk plane is defined by a plane that rises vertically at the abutting Lot Line
4028 to a height matching the maximum height of the abutting Zone, measured from
4029 Existing Grade, and then proceeds at a forty-five degree (45°) angle toward the
4030 opposite Lot Line until it intersects with a point forty-five feet (45') above Existing
4031 Grade.



4032
4033 E. The Zone Height for the HCB District shall correspond to the maximum height of
4034 the Building plane as described in Section 15-2.6-5(A) through (D).
4035 F. **MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT EXCEPTIONS.** The
4036 following exceptions apply:
4037 1. A gable, hip, gambrel or similarly pitched roof may extend up to five feet
4038 (5') above the Zone Height.

- 4039 2. Antennas, chimneys, flues, vents, and similar Structures may extend up to
4040 five feet (5') above the highest point of the Building to comply with
4041 International Building Code (IBC) requirements.
- 4042 3. Water towers, mechanical equipment, and Solar Energy Systems, when
4043 enclosed or Screened, may extend up to five feet (5') above the height of
4044 the Building. See LMC Section 15-5-5(G)(7)(a).
- 4045 4. Church spires, bell towers, and like architectural features, subject to the
4046 Historic District Design Guidelines, may extend up to fifty percent (50%)
4047 above the Zone Height, but may not contain Habitable Space above the
4048 Zone Height. Such exception requires approval by the Planning Director.
- 4049 5. Elevator Penthouses may extend up to eight feet (8') above the Zone
4050 Height.
- 4051 6. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays,
4052 including Olympic way-finding towers, are permitted to a height of sixty-
4053 five feet (65').

4054 HISTORY

4055 *Adopted by Ord. 00-51 on 9/21/2000*

4056 *Amended by Ord. 03-38 on 7/17/2003*

4057 *Amended by Ord. 06-69 on 10/19/2006*

4058 *Amended by Ord. 2018-27 on 5/31/2018*

4059 *Amended by Ord. 2018-43 on 7/19/2018*

4060

4061 **15-2.6-46 Floor Area Ratio**

4062 To encourage variety in Building Height, a floor Area to ground Area ratio must be used
4063 to calculate maximum buildable Area. The maximum Floor Area Ratio (FAR) is 4.0
4064 measured as: total floor Area divided by Lot Area equals 4.0. Note that this is the
4065 potential maximum floor Area, and is not always achievable. Buildings of lesser floor
4066 Area are encouraged. See Off-Street Parking Section 15-2.6-912: Off-Street Parking,
4067 for parking implications for Buildings that exceed 1.5 FAR.

4068 HISTORY

4069 *Adopted by Ord. 00-51 on 9/21/2000*

4070

4071 **15-2.6-6 Architectural Review**

4072 ~~Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning~~
4073 ~~Department shall review the proposed plans for compliance with the Design Guidelines~~
4074 ~~for Historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and~~
4075 ~~Architectural Review LMC Chapter 15-5.~~

4076 ~~Appeals of departmental actions on compliance with the Design Guidelines for Historic~~
4077 ~~Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by~~
4078 ~~the Board of Adjustment as outlined in Section 15-1-18 of the Code.~~

4079 ~~HISTORY~~
4080 ~~Adopted by Ord. 00-51 on 9/21/2000~~
4081 ~~Amended by Ord. 06-69 on 10/19/2006~~
4082 ~~Amended by Ord. 09-23 on 7/9/2009~~
4083 ~~Amended by Ord. 15-53 on 12/17/2015~~

4084

4085 **15-2.6-7 Swede Alley Development Criteria**

4086 In addition to the standards set forth in this Chapter, all Development abutting Swede
4087 Alley must comply with the following criteria:

4088 A. Structures must step down toward Swede Alley at an angle of forty-five degrees
4089 (45°) to a maximum height of twenty-four feet (24') at the edge of the Swede
4090 Alley Right-of-Way. A variety of one and two-Story facades are encouraged.
4091 Designs that create a strong indoor/outdoor connection at the ground level are
4092 strongly encouraged.

4093 B. Entrances must be pedestrian-scaled and defined with porches, awnings and
4094 other similar elements as described in the Park City Historic District Design
4095 Guidelines. Entrances must make provisions for shared public and service
4096 Access whenever possible. When Main Street additions extend to Swede Alley,
4097 the materials and colors of the new construction must be designed to coordinate
4098 with the existing Structure.

4099 C. Structures must continue the existing stair-step facade rhythm along Swede
4100 Alley. No more than sixty feet (60') of a Swede Alley facade may have the same
4101 height or Setback. On facades greater than sixty feet (60') wide, Structures must
4102 provide a variety of Building Setbacks, height, and Building form. Setbacks in the
4103 facades and stepping upper stories, decks, and Balconies are strongly
4104 encouraged. Uniform height and Setbacks are discouraged.

4105 D. Provisions for public Open Space, open courtyards, and landscaping are strongly
4106 encouraged.

4107 E. Pedestrian connections from Swede Alley to Main Street are encouraged
4108 whenever possible. Open and landscaped pedestrian connections are favored.

4109 F. Swede Alley facades must be simple, utilitarian, and subordinate in character to
4110 Main Street facades. While facades should be capped, details should be simple.
4111 Ornate details typically found on Main Street facades are prohibited. The
4112 Applicant must incorporate a mix of materials, accent trim and door treatments to
4113 provide architectural interest. Materials must be similar in character, color,
4114 texture and scale to those found on Main Street. Exposed concrete, large Areas
4115 of stucco and unfinished materials are prohibited.

4116 G. Window display Areas are allowed. However, the Swede Alley window Area must
4117 be subordinate in design to the Main Street window Area.

4118 H. Service Areas and service equipment must be Screened. Utility boxes must be
4119 painted to blend with the adjacent Structures. Group trash containers must be
4120 Screened.

4121 HISTORY
4122 Adopted by Ord. 00-51 on 9/21/2000

4123

4124 **15-2.6-8 Canopy And Awning**

4125 A. **APPROVAL**. No awning or Canopy may be erected, enlarged, or altered over
4126 the Main Street sidewalk without the written advance approval by the City
4127 Engineer. An awning or Canopy attached to a Building may extend over the
4128 public pedestrian Right-of-Way and project a maximum of thirty-six inches (36")
4129 from the face of a Building. An awning or Canopy must provide vertical clearance
4130 of no less than eight feet (8') from the sidewalk. With reasonable notice, the City
4131 may require that an awning or Canopy be removed from over City Right-of Way
4132 without compensating the Building Owner.

4133 B. **INSURANCE REQUIRED**. No awning or Canopy projecting over City Property
4134 may be erected, re-erected, located or relocated, or enlarged or modified
4135 structurally, without a certificate of insurance or a continuous bond protecting the
4136 Owner and City against all claims for personal injuries and/or Property damage in
4137 the standard amount determined by City Council. Park City Municipal
4138 Corporation must be named in the certificate of insurance as an additional
4139 insured. A thirty (30) day obligation to provide written notice to Park City
4140 Municipal Corporation of cancellation or expiration must be included in the
4141 insurance certificate.

4142 HISTORY
4143 Adopted by Ord. 00-51 on 9/21/2000

4144

4145 **15-2.6-9 Parking Regulations**

4146 ~~New construction must provide Off-Street parking. The parking must be on-Site or paid~~
4147 ~~by fee in lieu of on-Site parking set by Resolution equal to the parking obligation~~
4148 ~~multiplied by the per space parking fee/in-lieu fee. The parking obligation is as follows:—~~

4149 A. ~~**RESIDENTIAL USE**. See Parking Requirements shown in Chapter 3.~~

4150 B. ~~**NON-RESIDENTIAL USE**. Non-Residential Uses must provide parking at the~~
4151 ~~rate of six (6) spaces per 1,000 square feet of Building Area, not including~~
4152 ~~bathrooms, and mechanical and storage spaces¹. Churches, Auditoriums,~~
4153 ~~Assembly Halls and Indoor Entertainment Businesses generate a parking~~
4154 ~~obligation shown in Chapter 15-3.—~~

4155 ~~Fully enclosed Parking Spaces and associated maneuvering spaces are not~~
4156 ~~included in the Floor Area.—~~

4157 C. ~~**GENERAL PARKING REGULATIONS**. Property Owners may not install a~~
4158 ~~driveway across the Main Street sidewalk to meet on-Site parking requirements~~
4159 ~~without a variance and an obligation to reconstruct adjacent portions of the Main~~
4160 ~~Street sidewalk to render the driveway crossing ADA accessible and convenient~~
4161 ~~to pedestrians as possible. The sidewalk reconstruction must include lighting and~~
4162 ~~landscaping.—~~

~~An Applicant may appeal the staff's measurement of Floor Area to determine the parking requirement to the Board of Appeals in accordance with the International Building Code.~~

~~The Planning Commission may recommend to the City Council that new additions to Historic Structures be exempt from a portion of or all parking requirements where the preservation of the Historic Structure has been guaranteed to the satisfaction of the City.~~

~~**D. PRE 1984 PARKING EXCEPTION.** Lots, which were current in their assessment to the Main Street Parking Special Improvement District as of January 1, 1984, are exempt from the parking obligation for a Floor Area Ratio (FAR) of 1.5. Buildings that are larger than 1.5 FAR are Non-Conforming Buildings for Off-Street parking purposes.~~

~~To claim the parking exemption for the 1.5 FAR, the Owner must establish payment in full to the Main Street Parking Special Improvement District prior to January 1, 1984.~~

~~Additions or remodels to Non-Conforming Churches, Auditoriums, Assembly Halls and Indoor Entertainment Businesses, that reduce the net parking demand must not prompt an additional Off-Street parking obligation.~~

~~**E.** See Section 15-3 Off Street Parking for additional parking requirements.~~

~~¹Mechanical and storage spaces must be in accordance with IBC requirements in order to be subtracted from the Building Area; it is the intent of this Code that closets and shelves in occupied spaces are included in the Area measured for the parking requirement. For Condominium Units, the Building Area is the total Area of the Unit.~~

~~HISTORY~~

~~Adopted by Ord. 00-51 on 9/21/2000~~

~~Amended by Ord. 06-69 on 10/19/2006~~

~~Amended by Ord. 09-10 on 3/5/2009~~

~~**15-2.6-119 Access, Service And Delivery**~~

~~All Access for commercial Businesses and facilities shall be located within the HCB District. Emergency Access to the HR-1 and HR-2 Districts may be allowed by the Planning Director, with review by the Chief Building Official, but such emergency exits shall be designed in such a manner as to prohibit non-emergency Use. The primary Access to parking facilities for commercial Uses shall not be from residential districts, such as HR-1 and HR-2.~~

~~All Structures must provide a means of storing refuse generated by the Structure's occupants. The refuse storage must be on-Site and accessible only from Main Street, for Structures on the west side of Main Street, or from either Main Street or Swede Alley, for Structures on the east side of Main Street. Non-Main Street Properties within the zone must provide service Access from the rear of the Structure. Refuse storage must be fully enclosed and properly ventilated.~~

4204 Refuse shall be stored in containers made of durable metallic or plastic materials with a
4205 close-fitting lid. Refuse containers shall not be set out for collection earlier than 10:00
4206 PM on the day prior to collection, and must be removed no later than 10:00 AM on the
4207 day of collection. Refuse containers set out for collection shall be placed on or directly in
4208 front of the Owner's Property, and shall not be placed in the street, sidewalk, or other
4209 public Right-of-Way in any manner that will interfere with vehicular or pedestrian traffic.
4210 Except when set out for collection pursuant to this Section, refuse containers shall be
4211 placed in a location fully Screened from view from the public Rights-of-Way via Fencing
4212 and/or walls. Public trash receptacles set in the Right-of-Way by the City for Use by the
4213 public are exempt from this regulation.

4214 All service and delivery for businesses on the west side of Main Street must be made
4215 within the HCB Zone, and shall not be made from the upper Park Avenue residential
4216 districts (HR-1 and HR-2).

4217 HISTORY

4218 Adopted by Ord. 00-51 on 9/21/2000

4219 Amended by Ord. 01-28 on 7/12/2001

4220 Amended by Ord. 06-69 on 10/19/2006

4221

4222 **15-2.6-10 Mechanical Service**

4223 All exterior mechanical equipment must be Screened to minimize noise infiltration to
4224 adjoining Properties and to eliminate visual impacts on nearby Properties, including
4225 those Properties located above the roof tops of Structures in the HCB District.

4226 All mechanical equipment must be shown on the plans prepared for architectural review
4227 by the Planning, Engineering, and Building Departments. The Planning Department will
4228 approve or reject the location, Screening and painting of such equipment as part of the
4229 architectural review process.

4230 HISTORY

4231 Adopted by Ord. 00-51 on 9/21/2000

4232 Amended by Ord. 06-69 on 10/19/2006

4233

4234 **15-2.6-11 Access, Service And Delivery**

4235 ~~All Access for commercial Businesses and facilities shall be located within the HCB~~
4236 ~~District. Emergency Access to the HR-1 and HR-2 Districts may be allowed by the~~
4237 ~~Planning Director, with review by the Chief Building Official, but such emergency exits~~
4238 ~~shall be designed in such a manner as to prohibit non-emergency Use. The primary~~
4239 ~~Access to parking facilities for commercial Uses shall not be from residential districts,~~
4240 ~~such as HR-1 and HR-2.~~

4241 ~~All Structures must provide a means of storing refuse generated by the Structure's~~
4242 ~~occupants. The refuse storage must be on-Site and accessible only from Main Street,~~
4243 ~~for Structures on the west side of Main Street, or from either Main Street or Swede~~
4244 ~~Alley, for Structures on the east side of Main Street. Non Main Street Properties within~~

~~the zone must provide service Access from the rear of the Structure. Refuse storage must be fully enclosed and properly ventilated.~~

~~Refuse shall be stored in containers made of durable metallic or plastic materials with a close fitting lid. Refuse containers shall not be set out for collection earlier than 10:00 PM on the day prior to collection, and must be removed no later than 10:00 AM on the day of collection. Refuse containers set out for collection shall be placed on or directly in front of the Owner's Property, and shall not be placed in the street, sidewalk, or other public Right-of-Way in any manner that will interfere with vehicular or pedestrian traffic. Except when set out for collection pursuant to this Section, refuse containers shall be placed in a location fully Screened from view from the public Rights-of-Way via Fencing and/or walls. Public trash receptacles set in the Right-of-Way by the City for Use by the public are exempt from this regulation.~~

~~All service and delivery for businesses on the west side of Main Street must be made within the HCB Zone, and shall not be made from the upper Park Avenue residential districts (HR-1 and HR-2).~~

~~HISTORY~~

~~Adopted by Ord. 00-51 on 9/21/2000~~

~~Amended by Ord. 01-28 on 7/12/2001~~

~~Amended by Ord. 06-69 on 10/19/2006~~

~~**15-2.6-12 Goods And Uses To Be Within Enclosed Building**~~

~~A. **OUTDOOR DISPLAY OF GOODS PROHIBITED**. Unless expressly allowed as an Allowed or Conditional Use, or allowed with an Administrative Permit, all goods including food, beverage and cigarette vending machines must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration, which exceeds a wall-to-window ratio of thirty percent (30%). This section does not preclude temporary sales in conjunction with a Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-2.6-12(B)(3) for outdoor display of bicycles, kayaks, and canoes.~~

~~B. **OUTDOOR USES PROHIBITED/EXCEPTIONS**. The following outdoor Uses may be allowed by the Planning Department upon the issuance of an Administrative Conditional Use permit or an Administrative Permit as described herein. The Applicant must submit the required application, pay all applicable fees, and provide all required materials and plans. Appeals of departmental actions are heard by the Planning Commission.~~

~~1. **OUTDOOR DINING**. Outdoor dining requires an Administrative Conditional Use permit and is subject to the following criteria:~~

~~a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.~~

~~b. The proposed seating Area does not impede pedestrian circulation.~~

- ~~c. The proposed seating Area does not impede emergency Access or circulation.~~
- ~~d. The proposed furniture is Compatible with the Streetscape.~~
- ~~e. No music or noise is in excess of the City Noise Ordinance, Title 6.~~
- ~~f. No Use after 10:00 p.m.~~
- ~~g. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.~~

~~2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Outdoor grills and/or beverage service stations require an Administrative Permit and are subject to the following criteria:~~

- ~~a. The Use is on private Property or leased public Property, and does not diminish parking or landscaping.~~
- ~~b. The Use is only for the sale of food or beverages in a form suited for immediate consumption.~~
- ~~c. The Use is Compatible with the neighborhood.~~
- ~~d. The proposed service station does not impede pedestrian circulation.~~
- ~~e. The proposed service station does not impede emergency Access or circulation.~~
- ~~f. Design of the service station is Compatible with the adjacent Buildings and Streetscape.~~
- ~~g. No violation of the City Noise Ordinance, Title 6.~~
- ~~h. Compliance with the City Sign Code, Title 12.~~

~~3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes requires an Administrative Permit and is subject to the following criteria:~~

- ~~a. The Area of the proposed bicycle, kayak, motorized scooters, and canoe storage or display is on private Property and not in Areas of required parking or landscaped planting beds.~~
- ~~b. Bicycles, kayaks, and canoes may be hung on Buildings if sufficient Site Area is not available, provided the display does not impact or alter the architectural integrity or character of the Structure.~~
- ~~c. No more than a total of fifteen (15) pieces of equipment may be displayed.~~
- ~~d. Outdoor display is only allowed during Business hours.~~

4323 e. ~~Additional outdoor bicycle storage Areas may be considered for~~
4324 ~~rental bicycles provided there are no or only minimal impacts on~~
4325 ~~landscaped Areas, parking spaces, and pedestrian and emergency~~
4326 ~~circulation.~~

4327 ~~4. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require an~~
4328 ~~Administrative Permit. The Use must also comply with Section 15-1-10,~~
4329 ~~Conditional Use review. The Applicant must submit a Site plan and written~~
4330 ~~description of the event, addressing the following:~~

4331 a. ~~Notification of adjacent Property Owners.~~

4332 b. ~~No violation of the City Noise Ordinance, Title 6.~~

4333 c. ~~Impacts on adjacent Residential Uses.~~

4334 d. ~~Proposed plans for music, lighting, structures, electrical signs, etc.~~

4335 e. ~~Parking demand and impacts on neighboring Properties.~~

4336 f. ~~Duration and hours of operation.~~

4337 g. ~~Impacts on emergency Access and circulation.~~

4338 ~~5. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise requires~~
4339 ~~an Administrative Permit and is subject to the following criteria:~~

4340 a. ~~The display is immediately available for purchase at the Business~~
4341 ~~displaying the item.~~

4342 b. ~~The merchandise is displayed on private Property directly in front of~~
4343 ~~or appurtenant to the Business which displays it, so long as the~~
4344 ~~private Area is in an alcove, recess, patio, or similar location that~~
4345 ~~provides a physical separation from the public sidewalk. No item of~~
4346 ~~merchandise may be displayed on publicly owned Property~~
4347 ~~including any sidewalk or prescriptive Right of Way regardless if~~
4348 ~~the Property Line extends into the public sidewalk. An item of~~
4349 ~~merchandise may be displayed on commonly owned Property;~~
4350 ~~however, written permission for the display of the merchandise~~
4351 ~~must be obtained from the Owner's association.~~

4352 c. ~~The display is prohibited from being permanently affixed to any~~
4353 ~~Building. Temporary fixtures may not be affixed to any Historic~~
4354 ~~Building in a manner that compromises the Historic integrity or~~
4355 ~~Façade Easement of the Building as determined by the Planning~~
4356 ~~Director.~~

4357 d. ~~The display does not diminish parking or landscaping.~~

4358 e. ~~The Use does not violate the Summit County health Code, the Fire~~
4359 ~~Code, or International Building Code. The display does not impede~~
4360 ~~pedestrian circulation, sidewalks, emergency Access, or circulation.~~
4361 ~~At minimum, forty-four inches (44") of clear and unobstructed~~
4362 ~~Access to all fire hydrants, egress and Access points must be~~

- 4363 ~~maintained. Merchandise may not be placed so as to block visibility~~
4364 ~~of or Access to any adjacent Property.~~
- 4365 ~~f. The merchandise must be removed if it becomes a hazard due to~~
4366 ~~wind or weather conditions, or if it is in a state of disrepair, as~~
4367 ~~determined by either the Planning Director or Building Official.~~
- 4368 ~~g. The display shall not create a hazard to the public due to moving~~
4369 ~~parts, sharp edges, or extension into public Rights-of-Way,~~
4370 ~~including sidewalks, or pedestrian and vehicular Areas; nor shall~~
4371 ~~the display restrict vision at intersections.~~
- 4372 ~~h. No inflatable devices other than decorative balloons smaller than~~
4373 ~~eighteen inches (18") in diameter are permitted. Balloon height may~~
4374 ~~not exceed the finished floor elevation of the second floor of the~~
4375 ~~Building.~~
- 4376 ~~i. No additional signs are allowed. A sales tag, four square inches (4~~
4377 ~~sq. in.) or smaller may appear on each display item, as well as an~~
4378 ~~informational plaque or associated artwork not to exceed twelve~~
4379 ~~square inches (12 sq. in.). The proposed display shall be in~~
4380 ~~compliance with the City Sign Code, Municipal Code Title 12, the~~
4381 ~~City's Licensing Code, Municipal Code Title 4, and all other~~
4382 ~~requisite City codes.~~

4383 **HISTORY**

4384 *Adopted by Ord. 00-51 on 9/21/2000*

4385 *Amended by Ord. 05-49 on 8/4/2005*

4386 *Amended by Ord. 06-69 on 10/19/2006*

4387 *Amended by Ord. 09-10 on 3/5/2009*

4388

4389 **15-2.6-1311 Criteria For Bed And Breakfast Inns**

4390 A Bed and Breakfast Inn is an Allowed Use subject to an Administrative Conditional Use
4391 Permit. No permit may be issued unless the following criteria are met:

- 4392 A. The Use is in a Historic Building and/or Structure or addition thereto, or a
4393 Historically Compatible Structure.
- 4394 B. The Applicant will make every attempt to rehabilitate the Historic portion of the
4395 Structure.
- 4396 C. The Structure has at least two (2) rentable rooms. The maximum number of
4397 rooms will be determined by the Applicant's ability to mitigate neighborhood
4398 impacts.
- 4399 D. In Historic Buildings and/or Structures, the size and configuration of the rooms
4400 are Compatible with the Historic character of the Building and neighborhood.
- 4401 E. The rooms are available for Nightly Rental only.

F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures there must be twenty-four (24) hour on-Site management and check-in.

G. Food service is for the benefit of overnight guests only.

H. No Kitchen is permitted within rental room(s).

I. Parking on-Site is required at a rate of one (1) space per rentable room. The Planning Director may waive the parking requirement for Historic Buildings and/or Structures if the Applicant proves that:

1. no on-Site parking is possible without compromising the Historic Building and/or Structure or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and
2. the Structure is not economically feasible to restore or maintain without the adaptive Use.

J. The Use complies with Section 15-1-10, Conditional Use review.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

15-2.6-912 Parking Regulations

New construction must provide Off-Street parking. The parking must be on-Site or paid by fee in lieu of on-Site parking set by Resolution equal to the parking obligation multiplied by the per space parking fee/in-lieu fee. The parking obligation is as follows:

A. **RESIDENTIAL USE.** See Parking Requirements shown in Chapter 15-3.

B. **NON-RESIDENTIAL USE.** Non-Residential Uses must provide parking at the rate of six (6) spaces per 1,000 square feet of Building Area, not including bathrooms, and mechanical and storage spaces¹. Churches, Auditoriums, Assembly Halls and Indoor Entertainment Businesses generate a parking obligation shown in Chapter 15-3.

Fully enclosed Parking Spaces and associated maneuvering spaces are not included in the Floor Area.

C. **GENERAL PARKING REGULATIONS.** Property Owners may not install a driveway across the Main Street sidewalk to meet on-Site parking requirements without a variance and an obligation to reconstruct adjacent portions of the Main Street sidewalk to render the driveway crossing ADA accessible and convenient to pedestrians as possible. The sidewalk reconstruction must include lighting and landscaping.

An Applicant may appeal the staff's measurement of Floor Area to determine the parking requirement to the Board of Appeals in accordance with the International Building Code.

4441 The Planning Commission may recommend to the City Council that new
4442 additions to Historic Buildings and/or Structures be exempt from a portion of or all
4443 parking requirements where the preservation of the Historic Building and/or
4444 Structure has been guaranteed to the satisfaction of the City.

4445 D. **PRE 1984 PARKING EXCEPTION.** Lots, which were current in their assessment
4446 to the Main Street Parking Special Improvement District as of January 1, 1984,
4447 are exempt from the parking obligation for a Floor Area Ratio (FAR) of 1.5.
4448 Buildings that are larger than 1.5 FAR are Non-Conforming Buildings for Off-
4449 Street parking purposes.

4450 To claim the parking exemption for the 1.5 FAR, the Owner must establish
4451 payment in full to the Main Street Parking Special Improvement District prior to
4452 January 1, 1984.

4453 Additions or remodels to Non-Conforming Churches, Auditoriums, Assembly
4454 Halls and Indoor Entertainment Businesses, that reduce the net parking demand
4455 must not prompt an additional Off-Street parking obligation.

4456 E. See SectionChapter 15-3 Off Street Parking for additional parking requirements.

4457 ¹Mechanical and storage spaces must be in accordance with IBC requirements in order
4458 to be subtracted from the Building Area; it is the intent of this Code that closets and
4459 shelves in occupied spaces are included in the Area measured for the parking
4460 requirement. For Condominium Units, the Building Area is the total Area of the Unit.

4461 **HISTORY**

4462 Adopted by Ord. 00-51 on 9/21/2000

4463 Amended by Ord. 06-69 on 10/19/2006

4464 Amended by Ord. 09-10 on 3/5/2009

4465

4466 **15-2.6-613 Architectural Review**

4467 Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning
4468 Department shall review the proposed plans for compliance with the Design Guidelines
4469 for Historic Districts and Historic Sites Chapter 15-13, Historic Preservation LMG
4470 Chapter 15-11, and Architectural Review LMG Chapter 15-5.

4471 Appeals of departmental actions on compliance with the Design Guidelines for Historic
4472 Districts and Historic Sites Chapter 15-13, Historic Preservation LMG Chapter 15-11,
4473 and Architectural Review LMG Chapter 15-5 are heard by the Board of Adjustment as
4474 outlined in Section 15-1-18 of the Code.

4475 **HISTORY**

4476 Adopted by Ord. 00-51 on 9/21/2000

4477 Amended by Ord. 06-69 on 10/19/2006

4478 Amended by Ord. 09-23 on 7/9/2009

4479 Amended by Ord. 15-53 on 12/17/2015

4480

4481 **15-2.6-14 Vegetation Protection**

4482 The Property Owner must protect Significant Vegetation during any Development
4483 activity. Significant Vegetation includes large trees six inches (6") in diameter or greater
4484 measured four and one-half feet (4½') above the ground, groves of smaller trees, or
4485 clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more
4486 measured at the drip line.

4487 Development plans must show all Significant Vegetation within twenty feet (20') of a
4488 proposed Development. The Property Owner must demonstrate the health and viability
4489 of all large trees through a certified arborist. The Planning Director shall determine the
4490 Limits of Disturbance and may require mitigation for loss of Significant Vegetation
4491 consistent with landscape criteria in LMG Chapter Section 15-3-3~~(D)~~ and Title 14.

4492 HISTORY

4493 *Adopted by Ord. 00-51 on 9/21/2000*

4494 *Amended by Ord. 06-69 on 10/19/2006*

4495

4496 **15-2.6-15 Signs**

4497 Signs are allowed in the HCB District as provided in the Park City Sign Code, Title 12.

4498 HISTORY

4499 *Adopted by Ord. 00-51 on 9/21/2000*

4500

4501 **15-2.6-16 Related Provisions**

- 4502 • Fences And Retaining Walls. LMG Chapter Section 15-4-2.
- 4503 • Accessory Apartments. LMG Chapter Section 15-4-7.
- 4504 • Placement of Satellite Receiving Antennas. LMG Chapter Section 15-4-13.
- 4505 • Telecommunication ~~Facility~~Facilities. LMG Chapter Section 15-4-14.
- 4506 • Off-Street Parking. LMG Chapter 15-3.
- 4507 • Landscaping. Title 14; LMG Chapter Section 15-3-3~~(D)~~ and Chapter 15-5.
- 4508 • Lighting. LMG Chapters Sections 15-3-3~~(C)~~, 15-5-5~~(I)~~.
- 4509 • Historic Preservation~~Board~~. LMG Chapter 15-11.
- 4510 • Park City Sign Code. Title 12.
- 4511 • Architectural Review. LMG Chapter 15-5.
- 4512 • Snow Storage. LMG Chapter Section 15-3-3~~(E)~~.
- 4513 • Parking Ratio Requirements. LMG Chapter Section 15-3-6.
- 4514 • Passenger Tramways and Ski Base Facilities. LMG Chapter Section 15-4-18.

4515 HISTORY

4516 *Adopted by Ord. 00-51 on 9/21/2000*

4517 **15-4 Supplemental Regulations**

4518 15-4-1 Purpose

4519 15-4-2 Fences and Retaining Walls

4520 15-4-3 Home Occupation

4521 15-4-4 Secondary Living Quarters

4522 15-4-5 Lockout Units

4523 15-4-6 Guest Houses

4524 15-4-7 Accessory Apartments

4525 15-4-8 Group Care Facilities

4526 15-4-9 Child Care And Child Care Facilities

4527 15-4-10 Timeshare Projects

4528 15-4-11 Timeshare Conversion

4529 15-4-12 Condominium Conversion

4530 15-4-13 Placement Of Satellite Receiving Antennas

4531 15-4-14 Telecommunication Facilities

4532 15-4-15 Outdoor Display Of Works Of Art On City-Owned Property

4533 15-4-16 Temporary Structures, Tents, And Vendors

4534 15-4-17 Setback Requirements For Unusual Lot Configurations

4535 15-4-18 Passenger Tramways And Ski Base Facilities

4536 15-4-19 Review Criteria For Vehicle Control Gates

4537 15-4-20 Special Events And Temporary Change Of Occupancy Permits

4538 15-4-21 Goods and Uses To Be Within Enclosed Buidling

4539 (...)

4540 **15-2.5-1315-4-21 Goods And Uses To Be Within Enclosed Building**

4541 A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as
4542 an Allowed or Conditional Use, or allowed with an Administrative Permit, all
4543 goods, including food, beverage, and cigarette vending machines, and last mile
4544 parcel pick-up stations must be within a completely enclosed Structure. New
4545 construction of enclosures for the storage of goods shall not have windows
4546 and/or other fenestration that exceeds a wall-to-window ratio of thirty percent
4547 (30%). This section does not preclude temporary sales in conjunction with a
4548 Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-
4549 2.5-1311(B)(3) for outdoor display of bicycles, kayaks, and canoes.

4550
4551 B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor uses may
4552 be allowed by the Planning Department upon the issuance of an Administrative
4553 Conditional Use permit Permit, or an Administrative Permit, or Conditional Use
4554 Permit as described herein, pursuant to the Zoning in which the Use is located.
4555 The Applicant must submit the required Application application, pay all applicable
4556 fees, and provide all required materials and plans. Appeals of Departmental
4557 Aactions are heard by the Planning Commission.

4558
4559 1. **OUTDOOR DINING.** Outdoor dining may requires an Administrative
4560 Conditional Use Permit, Administrative Permit, or Conditional Use Permit,

pursuant to the Zoning in which the Use is located, and is subject to the following criteria:

- a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.
- b. The proposed seating Area does not impede pedestrian circulation.
- c. The proposed seating Area does not impede emergency Access or circulation.
- d. The proposed furniture is Compatible with the Streetscape.
- e. No music or noise is in excess of the City Noise Ordinance, Title 6.
- f. No Use after 10:00 p.m.
- g. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.

2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Commercial Outdoor grills and/or beverage service stations may require an Administrative Conditional Use permit Permit, Administrative Permit, or Conditional Use Permit, pursuant to the Zoning in which the Use is located, and are subject to the following criteria:

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

3. **COMMERCIAL OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes, and similar items for Commercial purposes may, requires an Administrative Conditional Use Permit, Administrative Permit, or Conditional Use Permit, pursuant to the Zoning in which the Use is located, and is subject to the following criteria:

- a. The Area of the proposed bicycle, kayak, motorized scooters, or canoes, or similar items storage or display is on private Property and not in Areas of required parking or landscaped planting beds.
- b. Bicycles, kayaks, and canoes, and similar items may be hung on a Historic Structure Building if sufficient Site Area is not available,

provided the display does not impact or alter the architectural integrity or character of the Structure.

- c. No more than a total of fifteen (15) pieces of equipment may be displayed.
- d. Outdoor display is only allowed during Business hours.
- e. Additional outdoor storage Areas may be considered for rental bicycles, or motorized scooters, or similar items provided there are no or only minimal impacts on landscaped Areas, Parking Spaces, and pedestrian and emergency circulation.

4. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require an Administrative Conditional Use permit Permit, pursuant to the Zoning in which the Use is located. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:

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

5. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise ~~is subject to~~ requires an Administrative Conditional Use Permit, Administrative Permit, or Conditional Use Permit, pursuant to the Zoning in which the Use is located, and is subject to the following criteria:

- a. The display is immediately available for purchase at the Business displaying the item.
- b. The merchandise is displayed on private property directly in front of or appurtenant to the Business which displays it, so long as the private Area is in an alcove, recess, patio, or similar location that provides a physical separation from the public sidewalk. No item of merchandise may be displayed on publicly owned Property including any sidewalk or prescriptive Right-of-Way regardless if the property Line extends into the public sidewalk. An item of merchandise may be displayed on commonly owned Property; however, written permission for the display of the merchandise must be obtained from the Owner's association.
- c. The display is prohibited from being permanently affixed to any Building. Temporary fixtures may not be affixed to any Historic Building in a manner that compromises the Historic integrity or Façade Easement of the Building as determined by the Planning Director.
- d. The display does not diminish parking or landscaping.

- e. The Use does not violate the Summit County Health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum, forty-four inches (44") of clear and unobstructed Access to all fire hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.
- f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.
- g. The display shall not create a hazard to the public due to moving parts, sharp edges, or extension into public Rights-of-Way, including sidewalks, or pedestrian and vehicular Areas; nor shall the display restrict vision at intersections.
- h. No inflatable devices other than decorative balloons smaller than eighteen inches (18") in diameter are permitted. Balloon height may not exceed the finished floor elevation of the second floor of the Building.
- i. No additional signs are allowed. A sales tag, four (4) square inches or smaller may appear on each display item, as well as an informational plaque or associated artwork not to exceed twelve (12) square inches (12 sq. in.). The proposed display shall be in compliance with the City Sign Code, Municipal Code Title 12, the City's Licensing Code, Municipal Code Title 4, and all other requisite City codes.

15-5-5 Architectural Design Guidelines

- A. **PROHIBITED ARCHITECTURAL STYLES AND MOTIFS.** The following architectural styles and motifs are prohibited in Park City because these styles and motifs have a strong connection or association with other regions:
1. A-frame Structures;
 2. Geodesic dome Structures;
 3. Mediterranean motifs;
 4. Tudor or mock Tudor, half timbering;
 5. Swiss chalets;
 6. Highly ornate Victorian;
 7. Rustic frontier;
 8. Colonial;
 9. Nouveau-Chateau, French Provincial, Fairy Tale or Castle. Tower features and turrets may be allowed if roofs are not conical and if the roof line is integrated into the main Structure. Round exterior walls are permitted but not as semi-detached round rooms, i.e., a round room may not exceed 270 degrees;
 10. New Structures designed to imitate Historic Buildings and/or Structures built in Park City or elsewhere, unless the project complies with the Historic District Architectural Guidelines.
 11. Exemption. The above provisions addressing Tudor, Victorian, and colonial styles and tower elements shall not apply in the Prospector Park Subdivision.
- B. **PROHIBITED SIDING MATERIALS.** The following siding, fascia, and soffit materials are prohibited because they have proved to be unsuitable for Use in Park City due to the extreme climate, or because their appearance is such that the values of adjoining or abutting Properties are adversely affected:
1. Thick shake shingles;
 2. Ceramic tiles;
 3. Slump bloc, weeping mortar;
 4. Plastic or vinyl siding;
 5. Used brick;
 6. Synthetic stone products such as simulated stone or brick, cultured stone or brick, pre-cast stone or concrete imbedded with stone fragments;
 7. Lava rock, clinkers;
 8. Asphalt siding;

4713 9. Plywood siding, ~~except that plywood may be approved by the Planning~~
4714 ~~Director if utilized as a base for board and batten siding;~~

4715 10. Aluminum siding ~~is generally not considered an appropriate material. The~~
4716 ~~Planning Director may, however, consider requests for the Use of~~
4717 ~~aluminum siding. The design of the Structure shall be consistent with the~~
4718 ~~Park City Design Guidelines. The Applicant will be required to bring a~~
4719 ~~sample of the type and color of siding to be approved by the Planning~~
4720 ~~Director. When aluminum siding is approved by the Planning Director, it~~
4721 ~~shall have a minimum thickness of .019 inches and shall be backed or~~
4722 ~~insulated with a minimum of 3/8 inch fiberboard of polystyrene foam;~~

4723 11. Vinyl, or other similar material derived from petroleum;

4724 12. Exemption. The Applicant is may request to use a prohibited siding
4725 material, but shall be required to bring a sample of the material and
4726 description of the application method of the requested siding and/or
4727 synthetic stone to be approved by the Planning Director.

4728 a. ~~Aluminum~~Vinyl siding, including soffits and fascia, and synthetic
4729 stone products may be permitted upon approval by the Planning
4730 Director, on Structures when such Structures are located in Areas
4731 predominately developed with Structures utilizing the same type of
4732 materials, such as in Prospector Village, Park Meadows and
4733 Prospector Park Subdivisions. The Applicant shall submit an exhibit
4734 documenting siding materials found in the surrounding
4735 neighborhood.

4736 b. Metal siding shall have a minimum thickness of .019 inches; shall
4737 be backed or insulated with a minimum of 3/8 inch fiberboard of
4738 polystyrene foam; and shall have a matte or flat finish.

4739 c. Plywood siding may be approved by the Planning Director if utilized
4740 as a base for board and batten siding;

4741 d. Existing Buildings with synthetic stone products and aluminum or
4742 vinyl siding may be re-sided or repaired using synthetic stone
4743 products and aluminum or vinyl siding with specific approval by the
4744 Planning Director.

4745 e. ~~The Applicant is required to bring a sample of the material and~~
4746 ~~description of the application method of the requested siding and/or~~
4747 ~~synthetic stone to be approved by the Planning Director and an~~
4748 ~~exhibit documenting siding materials found in the surrounding~~
4749 ~~neighborhood.~~

4750 C. **DESIGN ORNAMENTATION.** Architectural design in Park City has historically
4751 been simple. Highly ornate Buildings are inconsistent with the architectural
4752 patterns of the community, and due to the close proximity of one Development to
4753 another, inconsistent ornamentation may become unsightly and detract from
4754 Property values.

To add architectural interest to Buildings, special ornamental siding materials may be used, provided that no more than twenty five percent (25%) of any facade of the Building is covered with ornamental siding. Examples of ornamental siding provided for information purposes only and not as a limitation, are as follows:

1. Fish scale cut shingles;
2. Half-timbered stucco;
3. Match-sticked wood or other inlays.

D. **NUMBER OF EXTERIOR WALL MATERIALS.** Different exterior siding materials add interest to a Building, and to the community as a whole, however, the Use of too many exterior materials, like excessive ornamentation, detracts from the values of adjoining Properties. Exterior walls of any Building may be sided with up to three (3) different materials per Building, but no more than three (3) materials may appear on any one (1) wall, including ornamental siding. Trim shall not be counted as a siding material, but ornamentation is counted as a siding material. If trim covers more than ten percent (10%) of a side of the Building, it shall be counted as a siding material on that side.

E. **ROOFING MATERIALS.** Because of the steep Grade changes within Park City, and the fact that residents and visitors are frequently in a position to look down on the City from the adjoining mountains, the appearance of roofs in Park City is of more significance than in other communities. Some roof types do not perform well in Park City's harsh climate. In addition, the Area's dry climate creates a high potential for wild land fires which makes the Use of wood roofs unsafe in some Areas. For these reasons, the following roof types are prohibited in Park City:

1. Untreated aluminum or metal, except that copper may be used;
2. Reflective materials;
3. **Roof colors shall be neutral and earth-tone**, brightly colored roofing such as bright red, blue, yellow, green, **white** or similar colors are highly visible. Exception: Green is allowed if it is determined that its hue, color, chroma and other attributes of color are similar to other earth tone colors currently approved in Park City. In no case shall the color be determined to be bright or highly reflective or towards the yellow tones of the color spectrum;
4. Wood shingles, including fire retardant, prohibited only in wild land interface zones. Wood roofs may be allowed on additions to existing Structures with wood roofs, only upon specific approval of the Chief Building Official. In addition, wood roofing may be allowed on later phases, which continue the specific design of existing projects and where the original phase has wood roofing.

Existing non-conforming Structures must comply with this section when the Structure's roof is replaced;

4796 5. Except on Historic renovations or reconstructions with adequate
4797 documentation, roof ornamentation such as scroll work, finials, and bead-
4798 and-dowel work are prohibited.

4799 F. **ROOF SHAPES**. The following roof shapes are prohibited in Park City as the
4800 dominant roof form because they either do not perform well in the harsh climate,
4801 or tend to detract from the value of adjoining Property. As minor roof elements,
4802 the following shapes may be allowed if approved by the Planning Director:

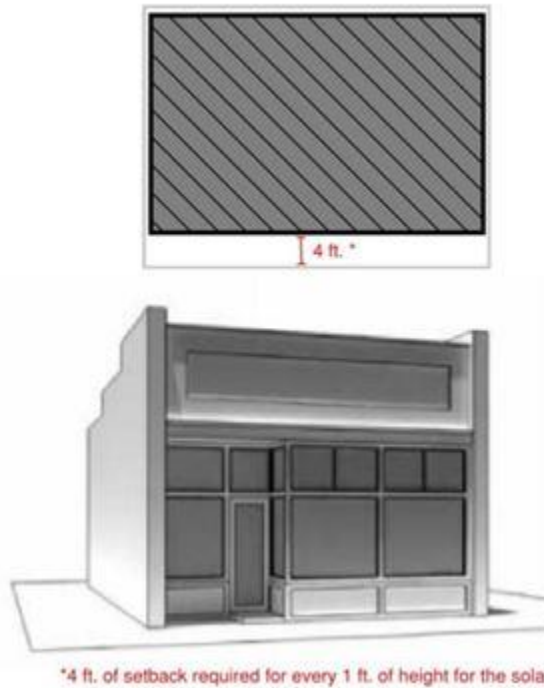
- 4803 1. Mansard or fake mansard roofs;
- 4804 2. Gambrel roofs;
- 4805 3. Curvilinear roofs;
- 4806 4. Domed roofs;
- 4807 5. Geodesic domes;
- 4808 6. Conical roofs, greater than 270 degrees around;
- 4809 7. A-frame or modified A-frame roofs.
- 4810 8. Mechanical equipment on roofs must be hidden with a visual barrier so it
4811 is not readily visible from nearby Properties.

4812 G. **SOLAR ENERGY SYSTEMS**. Any solar energy system shall be designed as
4813 follows:

- 4814 1. Solar Energy Systems shall be designed so as to be incorporated in the
4815 roof plan or architectural features of the structure to the best extent
4816 possible. Solar Energy Systems shall generally be mounted flush to the
4817 roof plane. In instances where due to the existing roof angle the panel
4818 needs to be angled from the roof plane for optimum solar gain, alternative
4819 designs may be considered upon review of a visual analysis and
4820 mitigation of visual impacts from surrounding properties.
- 4821 2. Solar panels, solar devices, and Solar Energy Systems and mounting
4822 equipment shall use non-reflective finishes such as an anodized finish.
- 4823 3. Solar energy systems in the Historic Districts are subject to the Design
4824 Guidelines for Historic Districts and Historic Sites and shall also meet the
4825 following:
 - 4826 a. On a Flat Roof, the Solar Energy System shall be mounted flush to
4827 the roof or on racks. When this is not possible, the Solar Energy
4828 System shall extend no more than five Feet (5') above the highest
4829 point of the roof. Solar Energy Systems shall be screened from
4830 view of the primary right-of-way by:
 - 4831 1) An existing parapet along the street-facing facade that is as
4832 tall as the tallest part of the Solar Energy System; or
 - 4833 2) Setting the Solar Energy System back from the edge of the
4834 roof facing the primary right-of-way at least four feet (4') for
4835 each one foot (1') of Solar Energy System height (including

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any necessary racks).



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- b. Solar Energy Systems are permitted on pitched roofs facing a rear or side lot line that is not visible from the right-of-way. The Solar Energy System shall be mounted flush on the pitched roof, with the system no more than one foot (1') from the surface of the roof at any point. Solar Energy Systems shall be screened from view of the primary right-of-way in the following ways:

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- 1) The Solar Energy System shall be located at least one foot (1') from the ridgeline of the pitched roof.

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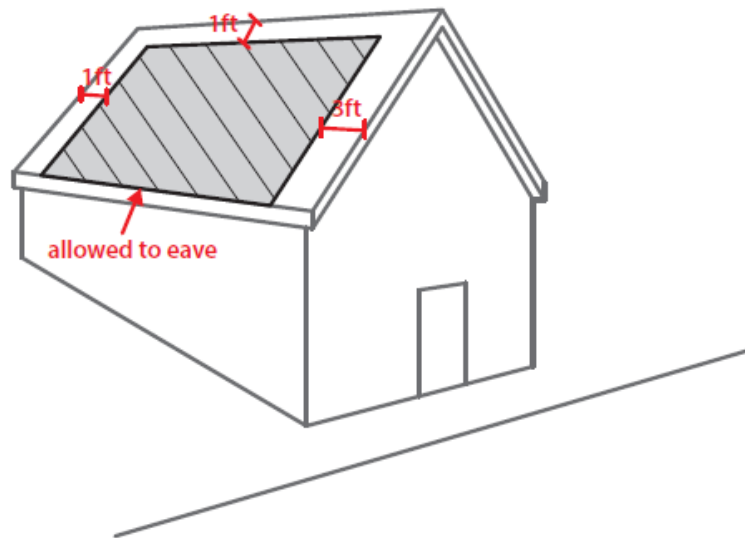
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- 2) The Solar Energy System shall be located at least three feet (3') from the edge of the roof facing a right-of-way and one foot (1') from the edge of the roof facing the rear property line.

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- 3) The Solar Energy System shall not alter the slope of the roof.



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- c. Solar shingles and Propanel-type/standing seam integrated products may be appropriate on roof surfaces visible from the primary right-of-way in the Historic Districts when it can be shown that they are sized similar to conventional asphalt shingles or metal roofing. They shall be similar in color to roofing materials in the Historic Districts and shall possess an anti-reflective top coating, such as Tempered Glass Tefzel Glazing or titanium dioxide. All metal surfaces shall have a matte finish.

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- d. Freestanding Solar Energy Systems shall meet all the setback requirements of an Accessory Building as outlined in the Historic zoning districts. They shall be installed in locations that minimize visibility from the public right-of-way. These systems shall be screened from the public right-of-way with materials such as fencing or vegetation of suitable scale for the Historic District.

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- e. Exceptions to the location and height of the Solar Energy System above the roof are subject to Planning Director approval based on a determination that:

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- 1) A professional experienced in energy-efficient construction has conducted an energy audit and the building has optimized its energy efficiency through other means; and

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- 2) The location of the Solar Energy System does not detract from the ~~historie~~Historic character of the site and/or the Historic District (by making the Solar Energy System a character-defining element of the building); and

- 4877 3) The application has demonstrated that the proposed plan will
4878 result in a net positive generation of 105% or greater.

4879 H. **SKYLIGHTS.** Any skylight, or other translucent roof material which allows the
4880 transmission of light from the interior of the Building to the exterior, shall be
4881 designed as follows:

- 4882 1. Skylights shall be limited to no more than twenty-five percent (25%) of the
4883 total roof Area;
- 4884 2. The skylight design shall facilitate the Use of natural light into the Building
4885 and any light emitted or reflected from the skylight shall be shielded from
4886 adjacent Properties;
- 4887 3. The skylight feature shall not be the highest point of the Structure; and
- 4888 4. The skylight feature shall be designed to fit as flush as possible with the
4889 roof. Skylights shall generally extend no more than two feet (2') above the
4890 roof plane.
- 4891 5. Skylights in the Historic Districts are subject to the Design Guidelines for
4892 Historic Districts and Historic Sites.

4893 I. **WINDOW TREATMENTS.** Windows other than rectangular windows may be
4894 used as accents and trim, but arched, rounded, or Bay Windows as the primary
4895 window treatment are prohibited. Untreated aluminum and untreated metal
4896 window frames are prohibited. Small pane colonial style windows are not
4897 allowed. Untreated aluminum, untreated metal, vinyl, and other similar window
4898 frames are generally not considered appropriate in the Historic Districts (HRL,
4899 HR-1, HR-2, HRM, HRC, HCB), and on any site designated as Historic outside of
4900 the Historic Districts. The Planning Director may, however, consider requests for
4901 the Use of these materials. The design of the Structure shall be consistent with
4902 the Park City Design Guidelines. The Applicant will be required to bring a sample
4903 of the type and color of the material to be approved by the Planning Director.

4904 J. **LIGHTING.**

- 4905 1. **PURPOSE.** The functional objectives in providing exterior Area lighting
4906 are to illuminate Areas necessary for safe, comfortable and energy
4907 efficient Use. The number of fixtures shall be limited to provide for safe
4908 entry and egress and for sign and Business identification. Illumination of
4909 new Building features for architectural enhancement is prohibited. Historic
4910 Buildings and/or Structures may be illuminated under the terms prescribed
4911 in this Code.

4912 With the exception of Americans with Disabilities Act lighting
4913 requirements, the minimum lighting standards generally applied and
4914 recommended by the Illuminating Engineering Society of North America
4915 (IES), are observed by this Code.

- 4916 2. **CONFORMANCE WITH APPLICABLE CODES.** All outdoor electrically
4917 powered illuminating devices shall be installed in conformance with the
4918 provisions of this Code, the International Building Code, the Electrical

Code, and the Sign Code under the appropriate permit and inspection.
When discrepancies in these Codes exist, the most restrictive shall apply.

3. **APPROVED MATERIALS AND METHODS OF CONSTRUCTION OR INSTALLATION/OPERATION.**

The provisions of this Code are not intended to prevent the Use of any design, material or method of installation or operation not specifically prescribed by this Code, provided any such alternate has been approved. The Chief Building Official may approve any such proposed alternate providing he/she finds that:

- a. The alternative provides approximate equivalence to the applicable specific requirement of this Code;
- b. The alternative is otherwise satisfactory and complies with the intent of this Code; or
- c. The alternate has been designed or approved by a registered professional engineer and the content and function promotes the intent of this Code.

4. **SUBMISSION OF PLANS AND EVIDENCE OF COMPLIANCE WITH CODE.**

- a. The Applicant for any permit required by any provisions of the laws of this jurisdiction in connection with proposed work involving outdoor lighting fixtures shall submit, as part of the Application for permit, evidence that the proposed lighting fixtures and Light Source will comply with this Code. The submission shall contain the following:

- 1) Plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, and installation and electrical details;
- 2) Description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description may include, but is not limited to, catalog cuts by manufacturers, and drawings, including section where required;
- 3) Photometric data, such as that furnished by manufacturers or similar showing the angle of the cut off or light emission. A point by point light plan may also be required to determine the adequacy of lighting over the entire Site.

Additional information may be required elsewhere in the laws of this jurisdiction upon Application for the required permit.

- b. Lamp or Fixture Substitution. On commercial Structures if any outdoor light fixture or the type of Light Source therein is proposed to be changed after the permit has been issued, a change request must be submitted to the Planning Department for approval.

4960 Adequate information to assure compliance with this Code must be
4961 provided and the request must be received prior to substitution.

4962 5. **SHIELDING.** All non-exempt outdoor lighting fixtures shall have shielding
4963 as required by Table 1 of this Chapter below.

4964 a. Historic District Shielding and Fixture Exemption. Fixtures in the
4965 HR-L, HR-1, HR-2, HCB, HRM, and HRC Zoning Districts that
4966 replicate a Historic fixture shall be permitted to be installed without
4967 partial shields with the approval of the Planning Director. All fixtures
4968 shall be filtered and refractors that direct the light downward shall
4969 be installed if the bulb is exposed.

4970 Historic fixtures that are fifty (50) years or older and contribute to
4971 the architectural and cultural character of the Historic District, are
4972 exempt from these requirements.

4973 Architectural features on Historic Buildings and/or Structures may
4974 be illuminated with fully shielded fixtures.

4975 6. **WATTAGE/FIXTURE AND LIGHT SOURCE REQUIREMENTS.** Wattage,
4976 fixture and Light Source requirements as outlined in the following Table 1
4977 apply to all zones throughout the City:

4978 Table 1
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Light Source	Fully Shielded	Partially Shielded	Watt (Maximum Per Fixture)
High Pressure Sodium ¹		x	50
Low Pressure Sodium		x	55
Metal Halide ²	x		1,500
L Voltage/Halogen ³		x	50
Compact Fluorescent		x	75

4980 Other Sources: As approved by the Planning Director
4981 Note: "x" indicates the required standard.

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4983 ¹This is the standard Light Source for Park City and Summit County unless

otherwise noted in a specific section. Fully shielded fixtures are preferred but not required with this Light Source. Other sources are only permitted as noted. Residential porch lights and exterior garage and post lights may utilize incandescent bulbs, provided that the bulbs are Shielded. Lighting for signs may use halogen bulbs, provided that they are Shielded and directed at the sign face. Wattages outlined are the maximum and can be decreased under the Building Permit review process depending on the number and location of the fixture on each project. In no case shall the levels be reduced to levels below the Illuminating Engineering Society (IES) minimum standards.

²Metal Halide sources shall be permitted only for recreational sport field or ski Area Uses and installed only in one hundred percent (100%) fully enclosed Luminaries. Metal Halide lights shall also be filtered.

³Low voltage/halogen sources are permitted in landscaping lighting only.

7. **GAS STATION CANOPIES.** Gas station canopies may not exceed an average horizontal luminance level of eight (8) Foot Candles across the Site and the maximum point levels should not exceed fifteen (15) Foot Candles within the Area directly underneath the canopy.
8. **AREA LIGHTING - BUILDING CANOPY AND SOFFIT, WALL MOUNTED.** Area, stand alone or wall mounted fixtures shall not be mounted above eighteen feet (18') as measured from the top of the fixture to the adjacent Grade or horizontal plane being lit by the fixture. The horizontal luminance level along the sidewalk or Building Facade shall not exceed one (1) Horizontal Foot Candle with a uniformity ratio of 4:1.
9. **CONSTRUCTION SITES.** All commercial construction Sites shall submit a lighting plan as part of the Construction Mitigation Plan for the project prior to Building Permit issuance. Criteria for review shall include duration, number, location, height, Light Source, and hours of operation.
10. **LANDSCAPE LIGHTING.** The primary function of landscape lighting is to provide illumination for pathways, steps, and entrances to Buildings.
 - a. **Pathway Lighting.** Two types of lights can be selected: Three foot (3') bollards with louvers and ten foot (10') pole mounted, down directed Luminaries. Bollard lights shall be low voltage. The intent of pathway lights is to provide pools of light to help direct pedestrians along the path, not to fully illuminate the path. Steps and path intersections should be illuminated for safety. The maximum Foot Candle permitted on the ground is one (1) Horizontal Foot Candle or less.
 - b. **Highlighting, Backlighting.** Only low voltage systems are permitted. Lights must be partially shielded and light must not be directly off the Property. A maximum Foot Candle permitted at ten feet (10') is 0.6 Horizontal Foot Candles from the Light Source. Up-lighting is prohibited.

- 5027 c. Moonlighting. Low voltage systems may be placed in trees or on
5028 Buildings to give the effect of moonlight. Lights must be down-
5029 directed and partially shielded. A maximum Foot Candle permitted
5030 at ten feet (10') is 0.25 Horizontal Foot Candle from the Light
5031 Source. Up-lighting is prohibited.

5032 **11. RECREATIONAL LIGHTING.** Because of their unique requirements for
5033 nighttime visibility and their limited hours of operation, baseball diamonds,
5034 playing fields, tennis courts and ski area runs may Use the Light Source
5035 permitted under Table 1 above with the following conditions and
5036 exceptions:

- 5037 a. The height of outdoor recreational posts shall not exceed seventy
5038 feet (70') above Natural Grade. The average Horizontal Foot
5039 Candle shall not exceed 3.6 across the Area boundary with a
5040 uniformity ratio of 4:1. Ski area lighting may require higher
5041 illumination levels in some instances. Those levels shall be
5042 reviewed and approved by the Planning Commission under the
5043 Conditional Use process outlined in the LMC.
- 5044 b. All fixtures used for event lighting shall be fully shielded as defined
5045 in Section (4) herein, or be designed or provided with sharp, cutoff
5046 capability, so as to minimize up-light, spill light and glare.
- 5047 c. Recreational lighting shall be turned off within thirty (30) minutes of
5048 the completion of the last game, practice, or event. In general,
5049 recreational lighting shall be turned off after 11:00 p.m., unless an
5050 exception is granted by the Planning Director for a specific event or
5051 as approved as part of a Master Festival license.

5052 **12. RESIDENTIAL LIGHTING.**

- 5053 a. All exterior lights on porches, garage doors or entryways shall be
5054 shielded to prevent glare onto adjacent Property or public right of
5055 ways and light trespass into the night sky. Lights shall be directed
5056 at walkways or entries and shall not be directed into the night sky.
- 5057 b. Compact fluorescent fixtures are the recommended Light Source.
5058 High pressure sodium and incandescent bulbs may be permitted,
5059 provided the wattage is low and the light is Shielded and down-
5060 directed.
- 5061 c. Bare bulb light fixtures such as flood or spotlights are not permitted.
- 5062 d. Lighting exterior Building features for architectural interest is
5063 prohibited.
- 5064 e. Security lighting shall be fully shielded and shall be set on a timer
5065 or motion detector. Infrared sensor spotlights are the recommended
5066 light type for security.
- 5067 f. Private sport court facilities shall Use fully shielded fixtures and
5068 shall not Use the lights past 11 p.m.

- 5069 **13. SEASONAL DISPLAY OF LIGHTS.** Seasonal restrictions apply to the
5070 HCB, GC, LI and HRC zones. Residential Uses in the HR-1, HR-2, E,
5071 HRL, SF, RM, R-1, RDM, and RD zones are exempt from these
5072 requirements. Winter seasonal displays are permitted from the first of
5073 November to the 15th of April per the Park City Municipal Code.
- 5074 Displays should be turned off at midnight. Any color of lights may be used;
5075 however, the lights shall not be used to create advertising messages or
5076 signs. Spelling out the name of a Business is prohibited.
- 5077 **14. OUTDOOR DISPLAY LOTS.** Any Light Source permitted by this Code
5078 may be used for lighting of outdoor display Lots such as, but not limited to,
5079 automobile sales or rental, recreational vehicle sales, Building material
5080 sales, and seasonal goods, provided all the following conditions are met:
- 5081 a. All fixtures shall be Fully Shielded as defined in LMC Chapter 15-
5082 15.
- 5083 b. The maximum horizontal illumination across the Site shall not
5084 exceed an average Foot Candle of two (2) across the Site with a
5085 uniformity ratio of 4:1.
- 5086 c. Display lighting shall be turned off within thirty (30) minutes of
5087 closing of the Business. Lighting used after 11 p.m. shall be
5088 security lighting. Security lighting shall be required to be motion
5089 sensitive not permanently illuminated. Infrared sensor security
5090 lights are the only type of security light permitted.
- 5091 **15. PROHIBITIONS.** The following light fixtures and Light Sources are
5092 prohibited: mercury vapor lamps, laser Light Sources, unshielded
5093 floodlights or spotlights, metal halide, except for recreational Uses, see
5094 Section (10), and searchlights.
- 5095 **16. OTHER EXEMPTIONS.**
- 5096 a. Nonconformance. All other outdoor light fixtures lawfully installed
5097 prior to and operable on the effective date of the ordinance codified
5098 in this Chapter, including City owned or leased Street lights, are
5099 exempt from all requirements of this Code. On commercial projects,
5100 all such fixtures shall be brought into compliance with this Code
5101 upon any Application for any exterior Building Permit. On residential
5102 Structures, only new exterior fixtures on remodels or new additions
5103 must comply with this ordinance.
- 5104 b. Fossil Fuel Light. All outdoor light fixtures producing light directly by
5105 the combustion of natural gas or other fossil fuels are exempt from
5106 the requirements of this Code.
- 5107 c. Up-lighting. Up-lighting is permitted under the following conditions:
- 5108 1) The use of luminaires for up-lighting on any residentially or
5109 commercial zoned Lot or Property or within a City ROW or
5110 Open Space zone, is permitted only for City-funded or

5111 owned statues, public monuments, ground –mounted Public
5112 Art, or flags of the United States of America.

5113 2) All up-lighting shall be shielded and/or have beam-angle
5114 control and shall be aimed to limit the directed light to the
5115 illuminated object only.

5116 3) Up-lighting is permitted thirty (30) minutes before sunset and
5117 until 11:00 p.m.; or, one hour after the close of location
5118 based on normal hours of operations, whichever is later.

5119 **17. TEMPORARY EXEMPTION.**

5120 a. Requests. Any Person may submit a written request to the Planning
5121 Director for a temporary exemption. A temporary exemption request
5122 shall contain the following information:

5123 1) Specific exemption or exemption request;

5124 2) Type and Use of outdoor light fixtures involved;

5125 3) Duration of time for requested exemption;

5126 4) Total wattage;

5127 5) Proposed location on Site;

5128 6) Description of event or reason for need of exemption; and

5129 7) Other data as deemed necessary to adequately review and
5130 made a determination on the request.

5131 b. Approval; Duration. The Planning Department shall have ten (10)
5132 Business days from the date of a complete submission of the
5133 temporary request to act, in writing, on the request. The Planning
5134 Department shall approve the request if it finds that the exemption
5135 is necessary for public safety, security or other public necessity and
5136 the exemption does not materially subvert the purpose of this
5137 Chapter. If approved, the exemption shall be valid for not more than
5138 thirty (30) days from the date of approval. The approval shall be
5139 renewable by the Planning Director upon consideration of all the
5140 circumstances and provided a finding of public safety or necessity
5141 is made, and no intent to circumvent the intent of this Chapter is
5142 present. Each such renewed exemption shall be valid for not more
5143 than thirty (30) days.

5144 c. Denial/Appeal. If the request for a temporary exemption is denied,
5145 the Person making the request, in writing, may appeal the decision
5146 to the Planning Commission within ten (10) days of the denial as
5147 provided for in LMC Chapter 15-1.

5148 K. **TRASH AND RECYCLING ENCLOSURES**. In addition to County health
5149 standards, the following trash enclosure design standards shall apply:

- 5150 1. Trash and storage Areas shall be Screened by landscaping, Fencing,
5151 berms or other devices integral to overall Site and Building design;
- 5152 2. Trash and storage enclosures shall be designed and constructed of
5153 materials that are Compatible with the proposed or existing Building and
5154 with surrounding Structures. The enclosure's design, construction, and
5155 materials shall be substantial and consisting of masonry, steel, or other
5156 materials approved by the Planning and Building Department and capable
5157 of sustaining active use by residents and trash/recycling haulers. The
5158 design shall, if physically possible, include both a pedestrian door and a
5159 truck door or gate;
- 5160 3. Trash and storage Areas shall be well maintained including prompt repair
5161 and replacement of damaged gates, Fences and plants;
- 5162 4. Openings of trash enclosures shall be oriented away from public view or
5163 Screened with sturdy gates wide enough to allow easy Access for trash
5164 collection, where practical;
- 5165 5. The consolidation of trash Areas between Businesses and the Use of
5166 modern disposal techniques is encouraged.
- 5167 6. Exception. These standards shall not apply to existing Structures that
5168 have been built with zero Setbacks or when such enclosures would
5169 negatively impact Access, circulation, or snow removal efforts.

5170 L. **MECHANICAL EQUIPMENT**. All electrical service equipment and sub-panels
5171 and all mechanical equipment, including but not limited to, air conditioning, pool
5172 equipment, fans and vents, utility transformers, except those owned and
5173 maintained by public utility companies, and solar panels, shall be painted to
5174 match the surrounding wall color or painted or Screened to blend with the
5175 surrounding natural terrain. Roof mounted equipment and vents shall be painted
5176 to match the roof and/or adjacent wall color and shall be Screened or integrated
5177 into the design of the Structure. Minor exceptions to Setback requirements for
5178 Screened mechanical equipment may be approved by the Planning Director
5179 where the proposed location is the most logical location for the equipment and
5180 impacts from the equipment on neighboring properties, historic facades, and
5181 streetscapes can be mitigated and roof top mechanical placement and visual
5182 clutter is minimized.

5183 M. **PATIOS AND DRIVEWAYS**. A Building Permit is required for all non-bearing
5184 concrete flatwork, asphalt, and/or any Impervious Surface, regardless of size or
5185 area. This includes any repairs, alterations, modifications, and expansion of
5186 existing flatwork.

5187 N. **LANDSCAPING**. A complete landscape plan must be prepared for the limits of
5188 disturbance area for all Development activity. The landscape plan shall utilize the
5189 concept of Water Wise Landscaping for plant selection and location, irrigation,
5190 and mulching of all landscaped areas. The plan shall include foundation plantings
5191 and ground cover, in addition to landscaping for the remainder of the lot. The
5192 plan shall indicate the percentage of the lot that is landscaped, the percentage of

5193 the landscaping that is irrigated, the type of irrigation to be used, and
5194 Hydrozones. The plan shall identify all existing Significant Vegetation. The plan
5195 shall also identify the 50 percent (50%) of any Water Wise Landscaped area
5196 comprised of appropriate plants, trees, and shrubs. Any proposed boulders or
5197 rocks greater than two inches (2") in diameter and Gravel must be identified.

5198 Materials proposed for driveways, parking areas, patios, decks, and other hard-
5199 scaped areas shall be identified on the plan. A list of plant materials indicating
5200 the botanical name, the common name, quantity, and container or caliper size
5201 and/or height shall be provided on the plan. Refer to the Municipal Code of Park
5202 City Title 14-1-5 for a City approved Plant List. A diverse selection of plantings is
5203 suggested to provide plantings appropriate to the Park City climate and growing
5204 season, to provide aesthetic variety and to prevent the spread of disease
5205 between the same species. Artificial turf is allowed to be used in limited
5206 quantities on decks, pathways, recreation and play areas, or as a limited
5207 landscaping material on areas in which vegetation may be unsuccessful. Artificial
5208 turf's installation shall not pool water and be installed to allow for drainage. Areas
5209 of mulch shall be identified on the plan. Approved mulches include natural
5210 organic plant based or recycled materials. Gravel is only allowed in the following
5211 applications: as an approved walkway, patio, drainage plan, and/or defensible
5212 space. The Planning Director or his/her designee may determine if proposed
5213 defensible space areas are not required to include plantings. Any Gravel or stone
5214 within the HRL, HR-1, HR-2, HRM, HRC, or HCB Zoning Districts must meet the
5215 requirements of Park City's Design Guidelines for Historic District and Historic
5216 Sites. Gravel is not an allowed surface for parking, ground cover on berms or
5217 finished grade with a ratio greater than 3:1, within platted or zoned open space,
5218 or as a material in parking strips or City rights-of-way.

5219 To the extent possible, existing Significant Vegetation shall be maintained on Site
5220 and protected during construction. When approved to be removed, based on a
5221 Site Specific plan, Conditional Use, Master Planned Development, or Historic
5222 District Design Review approval, the Significant Vegetation shall be replaced with
5223 equivalent landscaping in type and size. The Forestry Manager or Planning
5224 Director may grant exceptions to this if upon their review it is found that
5225 equivalent replacement is impossible or would be detrimental to the site's existing
5226 and/or proposed vegetation. Multiple trees equivalent in caliper to the size of the
5227 removed Significant Vegetation may be considered instead of replacement in
5228 kind and size. Where landscaping does occur, it should consist primarily of native
5229 and drought tolerant species, drip irrigation, and all plantings shall be adequately
5230 mulched.

5231 A detailed irrigation plan shall be drawn at the same scale as the landscape plan
5232 including, but not limited to: a layout of the heads, lines, valves, controller,
5233 backflow preventer, and a corresponding legend and key. Landscaped areas
5234 shall be provided with a WaterSense labeled smart irrigation controller which
5235 automatically adjusts the frequency and/or duration of irrigation events in
5236 response to changing weather conditions. All controllers shall be equipped with
5237 automatic rain delay or rain shut-off capabilities.

5238 Irrigated lawn and turf areas are limited to a maximum percentage of the allowed
5239 Limits of Disturbance Area of a Lot or Property that is not covered by Buildings,
5240 Structures, or other Impervious paving, based on the size of the Lot or Property
5241 according to the following table:
5242

Lot Size	Maximum Turf or Lawn Area as a percentage of the allowed Limits of Disturbance Area of the Lot that is not covered by Buildings, Structures, or other Impervious paving
Greater than one (1) acre	25%
0.50 acres to one (1) acre	35%
0.10 acres to 0.49 acres	45%
Less than 0.10 acres	No limitation

5243 Where rock and boulders are allowed and identified on the Landscape Plan,
5244 these shall be from local sources. All noxious weeds, as identified by Summit
5245 County, shall be removed from the Property in a manner acceptable to the City
5246 and Summit County, prior to issuance of Certificates of Occupancy.

5247

5248 HISTORY

5249 *Adopted by Ord. 02-07 on 5/23/2002*

5250 *Amended by Ord. 06-56 on 7/27/2006*

5251 *Amended by Ord. 11-05 on 1/27/2011*

5252 *Amended by Ord. 12-37 on 12/20/2012*

5253 *Amended by Ord. 2018-27 on 5/31/2018*

5254 *Amended by Ord. 2019-30 on 5/30/2019*

5255

5256 **15-15 Defined Terms**

5257 (...)

5258 **Shared Driveway.** A single access vehicular way that is privately owned and
5259 maintained and provides access to two (2) or more Structures or off-street Parking
5260 Areas, which are located on individual Lots.

5261 (...)

Historic Preservation Board Staff Report



Subject: Material Deconstruction
Application: PL-20-04537
Author: Caitlyn Barhorst
Date: July 1, 2020
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposal, hold a public hearing, and consider approving the Material Deconstruction of the Significant Historic Site located at 180 Daly Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Description

Applicant: Dave Baglino and Kevin Horn
Location: 180 Daly Avenue
Zoning District: Historic Residential (HR-1) District
Historic Designation: Significant
Historic Period: Mature Mining Era (1894-1930)
Reason for Review: Land Management Code (LMC) [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction

Acronyms

HPB Historic Preservation Board
LMC Land Management Code
HDDR Historic District Design Review
HSI Historic Sites Inventory
SSCUP Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Executive Summary

The Applicant is proposing Material Deconstruction for the Significant Historic Site consisting of removal of the Historic Foundation for the construction of a new foundation with crawlspace. The applicant proposes to raise the Structure two feet (2') from the existing USGS elevation to protect against hillside erosion.

Background

On June 10, 2020, the Planning Department received a complete Historic District Design Review (HDDR) application. The property located at 180 Daly Avenue is designated as Significant on the Park City Historic Sites Inventory (HSI) (see [Historic Site Form](#)). The subject property is located in the Historic Residential (HR-1) Zoning District. Below is a list of previous and current applications regarding the property.

Table 1: Previous and current applications for 180 Daly Avenue

Permit Number	Application Type	Review Authority	Review Status
PL-20-04537	Historic District Design Review	HPB and Planning Department Staff	Under Review*
PL-15-02939	Historic District Design Review	HPB and Planning Department Staff	Approved** HPB: October 3, 2018 (Packet , page 119; and Minutes , page 20) Planning Department: November 6, 2018, Extension on October 22, 2019.
PL-16-03085	Steep Slope Conditional Use Permit for a proposed addition to the Historic Structure	Planning Commission	Approved*** Planning Commission: October 24, 2018 (Packet , page 69; and Minutes , page 7).
PL-18-03838	Plat Amendment (180 and 182 Daly Avenue)	Planning Commission and City Council	Approved (Ordinance 2018-37).
BD-18-26190	Demolition permit for the non-historic garage located at 182 Daly Avenue	Building Department	Approved

*Staff is reviewing the design of the proposed addition for compliance with LMC [§ 15-13](#).

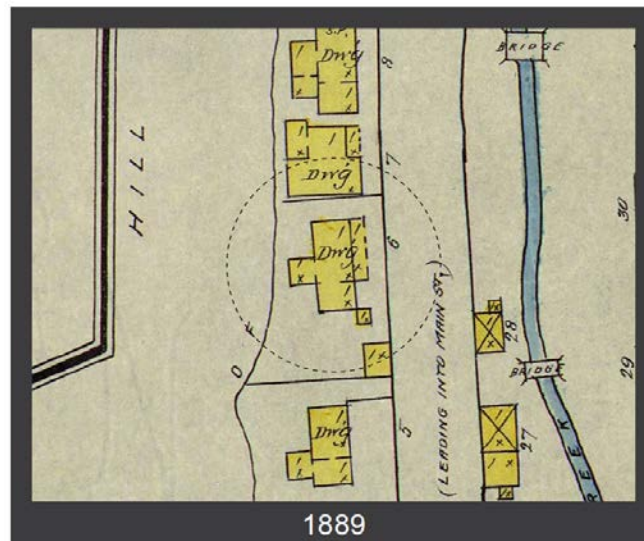
**The extension was granted to December 3, 2019 and expired as no building permit was submitted.

***The SSCUP expired on October 24, 2019. A new SSCUP application will be required once the addition to the Historic Structure is proposed.

History of Development on the Site

In 1889, this house was constructed as a hall-parlor on land legally owned by the Townsite Company, making it difficult to determine its first residents. Based on the Sanborn Fire Insurance Map of 1889, it is evident that the house was built as a one-story hall-parlor with a partial width front porch across the north half of the façade. There was a small square addition to the west side of the house and another small square addition on the southeast corner of the house. There was also a one-story outbuilding on the southeast corner of the site.

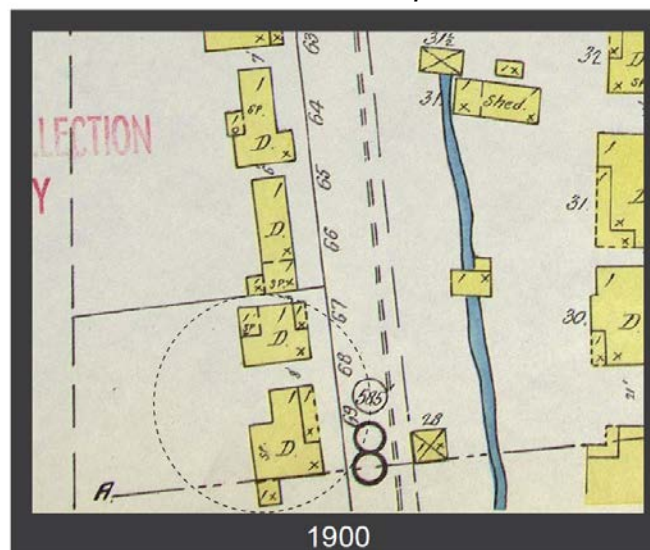
Figure 1: 1889 Sanborn Fire Insurance Map



By 1900, the house at 180 (noted as 6 on the above map) Daly Avenue had grown into a T-cottage type by adding a stem wing on the south end of the original hall-parlor. The T-shape or cross-wing cottage was a popular house form in Park City during the 1880s and 1890s; however, it began to decline after the 1890s when the form was replaced by the pyramid-roof cottage. The T-shape cottage by addition became an easy way to gain additional square footage for growing families during the 1880s and after 1900. The T-cottage by addition is generally quite a bit larger than a typical T-cottage as it incorporates the width of the original hall-parlor house.

In addition to the expansion of the house through the stem wing, a small one-story addition on the southwest corner of the house. The "S.P." written inside the house represents a stove pipe.

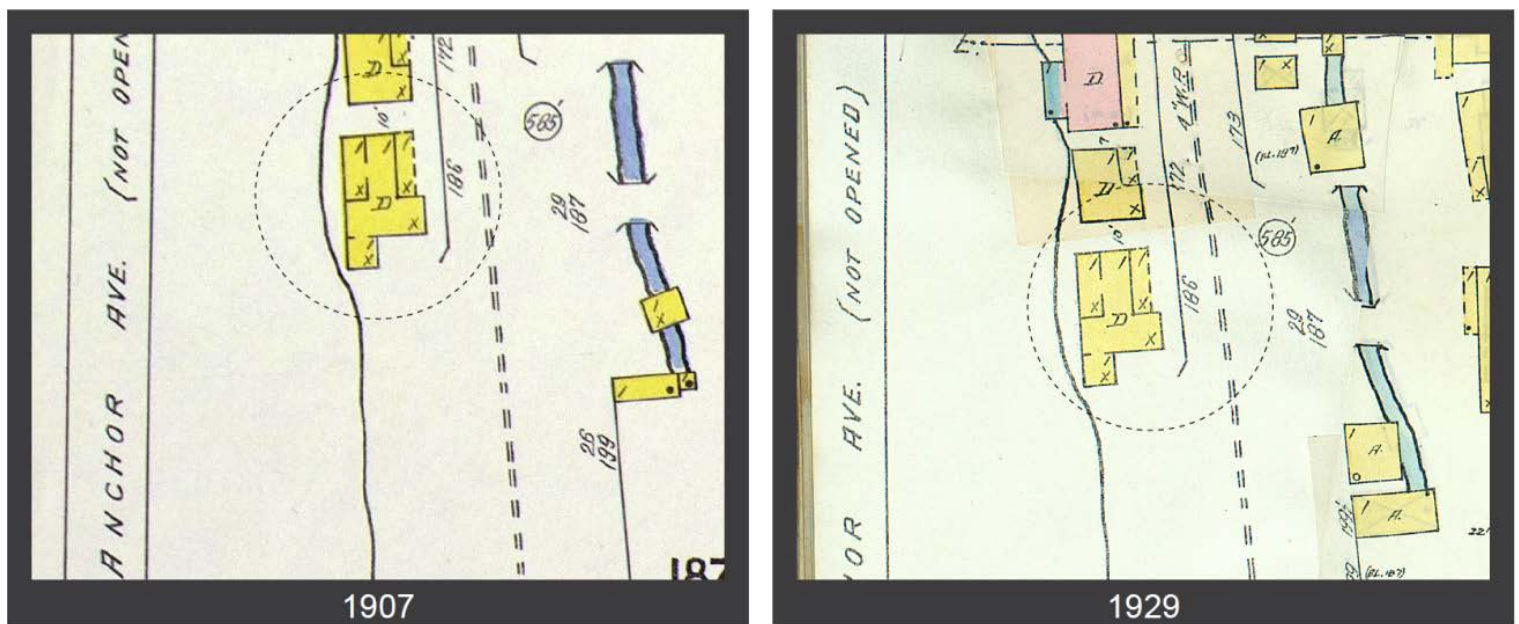
Figure 2: 1900 Sanborn Fire Insurance Map



By 1907, the house had been expanded again. This time, the addition on the west (rear) elevation was expanded north to the north wall of the original hall-parlor. This form remained unchanged in the 1929 Sanborn Fire Insurance map.

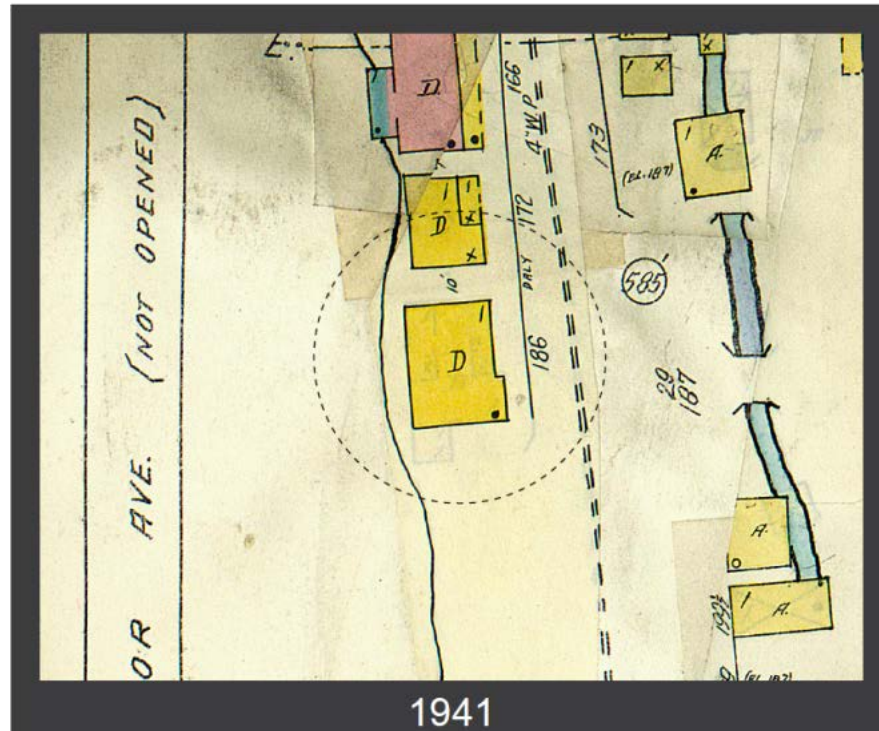
Following the death of Townsite Company trustees W. Mont. Ferry and David McLaughlin and subsequent lawsuits over their estates, W.I. Snyder was trusted with the responsibility of disbursing the parcels to individual owners who had been squatting for decades and had legitimate claims to property rights. In 1916, ownership was transferred to Sweden-born Alma Hansen (1870-1934), a resident of Park City since 1901.

Figure 3: 1907 and 1929 Sanborn Fire Insurance Map



In 1930, Alma's son Andrew Rudolph Swanson (1896-1954) bought the house from his mother and lived there with his wife Jennie and their children. The historic porch was removed between 1929 and 1941, and it is possible that Swanson completed this alteration. As depicted by the c.1941 tax photograph, the house was clad with drop novelty wood siding. Wood casement windows with divided lights were used throughout. A Craftsman era door is located on the façade, and a side door was on the north elevation. The tax photo also shows that on the north elevation, the addition across the west (rear) elevation has been attached to the roof ridge on the original hall-parlor.

Figure 4: 1941 Sanborn Fire Insurance Map



The 1949 tax card notes that the house has a patterned roofing material and an attached 6 foot by 8 foot root cellar on the northwest corner of the house. Following her husband's death in 1954, Jennie Swanson sold the house in 1957. The 1958 tax card shows that the house was recently vacated. The house then passed to Anthony Butkovich (owner 1957-1964) and then Elmer and Gertrude Sargent (owner 1964-1967).

The foundation is marked "none" and "sill" on the tax cards, which means the structure is likely resting on wood sill foundations and the Historic foundation does not consist of concrete or stone. [Historic Sites Form](#).

In 1967, the Sargents sold the property to Glen Avril Price. In 1990, the house was re-roofed and new siding and trim was installed, per the City's building permit files. On June 29, 1992, the Historic District Commission approved the construction of the existing two-car garage at the site and the existing garage was approved for demolition. The 1992 garage was demolished for the duplex dwelling at 182 Daly Avenue.

Image 1: Tax Photo circ. 1940



Image 2: Circ. 1981 photograph



Image 3: Circ. 2020 photograph



Analysis

Per LMC [§ 15-11-12.5\(A\)\(2\)](#) Historic Preservation Board Review for Material Deconstruction:

- A. All Applications for Material Deconstruction involving any Building(s) (main, attached, detached, or public, Accessory Buildings and/or Structures designated to the Historic Sites Inventory as Landmark or Significant shall be subject to review and approval, approval with conditions, or denied by the following Review Authorities:
(...)
- 2. The Historic Preservation Board shall review the following:
 - a. Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades.

Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.

All Routine Maintenance as well as removing and replacing of non-historic features will be reviewed and approved by staff per LMC [§ 15-11-12.5\(A\)\(1\)](#). This includes historic window restoration, non-historic window replacement, non-structural re-roof, and siding restoration and replacement.

The Historic Preservation Board shall review the following:

The Applicant is proposing Material Deconstruction for the Significant Historic Site consisting of removal of the Historic foundation for the construction of a new concrete foundation crawlspace. The applicant proposes to lift the Structure two feet (2') from the existing USGS Elevation of 7227.2 feet.

Figure 3: Existing Front (East) Elevation showing USGS floor level at 7227.2 feet.



Figure 4: Proposed Front (East) Elevation showing USGS floor level at 7229'-2 13/32".

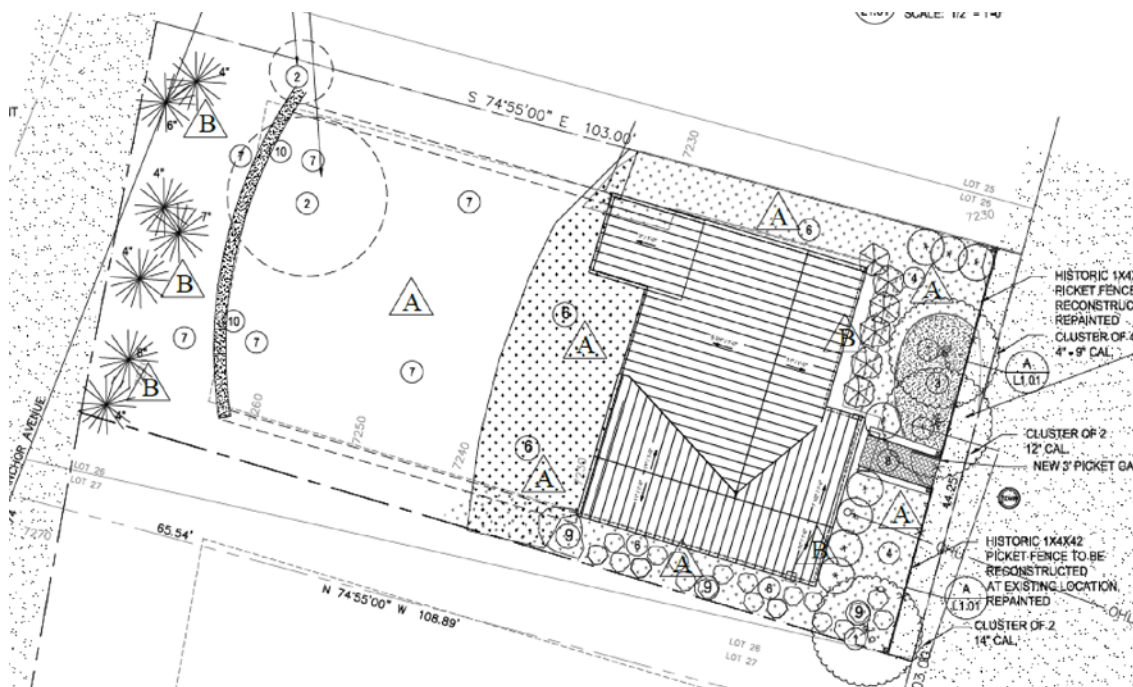


The proposed Material Deconstruction of the Historic foundation has been reviewed for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites, including;

A. Universal Guidelines	Analysis of Proposal
Universal Guideline No. 1	Complies; The Use is not proposed to change from a Single-Family Dwelling.
Universal Guideline No. 2	Complies; The Historic footprint as seen in the 1941 Sanborn Map will be retained.
Universal Guideline No. 3	Complies; The Historic exterior features will be retained and preserved.
Universal Guideline No. 4	Complies; The applicant is proposing to Reconstruct the Historic windows and doors based on photographic evidence.
Universal Guideline No. 5	Complies as Conditioned (COA #4).
Universal Guideline No. 6	Complies; The applicant is proposing to remove the non-historic windows, doors, and siding.
Universal Guideline No. 7	Complies; No non-historic architectural elements are proposed.
Universal Guideline No. 8	Complies as Conditioned (COA #5).
Universal Guideline No. 9	Complies; The proposed foundation construction does not destroy any historic materials, features, or spatial relationships that characterize the historic site.
Universal Guideline No. 10	Complies; The proposed foundation is necessary for the Rehabilitation and does not negatively impact the historic site character.
B. Specific Guidelines	Analysis of Proposal
1. Site Design	
a. Building Setback and Orientation	Complies; The existing Front and Side Setbacks and original location of the main entry is maintained.
b. Topography and Grading	Complies; The character of the site is not significantly altered and the natural topography is maintained where feasible.
c. Landscaping and Vegetation	Complies; The majority of on-site plantings are maintained and the submitted landscape plan complies with LMC § 15-5-5(N).
d. Retaining Walls	Complies; The retaining wall at the rear of the Historic Structure is proposed to be constructed of concrete with a natural stone veneer; there are no existing Historic retaining walls. See Figure 5 below.

e. Fences	Complies; The applicant is proposing to reconstruct the Historic fence to resemble the one seen in the circ. 1940 tax photograph.
2. Primary Structures	
a. Exterior Walls	Complies; The applicant is proposing to restore the original windows and doors openings and restore the Historic wood siding. See Condition of Approval #4.
b. Foundation	Complies; The structure will not be raised more than two feet (2') from its original floor elevation upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6") of the new foundation visible above final grade on the primary and secondary façades.
c. Doors	Complies; The applicant is proposing to restore the Historic door.
d. Windows	Complies; The applicant is proposing to restore the Historic windows.
5. Garages	
a. Scenario 1: Basement Addition without a Garage	Complies; The structure will not be raised more than two feet (2') from its original floor elevation upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6") of the new foundation visible above final grade on the primary and secondary façades. No basement is proposed, only crawlspace.

Figure 5: Site Plan



Department Review

The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on June 17, 2020. Staff mailed courtesy notice to property owners within 100 feet on June 17, 2020. The *Park Record* published notice on June 17, 2020. LMC [§ 15-1-21](#).

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Historic Preservation Board may approve the proposed Material Deconstruction of the Significant Historic Site located at 180 Daly Avenue;
- The Historic Preservation Board may deny the proposed Material Deconstruction of the Significant Historic Site located at 180 Daly Avenue; or
- The Historic Preservation Board may request additional information and continue the discussion to [date/date uncertain].

Exhibits

Exhibit A: Existing and Proposed Plans and Elevations

Exhibit B: Historic Preservation Plan

Exhibit C: Historic Site Inventory Form

Findings of Fact

1. The property is located at 180 Daly Avenue.
2. The legal description of the property is Lot A Daly Delight Plat Amendment. Parcel Number DALYDE-A.
3. The property is located in the Historic Residential (HR-1) Zoning District.
4. The property at 180 Daly Avenue is designated as Significant on the Park City Historic Sites Inventory.
5. On June 10, 2020 the Planning Department received a complete Historic District Design Review application.
6. The proposal complies with LMC § 15-2.2-3 Lot and Site Requirements, including:

Zoning Requirement	Analysis of Proposal
(A) Minimum Lot Size – 1,875 square feet	Complies; Lot contains 3,858 square feet.
(B) Minimum Lot Width – 25 feet	Complies; Lot Width is 44.24 feet.
(E) Maximum Building Footprint –	Complies; Proposed Footprint is 790 square feet.

1,539 square feet	
(F) Minimum Front and Rear Setback – 12 feet each for a total of 25 feet	Complies; The existing Historic Structure encroaches into the Front Setback but is a valid Complying Structure per LMC § 15-2.2-4
(I) Minimum Side Setbacks – 5 feet each for a total of 10 feet	Complies; Proposed Side Setbacks are 5 feet each for a total of 10 feet.

7. The proposal complies with LMC § 15-2.2-5 Building Height, including:

Zoning Requirement	Analysis of Proposal
Building Height – 27 feet from Existing Grade	Complies; Proposed height of the Historic Structure once on the new foundation will be approximately 17 feet, as measured, from Existing Grade
Final Grade within 4 feet of Existing Grade	Complies; Final Grade is within 4 vertical feet of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance.
(A) Maximum interior height of 35 feet	Complies; Proposed height is 9 feet, as measured.
(B) 10 foot minimum horizontal step	Complies; The existing Historic Structure measures approximately 17 feet from where the foundation meets the lowest point of existing grade.
(C) Roof Pitch	Complies; the Historic Roof Form is 12:12

8. The proposal complies with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including:

A. Universal Guidelines	Analysis of Proposal
Universal Guideline No. 1	Complies; The Use is not proposed to change from a Single-Family Dwelling.
Universal Guideline No. 2	Complies; The Historic footprint as seen in the 1941 Sanborn Map will be retained.
Universal Guideline No. 3	Complies; The Historic exterior features will be retained and preserved.
Universal Guideline No. 4	Complies; The applicant is proposing to Reconstruct the Historic windows and doors based on photographic evidence.
Universal Guideline No. 5	Complies as Conditioned (COA #4).
Universal Guideline No. 6	Complies; The applicant is proposing to remove the non-historic windows, doors, and siding.
Universal Guideline No. 7	Complies; No non-historic architectural elements are proposed.

Universal Guideline No. 8	Complies as Conditioned (COA #5).
Universal Guideline No. 9	Complies; The proposed foundation construction does not destroy any historic materials, features, or spatial relationships that characterize the historic site.
Universal Guideline No. 10	Complies; The proposed foundation is necessary for the Rehabilitation and does not negatively impact the historic site character.
B. Specific Guidelines	Analysis of Proposal
1. Site Design	
a. Building Setback and Orientation	Complies; The existing Front and Side Setbacks and original location of the main entry is maintained.
b. Topography and Grading	Complies; The character of the site is not significantly altered and the natural topography is maintained where feasible.
c. Landscaping and Vegetation	Complies; The majority of on-site plantings are maintained and the submitted landscape plan complies with LMC § 15-5-5(N).
d. Retaining Walls	Complies; The retaining wall at the rear of the Historic Structure is proposed to be constructed of concrete with a natural stone veneer; there are no existing Historic retaining walls.
e. Fences	Complies; The applicant is proposing to reconstruct the Historic fence to resemble the one seen in the circ. 1940 tax photograph.
2. Primary Structures	
a. Exterior Walls	Complies; The applicant is proposing to restore the original windows and doors openings and restore the Historic wood siding. See Condition of Approval #4.
b. Foundation	Complies; The structure will not be raised more than two feet (2') from its original floor elevation upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6") of the new foundation visible above final grade on the primary and secondary façades.
c. Doors	Complies; The applicant is proposing to restore the Historic door.
d. Windows	Complies; The applicant is proposing to restore the Historic windows.
5. Garages	
a. Scenario 1: Basement Addition without a Garage	Complies; The structure will not be raised more than two feet (2') from its original floor elevation

	upon the addition of the new concrete foundation, and the site will be re-graded following construction with no more than six inches (6”) of the new foundation visible above final grade on the primary and secondary façades. No basement is proposed, only crawlspace.
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9. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on June 17, 2020. Staff mailed courtesy notice to property owners within 100 feet on June 17, 2020. The *Park Record* published notice on June 17, 2020.
10. Per LMC [§ 15-11-12.5\(A\)\(2\)](#) Historic Preservation Board Review for Material Deconstruction The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.
11. The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.
12. Staff did not receive any public input at the time this report was published.

Conclusions of Law

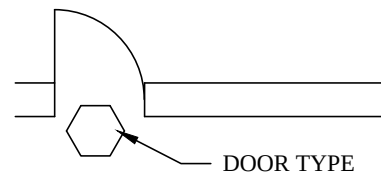
1. The proposal complies with the Land Management Code requirements pursuant to LMC [§ 15-2.2](#) Historic Residential (HR-1) District.
2. The proposal complies with the Land Management Code requirements pursuant to LMC [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

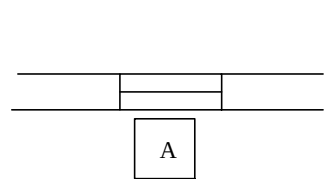
1. Final building plans and construction details shall reflect substantial compliance with the plans approved July 1, 2020 by the Historic Preservation Board regarding the proposed Material Deconstruction of the Historic foundation. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.

5. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
6. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
7. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
8. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
9. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
10. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
11. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
12. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
13. Prior to removal of any Historic material which is required to be reused, the applicant shall document their location and condition.
14. The historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the structure and does not enter the foundation. A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.
15. Per LMC 15-11-9 Preservation Policy, the Planning Department is authorized to require that the Applicant provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.

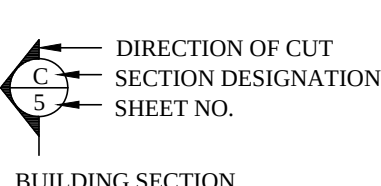
LEGEND



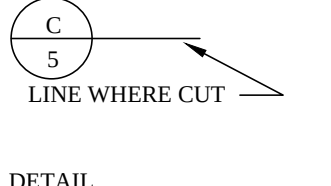
DOOR TYPE



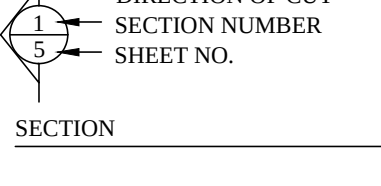
WINDOW REF.



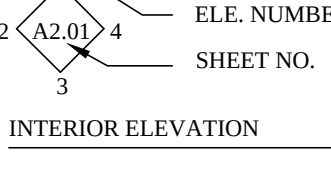
DIRECTION OF CUT
SECTION DESIGNATION
SHEET NO.



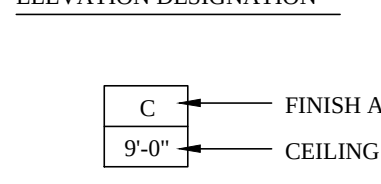
LINE WHERE CUT



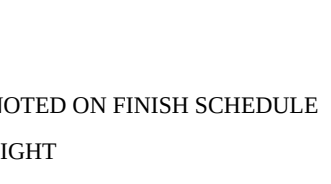
BUILDING SECTION



DETAIL



DIRECTION OF CUT
SECTION NUMBER
SHEET NO.



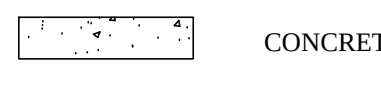
ELE. NUMBER
SHEET NO.



ELEVATION DESIGNATION



REFLECTED CEILING PLAN



EARTH



GRAVEL



CONCRETE



MASONRY



PARTITION WOOD STUD



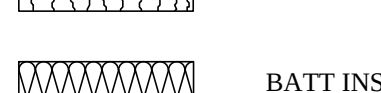
PARTITION METAL STUD



WOOD - ROUGH



WOOD - FINISH



PLYWOOD



STEEL



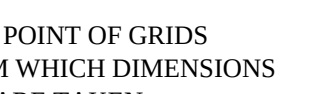
ACOUSTICAL TILE



BATT INSULATION



RIGID INSULATION



GLASS



DIRECTION OF SLOPE



BEGINNING POINT OF GRIDS
POINT FROM WHICH DIMENSIONS
FOR GRIDS ARE TAKEN



KEYED NOTES



POCCHES AND GENERAL SYMBOLS

SHEET INDEX

◦ A0.01

COVER SHEET

◦

SURVEY

◦ H2.01

HISTORIC PLANS

◦ H3.01

HISTORIC ELEVATIONS

◦ H3.02

HISTORIC DETAILS

◦ D1.01

SITE DEMO/PRESERVATION

◦ D2.01

DEMOPRESERVATION PLANS

◦ D3.01

DEMOPRESERVATION ELEVATIONS

◦ C1.01

PROPOSED REPLAT

◦ A1.01

SITE PLAN

◦ L1.01

LANDSCAPE PLAN

◦ A2.01

FLOOR PLANS

◦ A3.01

EXTERIOR ELEVATIONS

◦ A3.02

SECTIONS

◦ S1.1

STRUCTURAL NOTES

◦ S1.2

STRUCTURAL DETAILS

◦ S1.3

STRUCTURAL DETAILS

◦ S2.1

FOUNDATION & MAIN

◦ S2.2

ROOF FRAMING & LATERAL

◦ S2.3

LIFTING PLAN

◦ S3.1

STRUCTURAL DETAILS

◦ S4.1

STRUCTURAL DETAILS

HDDR DRAWINGS

4/17/2020

180 DALY AVE.

VICINITY MAP

SCALE: NONE

PROJECT DATA

APPLICABLE CODES

BUILDING CODE:	2015 IRC
PLUMBING CODE:	2015 IPC
MECHANICAL CODE:	2015 IMC
ELECTRICAL CODE:	2015 IEC, 2017 NEC
FIRE CODE:	2015 IFC
ENERGY CODE:	2015 IECC
GAS CODE:	2015 IFGC
ACCESSIBILITY:	2015 IBC, ADAAG

CONSTRUCTION RATINGS:		(TABLE R302.1)
WALLS		
EXTERIOR WALLS < 3'	1 HR	
EXTERIOR WALLS > 3'	0 HR	
PROJECTIONS < 3'	1 HR	
PROJECTIONS > 3'	0 HR	
WALL OPENINGS < 3'	NOT ALLOWED	
WALL OPENINGS > 3'	0 HR	

BUILDING SQUARE FOOTAGE:	
EXISTING MAIN:	790 SF

DIFERRED SUBMITTALS:

COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR
NORHT SALT LAKE CITY UT 84054

OWNERS

HORN PARTNERS
ARCHITECTURE

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DALY AVE. RESIDENCE
180 DALY AVE (HISTORIC HOME)
PARK CITY, UT

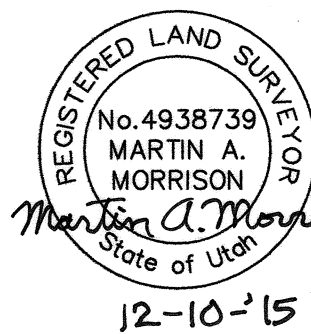
PROJECT

DRAWING DATE:	JOB NO.
DATE 1-31-2020	
DRAWN BY:	FILE NO.
CHECKED BY:	1308-A001

COVER SHEET

A0.01

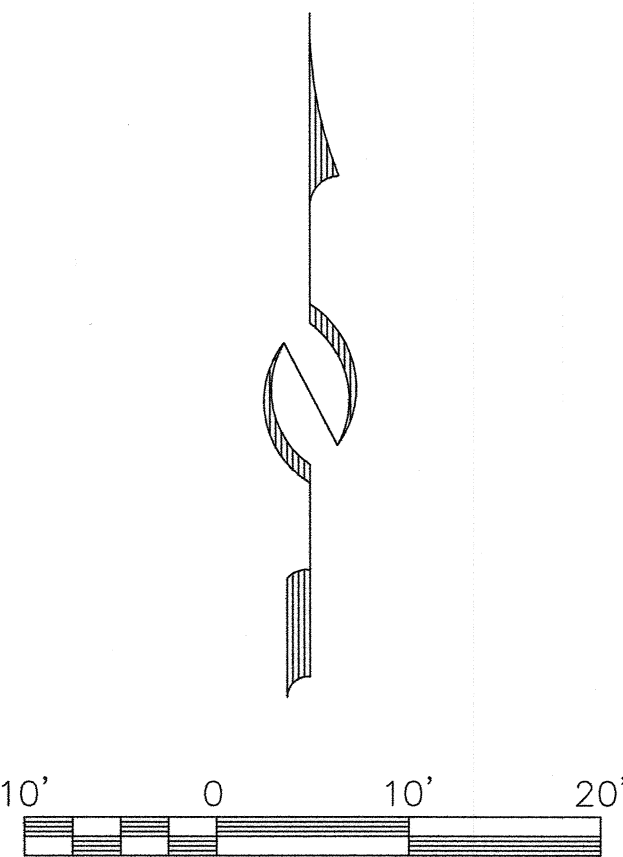
SURVEYOR'S CERTIFICATE

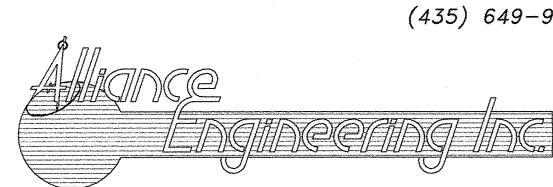


I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

1. Site Benchmark: Sanitary sewer manhole lid
Elevation=7229.18'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on December 1, 2015.
4. Property corners were found.
5. Snow coverage at the time of the survey was approximately 6". As a result, actual elevations may vary from elevations shown on this survey. In addition, monuments, improvements and/or conditions may exist which are not shown on this survey.



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	STAFF: MARSHALL KING MARTY MORRISON STEVE CONANT JESSE MORENO	EXISTING CONDITIONS & TOPOGRAPHIC MAP 180 DALY AVENUE BLOCK 74, PARK CITY SURVEY	SHEET 1 OF 1
	DATE: 12/10/15	FOR: WASATCH ENGINEERING CONTRACTORS JOB NO.: 11-11-15 FILE: X:\ParkCitySurvey\dwg\srvt\topo2015\111115.dwg		



210 DALY AVE.

200 DALY AVE.

180 DALY AVE.

172 DALY AVE.

166 DALY AVE.

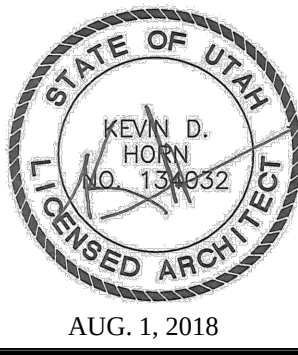
STREET SCAPE

NO SCALE



PROPERTIES

NO SCALE



DAVE BAGLINO
ADDRESS
CITY, STATE

OWNER

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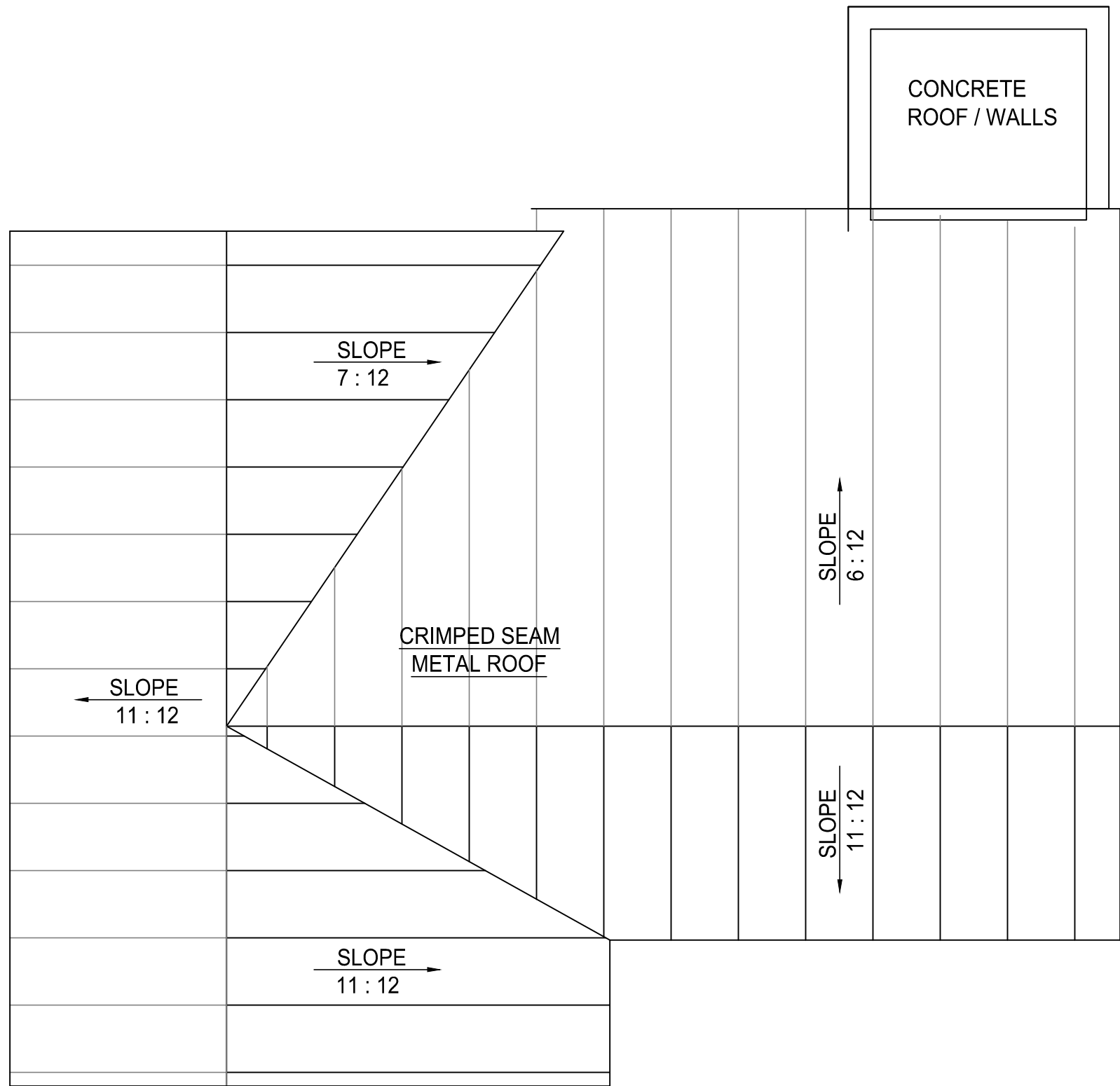
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DATE 8/23/2018	-
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CHECKED BY:	1512-H102

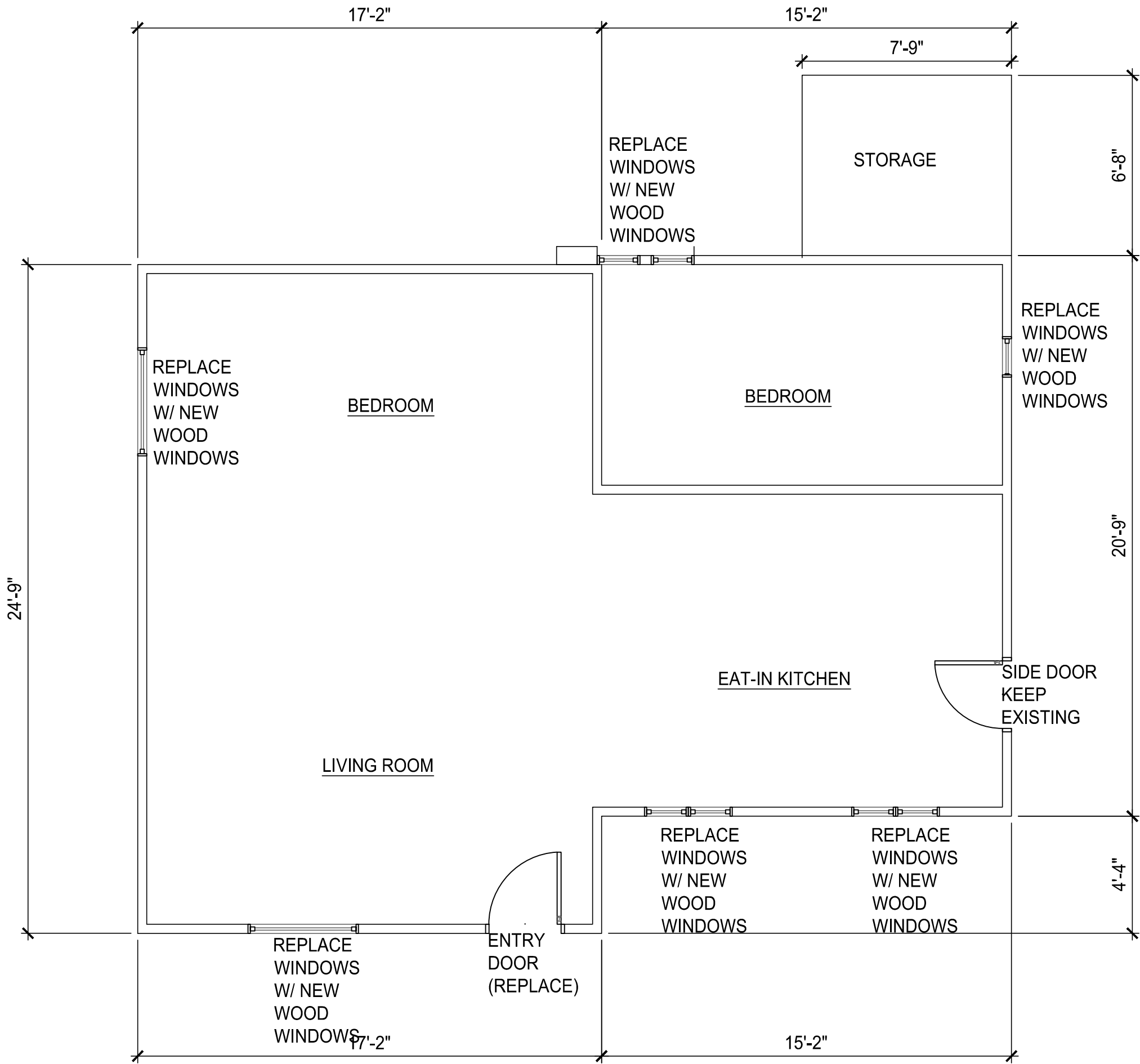
STREET
SCAPE

H1.02



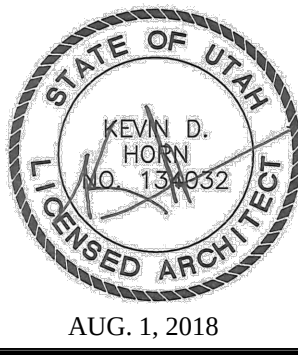
HISTORIC ROOF PLAN

SCALE: 1/4" = 1'-0"



HISTORIC FLOOR PLAN

SCALE: 1/4" = 1'-0"



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CITY, STATE

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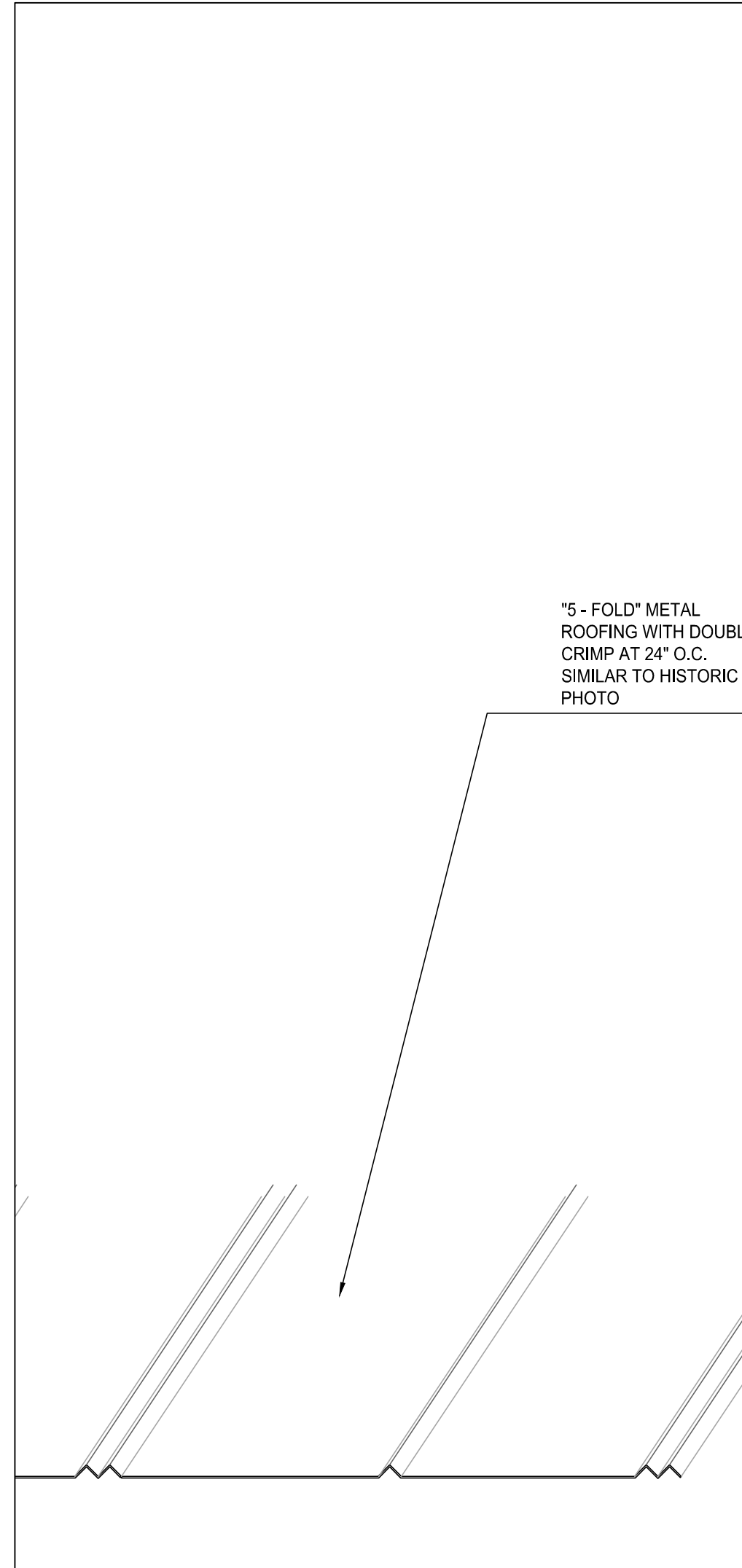
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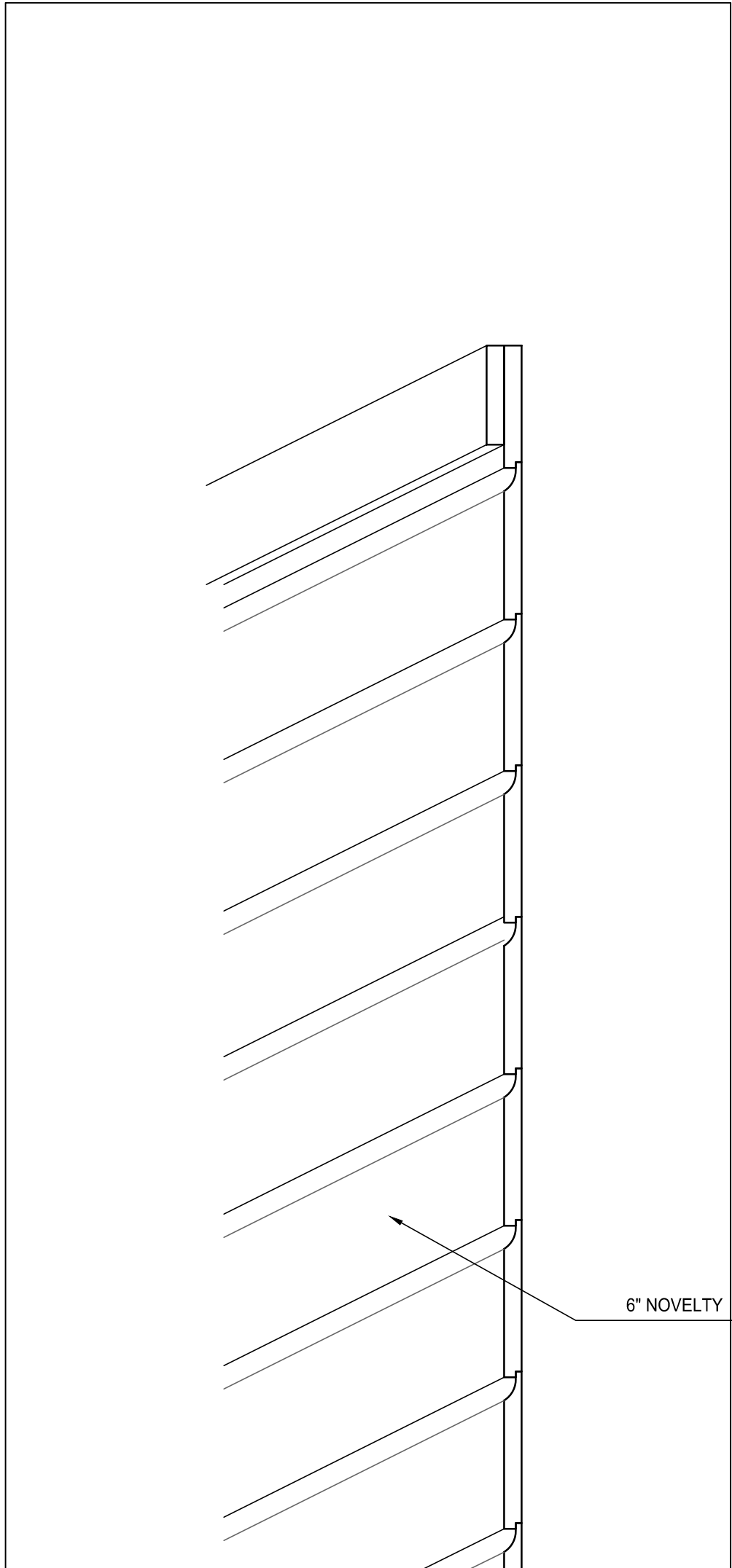
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DATE 8/22/2018	-
DRAWN BY:	FILE NO.
CHECKED BY:	1513-H201

HISTORIC
PLANS

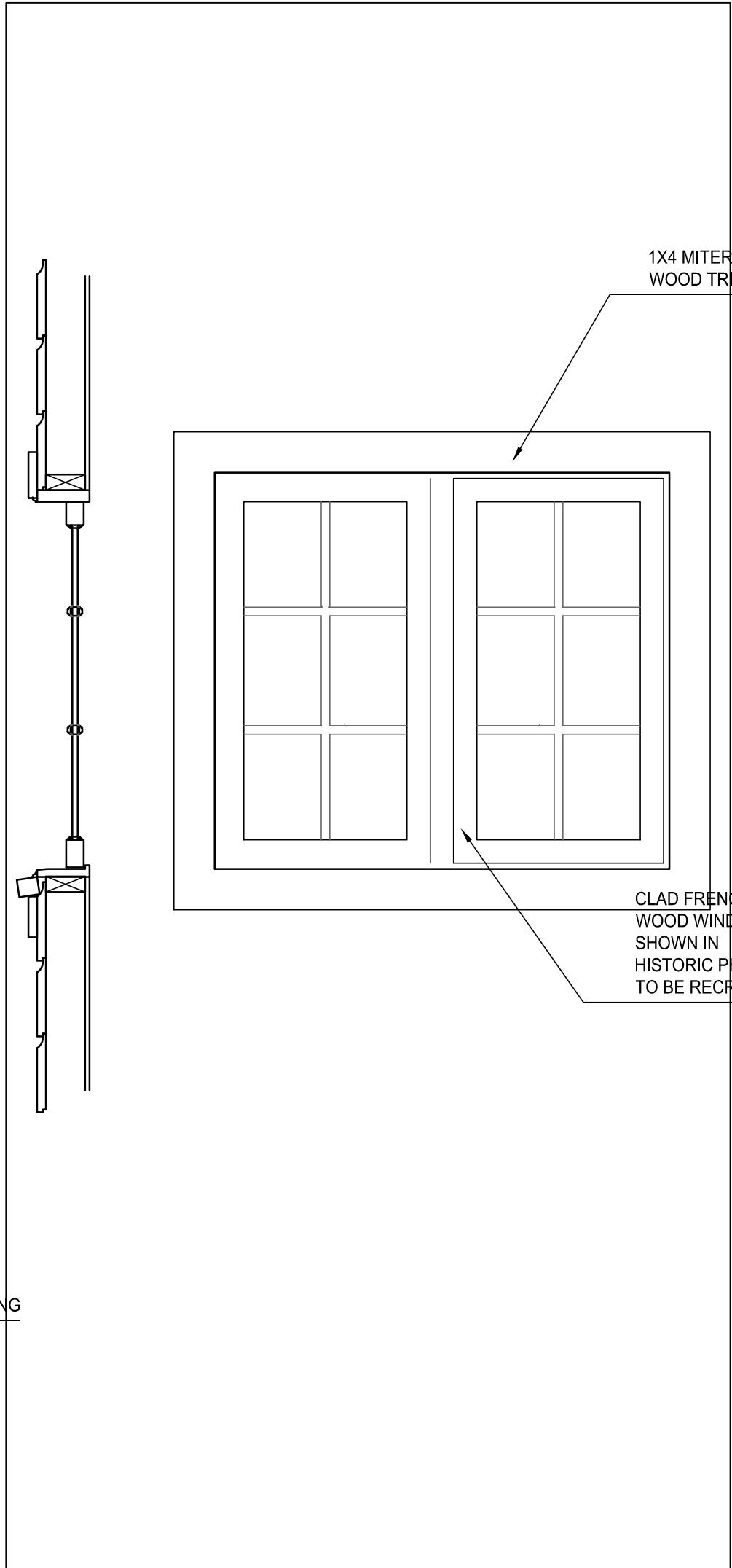
H2.01



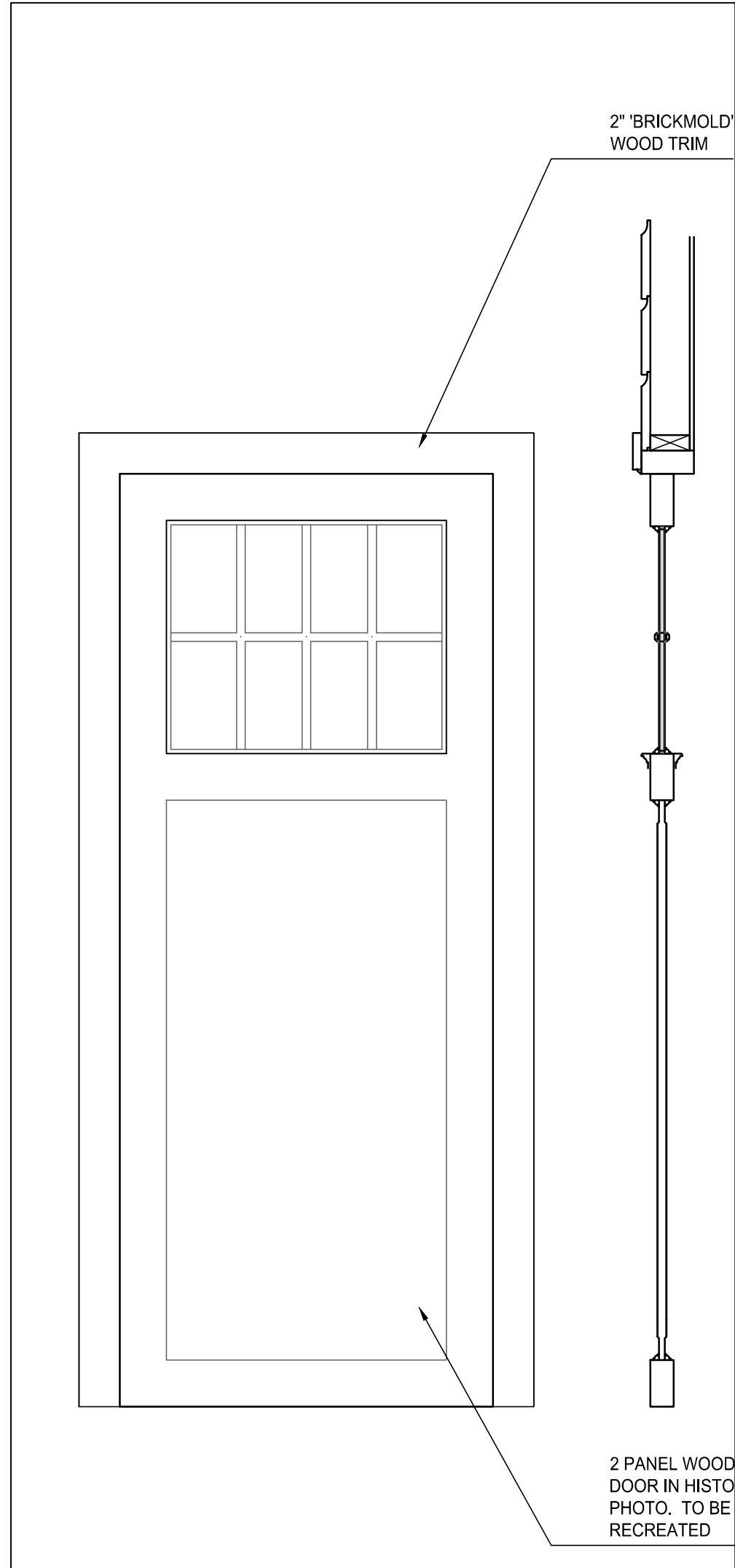
5
H3.02/ ROOF DETAIL
SCALE: 1" = 1'-0"



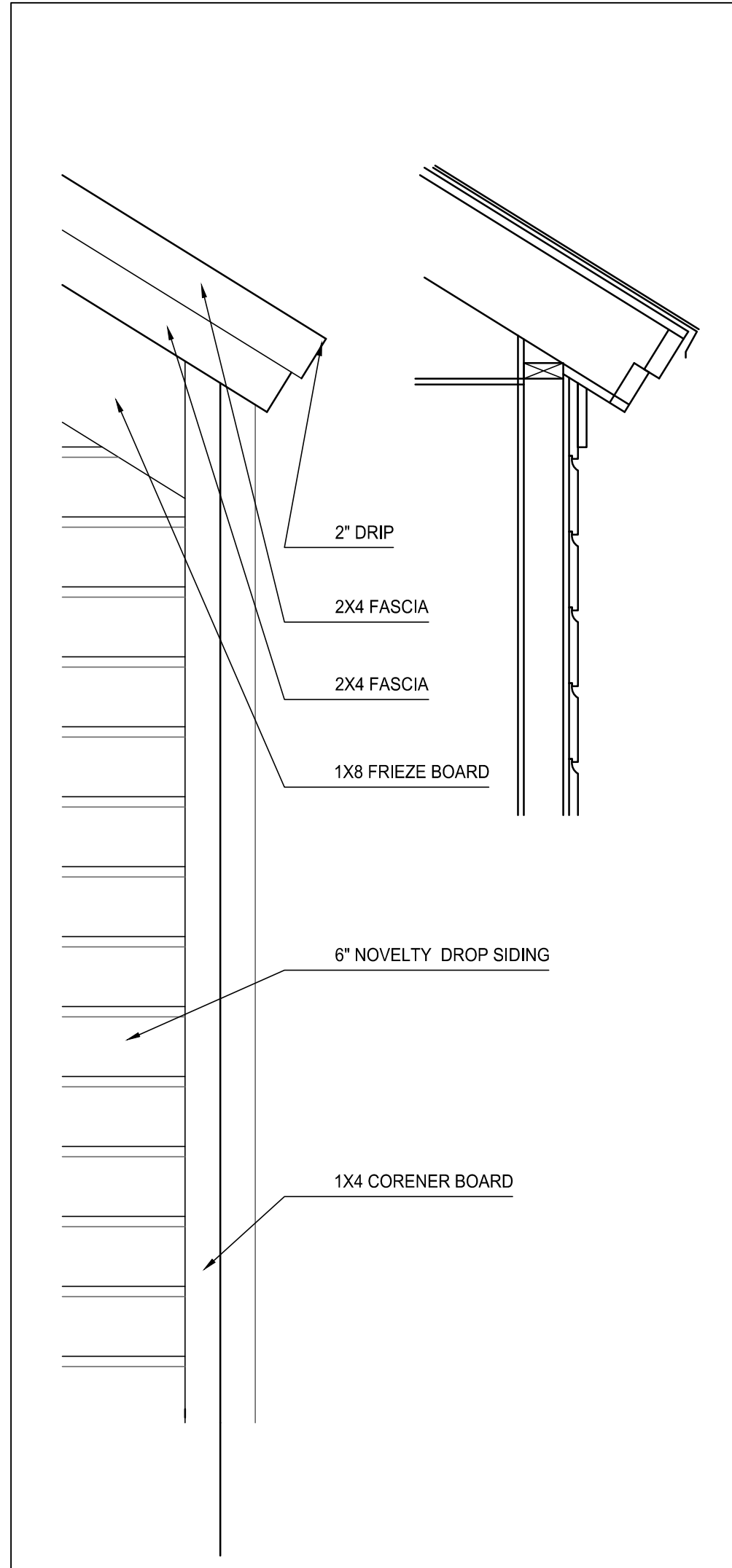
4
H3.02/ SIDING DETAIL
SCALE: 2" = 1'-0"



3
H3.02/ WINDOW DETAIL
SCALE: 1" = 1'-0"



2
H3.02/ DOOR DETAIL
SCALE: 1" = 1'-0"



1
H3.02/ WALL DETAIL
SCALE: 1" = 1'-0"



CURRENT ROOF



HISTORIC ROOF



ORIGINAL SIDING PHOTO



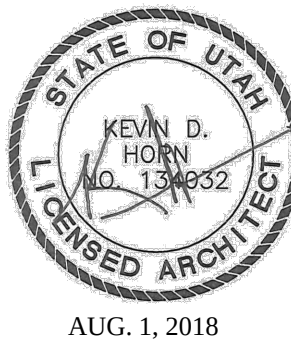
HISTORIC PHOTO



PHOTO



PHOTO



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DATE: 8/23/2018
DRAWN BY: 1512-H302
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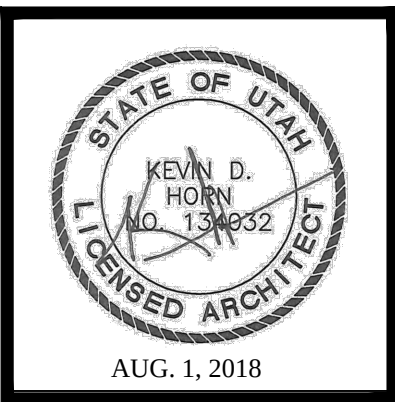
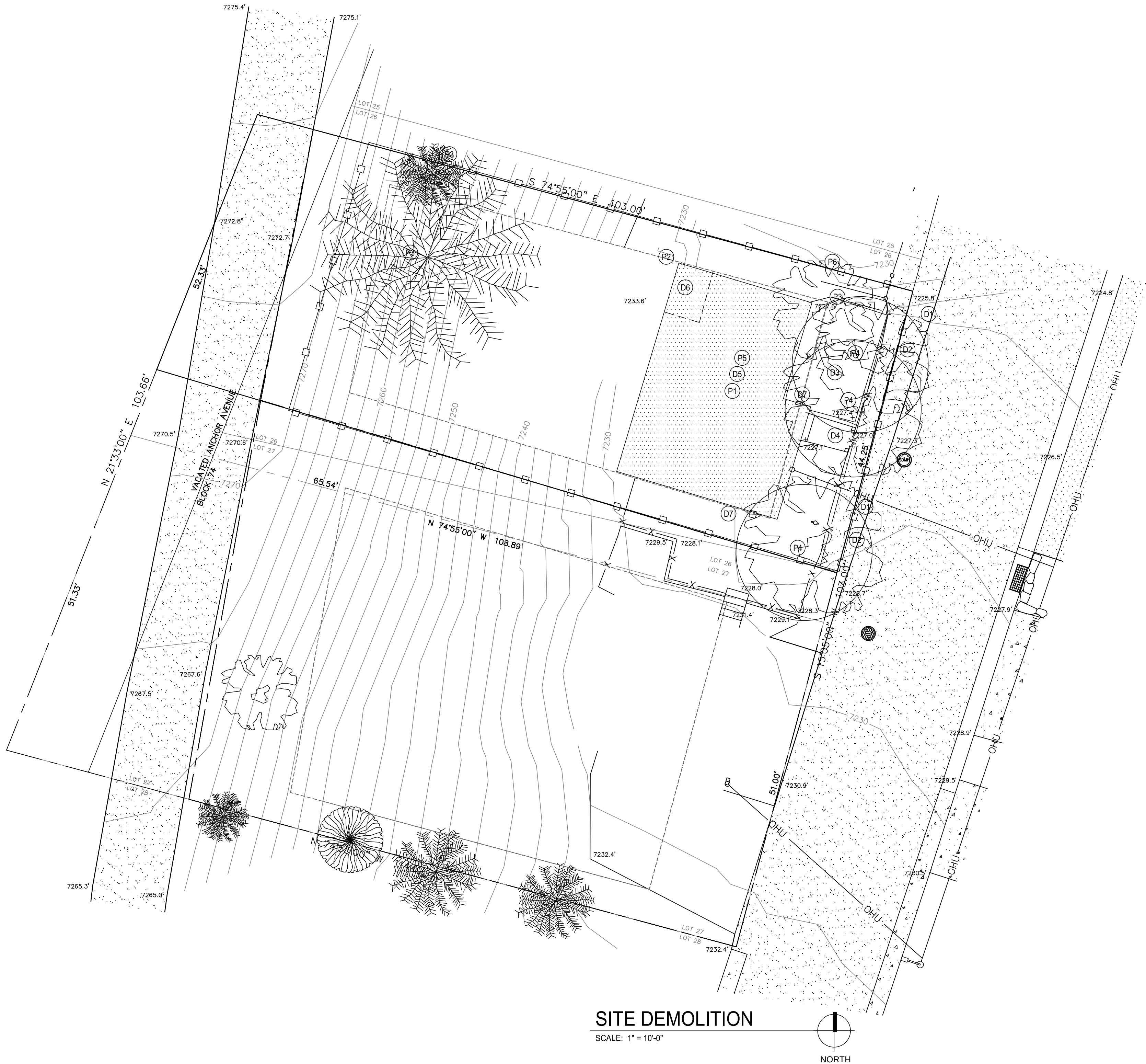
HISTORIC
DETAILS

H3.02

DEMOLITION KEYED NOTES
(D1) EXISTING ROAD EDGE TO BE PROTECTED DURING CONSTRUCTION
(D2) REMOVE EXISTING WOOD FENCE
(D3) REMOVE EXISTING WOOD DECK
(D4) REMOVE CONC. WALK FOR NEW CONSTRUCTION
(D5) REINFORCE EXISTING STRUCTURE AND RAISE ON NEW FOUNDATION
(D6) OUTLINE OF BUILDING ADDITION - SEE DEMO PLAN/ELEV
(D7) DISCONNECT UTILITY DURING CONSTRUCTION

PRESERVATION KEYED NOTES
(P1) EXISTING RESIDENCE TO BE PRESERVED DURING CONSTRUCTION AND REMODEL.
(P2) EXISTING PILE OF ROCKS TO BE REPLACED PER GRADING ON SITE PLAN
(P3) REMOVE TREE FOR NEW CONSTRUCTION AND REPLACE WITH LIKE SCOPE PER LANDSCAPE PLAN
(P4) PRESERVE EXISTING TREE AND PROTECT DURING CONSTRUCTION
(P5) EXISTING STRUCTURE TO BE RAISED 2' AT EXISTING LOCATION ON NEW FOUNDATION. SEE SITE PLAN BUILDING WILL REMAIN IN ITS LOCATION DURING CONSTRUCTION.

DEMOLITION GENERAL NOTES
1. ITEMS SHOWN DASHED ARE TO BE REMOVED. DEMO TO BASE SUBSTRATE.
2. PROTECT FINISHES NOT INVOLVED IN DEMOLITION. PATCH AND REPAIR ALL EXISTING FINISHES OF WALLS, CEILINGS, FLOORS, OR SURFACES THAT ARE EXPOSED OR DAMAGED DURING DEMOLITION. MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.
3. PROVIDE CLEAN SEAMLESS TRANSITION BETWEEN NEW AND EXISTING MATERIALS AND FINISHES.
4. FIELD VERIFY EXISTING STRUCTURE AND BUILDING CONDITIONS. PROVIDE PROPER AND ADEQUATE SUPPORT OF EXISTING STRUCTURE. SHORE-UP EXISTING WALLS AND STRUCTURE AS REQ PRIOR TO STARTING ANY DEMOLITION. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
5. FINAL GRADING SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.
6. FIELD VERIFY ALL CURRENT EXISTING CONDITIONS & COORD. SCOPE OF PROJECT W/ ARCHITECT PRIOR TO STARTING ANY WORK.
7. IDENTIFY CURRENT EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND CONDITIONS. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
8. FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.
9. TAKE ALL NECESSARY AND REQUIRED STEPS TO ENSURE THE SAFETY OF ALL WORKERS DURING DEMOLITION AND RECONSTRUCTION.
10. DISPOSE OF ALL CONSTRUCTION DEBRIS ACCORDING TO SALT LAKE COUNTY REQUIREMENTS IN AN APPROVED SALT LAKE COUNTY LANDFILL



DAVE BAGLINO
ADDRESS
CITY, STATE

OWNER

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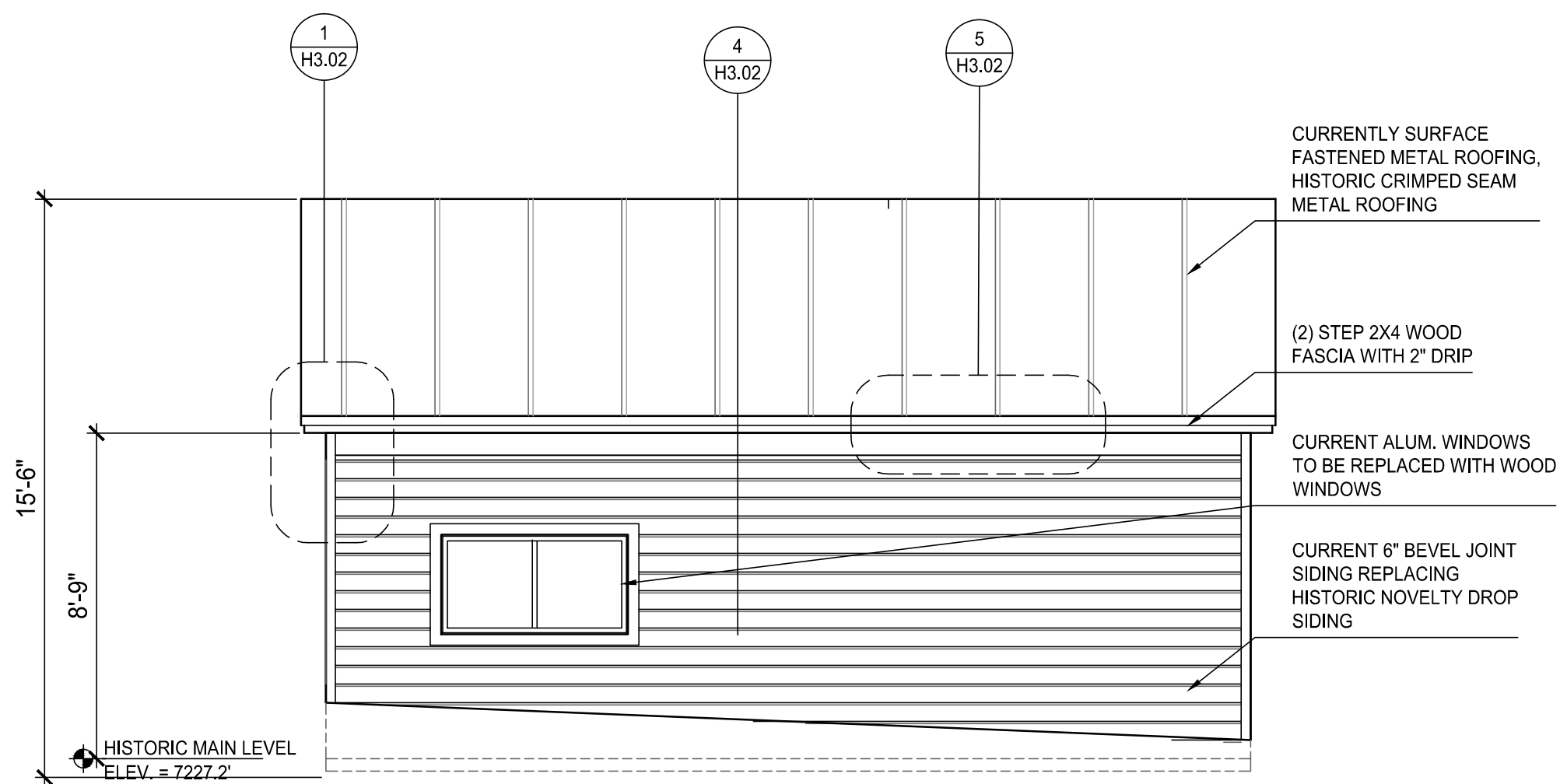
DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

DRAWING DATE: 8/23/2018
DATE: 8/23/2018
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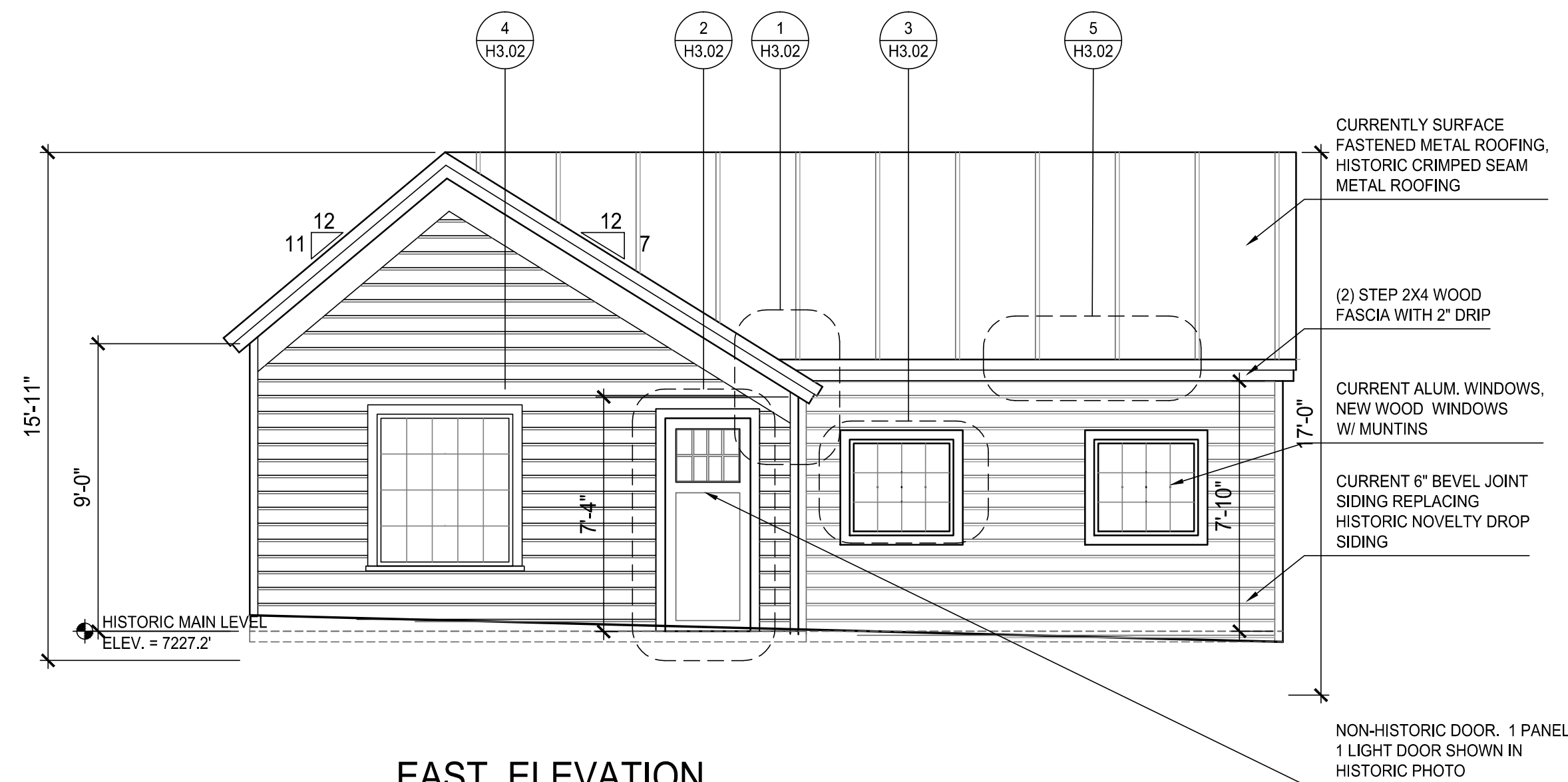
SITE
DEMOLITION

D1.01H



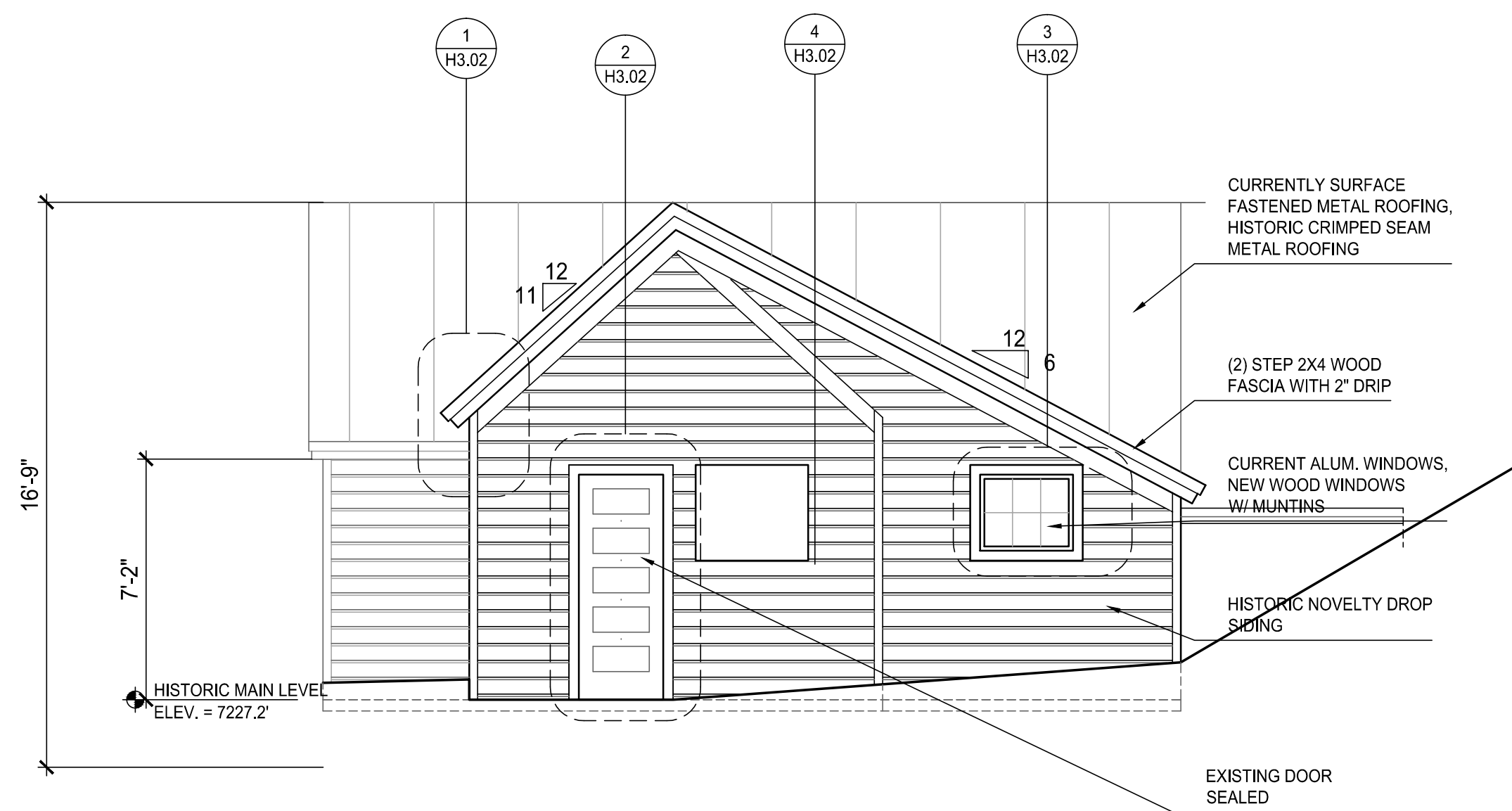
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



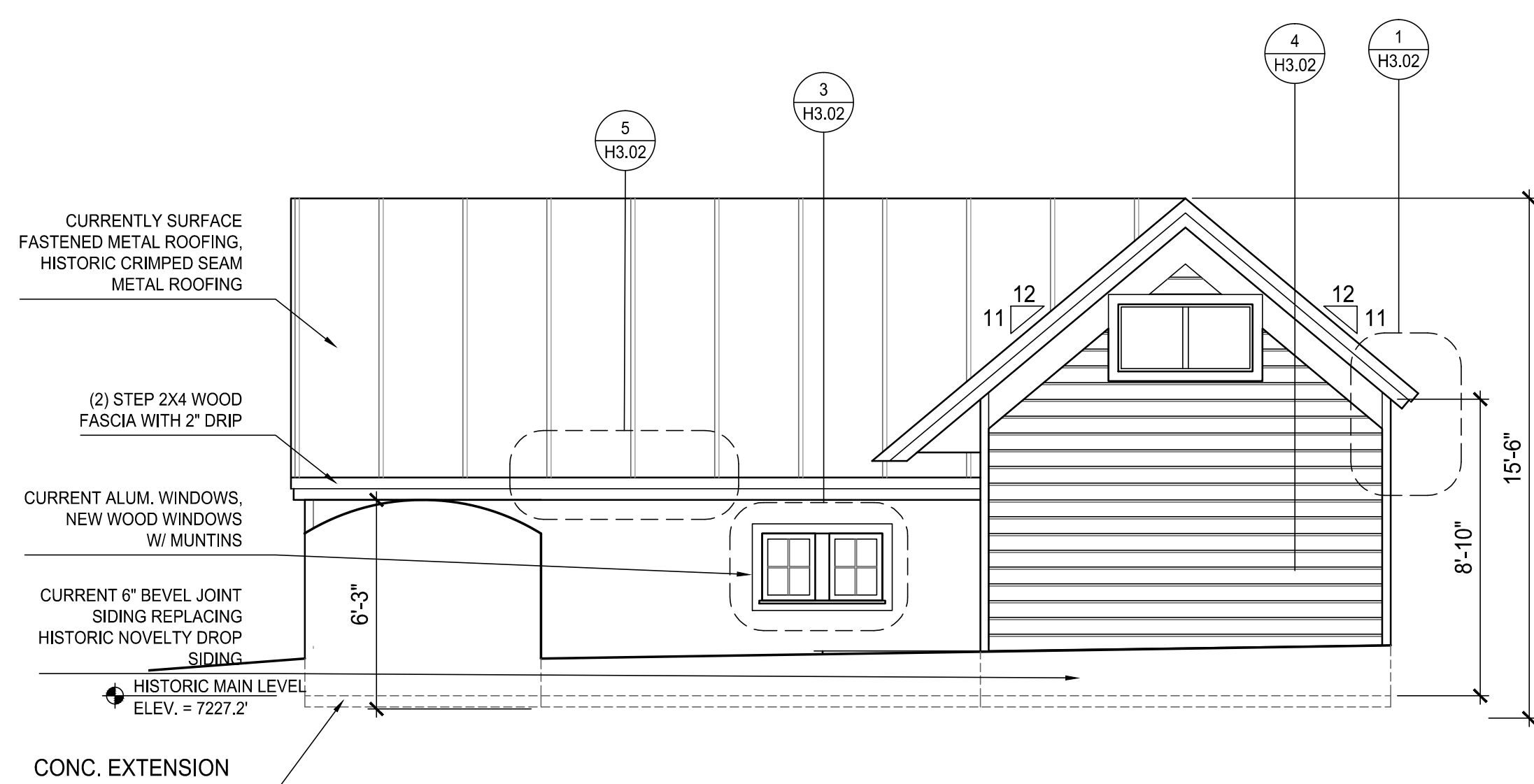
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR
NORHT SALT LAKE CITY UT 84054

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PARK CITY, UT

DRAWING DATE:	JOB NO.
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HISTORIC
ELEVATIONS

H3.01

Landscape Notes

All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.

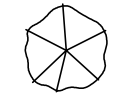
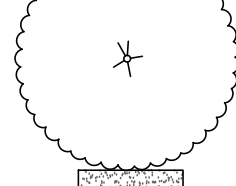
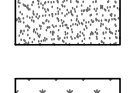
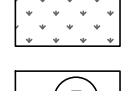
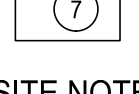
Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Soil Pep") tilled into the top 6 inches of topsoil. All lawn and shrub areas shall be separated with pvc border, to be installed per manufacturer's recommendations. All landscape boulders shall be of similar color to any exterior building stone, etc. that may be used in the construction. The project shall be swept clean of dirt and debris prior to completion of the project. The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance. The contractor shall line all planting areas with weed barrier fabric, and bark.

Irrigation Notes

- Provide a complete underground irrigation system including all back flow preventers piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.
- Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

- A** Area pop-up spray heads for turf.
- B** Area tall spray heads for shrubs.
- C** Drip system.

LANDSCAPE LEGEND

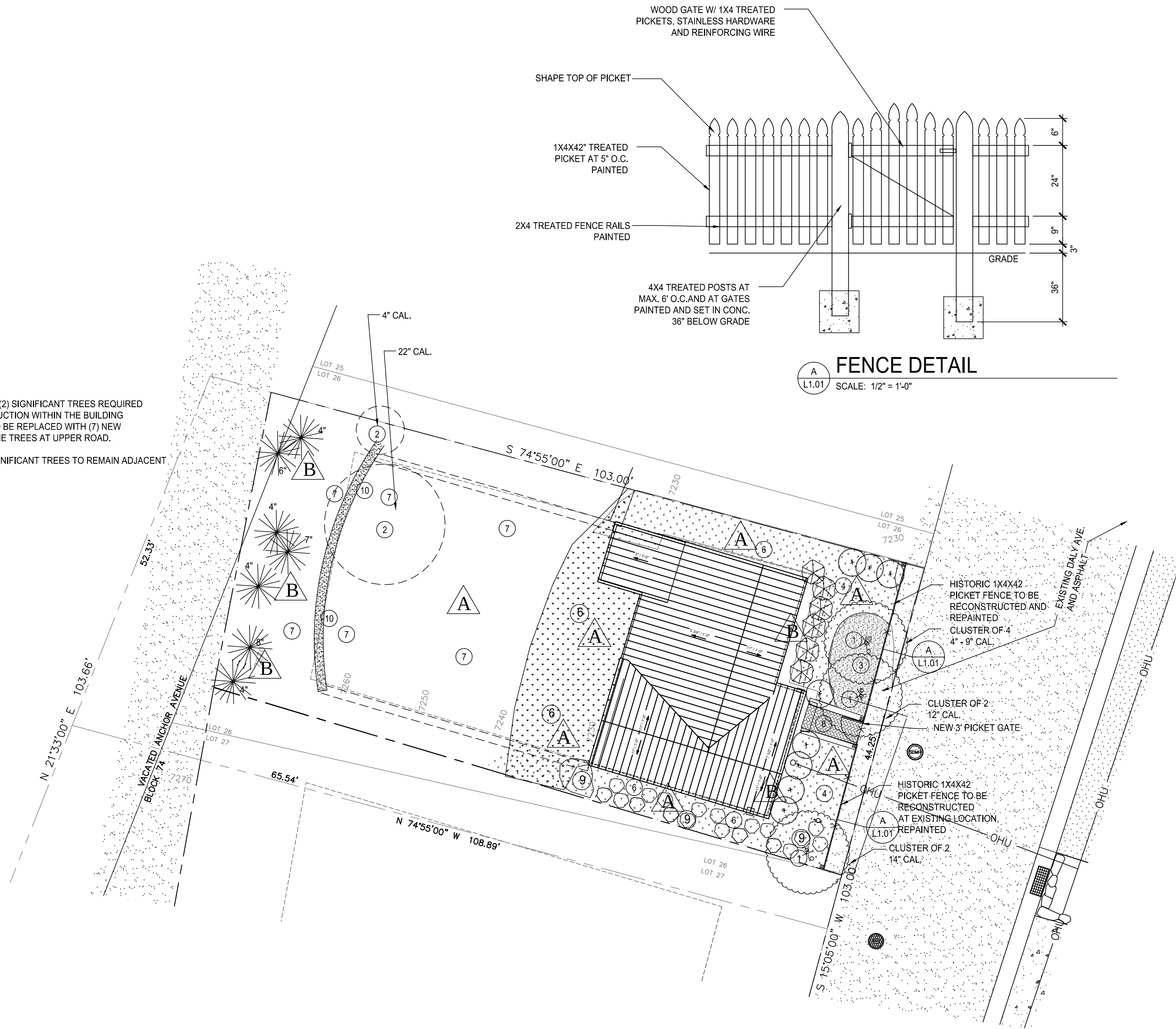
- | | | |
|---|--|--------------|
|  | WHITE PINE (7) | 4" - 8" CAL. |
|  | NEW DWARF MUGO PINE SHRUB (18) | 2 GAL. |
|  | DROP SEED GRASS (8) | 2 GAL. |
|  | EXISTING TREE | |
|  | SHRADED MULCH | |
|  | TURF - KENTUCKY BLUE GRASS MIX | SOD |
|  | REVEG. - RED FESCUE AND BLUEBUNCH WHEATGRASS | |

SITE NOTES:

- EXISTING TREES TO REMAIN
- REMOVE EXISTING TREES FOR NEW CONSTR. - TREE TO BE REPLACED AS NOTED
- NEW PERENNIAL PLANTING AREA WITH EDGING
- REPAIR IRRIGATION AND REPLACE LAWN
- L.O.D. SEE DETAIL FOR ERROSION CONTROL
- NEW LAWN
- REVEGITATE HILLSIDE WITH NATIVE GRASSES
- NEW CONC. AND PAVER HARDSCAPE AND WALK
- STONE PAVERS SET IN LAWN AREA
- CONCRETE RETAINING WALL W/ ROCK FINISH ABOVE GRADE

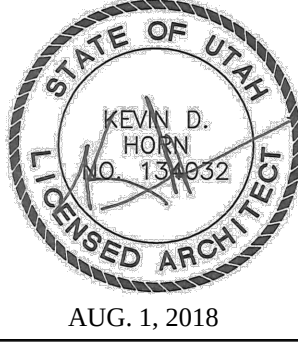
NOTE:
REMOVAL OF (2) SIGNIFICANT TREES REQUIRED FOR CONSTRUCTION WITHIN THE BUILDING ENVELOPE TO BE REPLACED WITH (7) NEW 4.5' WHITE PINE TREES AT UPPER ROAD.

(3) OTHER SIGNIFICANT TREES TO REMAIN ADJACENT TO DALY AVE.



LANDSCAPE PLAN

SCALE: 1" = 10'-0"



COTTAGE ON MAIN LLC
30 SOUTH FAIRWAY DR
NORHT SALT LAKE CITY UT 84054

HORN PARTNERS
ARCHITECTURE

P.O. BOX 386 BOUNTIFUL UT 84011-386
P H N 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

DALY AVE. RESIDENCE
180 DALY AVE. (HISTORIC HOME)
PARK CITY, UT

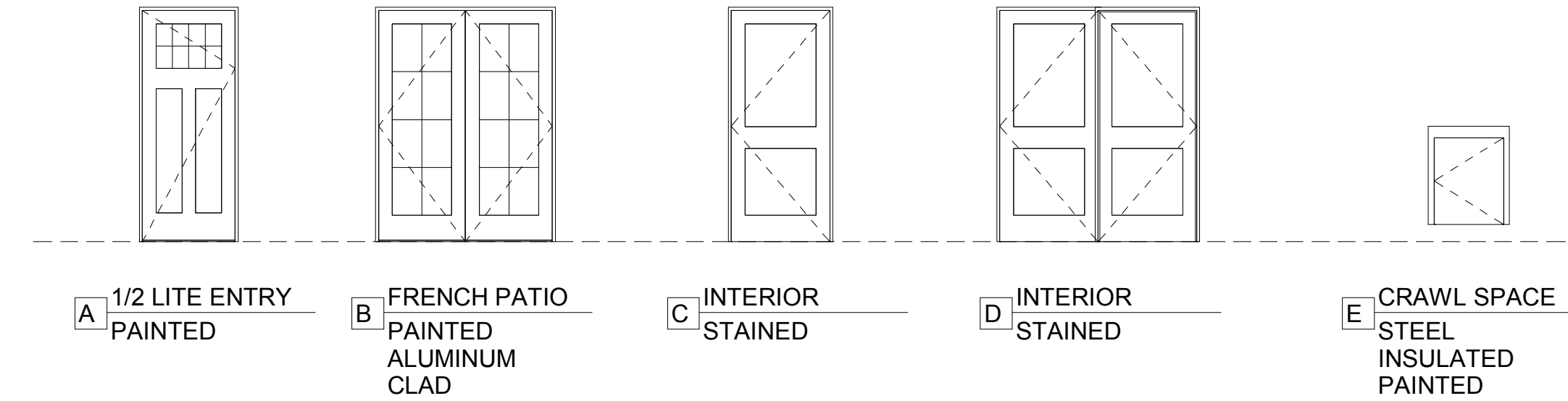
P R O J

JOB NO.	
FILE NO.	
DRAWING DATE:	
DATE 1-31-2020	
DRAWN BY:	
CHECKED BY:	

LANDSCAPE
PLAN

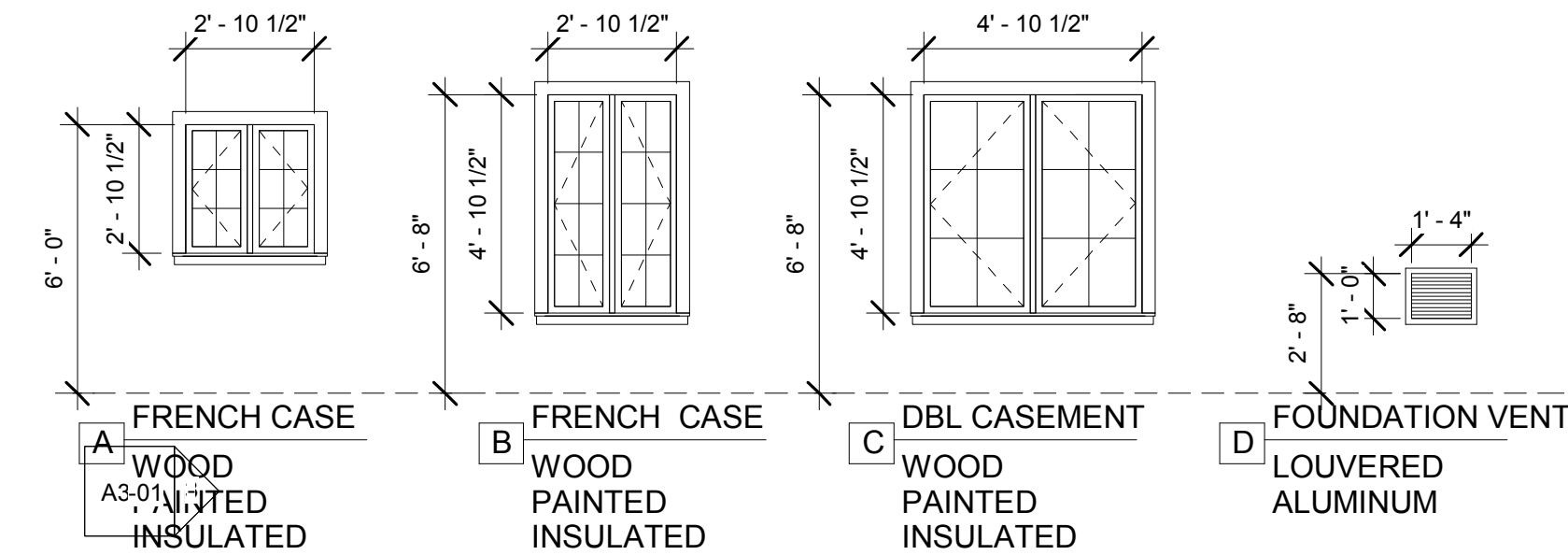
L1.01h

Door Schedule						
Mark	Type Mark	Width	Height	Finish	Hardware	Comments
11	C	2' - 8"	6' - 8"	STAIN	PRIVACY	
12	D	4' - 0"	6' - 8"	STAIN	FRICTION W/ DUMMY	
13	C	2' - 4"	6' - 8"	STAIN	PRIVACY	
14	C	2' - 8"	6' - 8"	STAIN	PRIVACY	
15	D	5' - 0"	6' - 8"	STAIN	FRICTION W/ DUMMY	
16	C	2' - 4"	6' - 8"	STAIN	PRIVACY	
17	C	2' - 4"	6' - 8"	STAIN	POCKET	
18	C	2' - 4"	6' - 8"	STAIN	PASSAGE	
X1	A	2' - 8"	6' - 8"	PAINT EXT. STAIN INT.	ENTRY SET W/ DEAD BOLT	T'HOLD & SEALS
X2	A	2' - 8"	6' - 8"	PAINT EXT. STAIN INT.	LOCK W/ DEAD BOLT	T'HOLD & SEALS
X3	B	5' - 0"	6' - 8"	PAINT EXT. STAIN INT.	FLUSH BOLT, LOCK, DEAD BOLT	T'HOLD & SEALS
X4	E	2' - 0"	2' - 6"	PAINTED STEEL	LOCK	INSULATED STEEL



DOORS
1/4" = 1'-0"

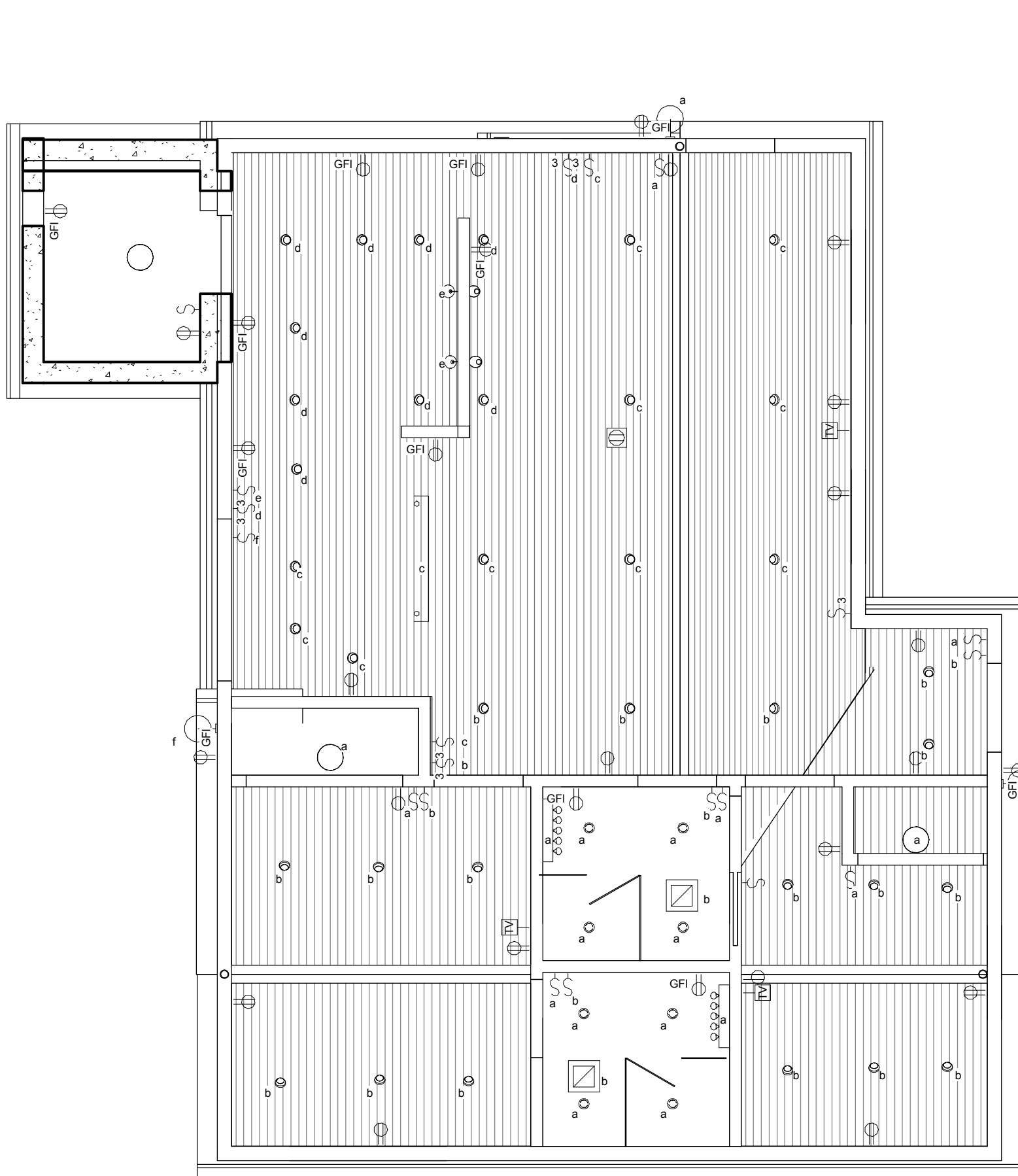
Window Schedule						
Mark	Type Mark	Width	Height	Head Height	Description	Comments
1	A	3' - 0"	3' - 0"	6' - 0"	FRENCH CASEMENT - WOOD	
2	A	3' - 0"	3' - 0"	6' - 0"	FRENCH CASEMENT - WOOD	
3	B	3' - 0"	5' - 0"	6' - 8"	CASEMENT	EGRESS, CENTER TDL
4	C	5' - 0"	5' - 0"	6' - 8"	FRENCH CASEMENT - WOOD	EGRESS
5	A	3' - 0"	3' - 0"	6' - 8"	FRENCH CASEMENT - WOOD	
6	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
7	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
8	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
9	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
10	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	
11	E	1' - 4"	1' - 0"	2' - 8"	ALUM. FOUNDATION VENT	



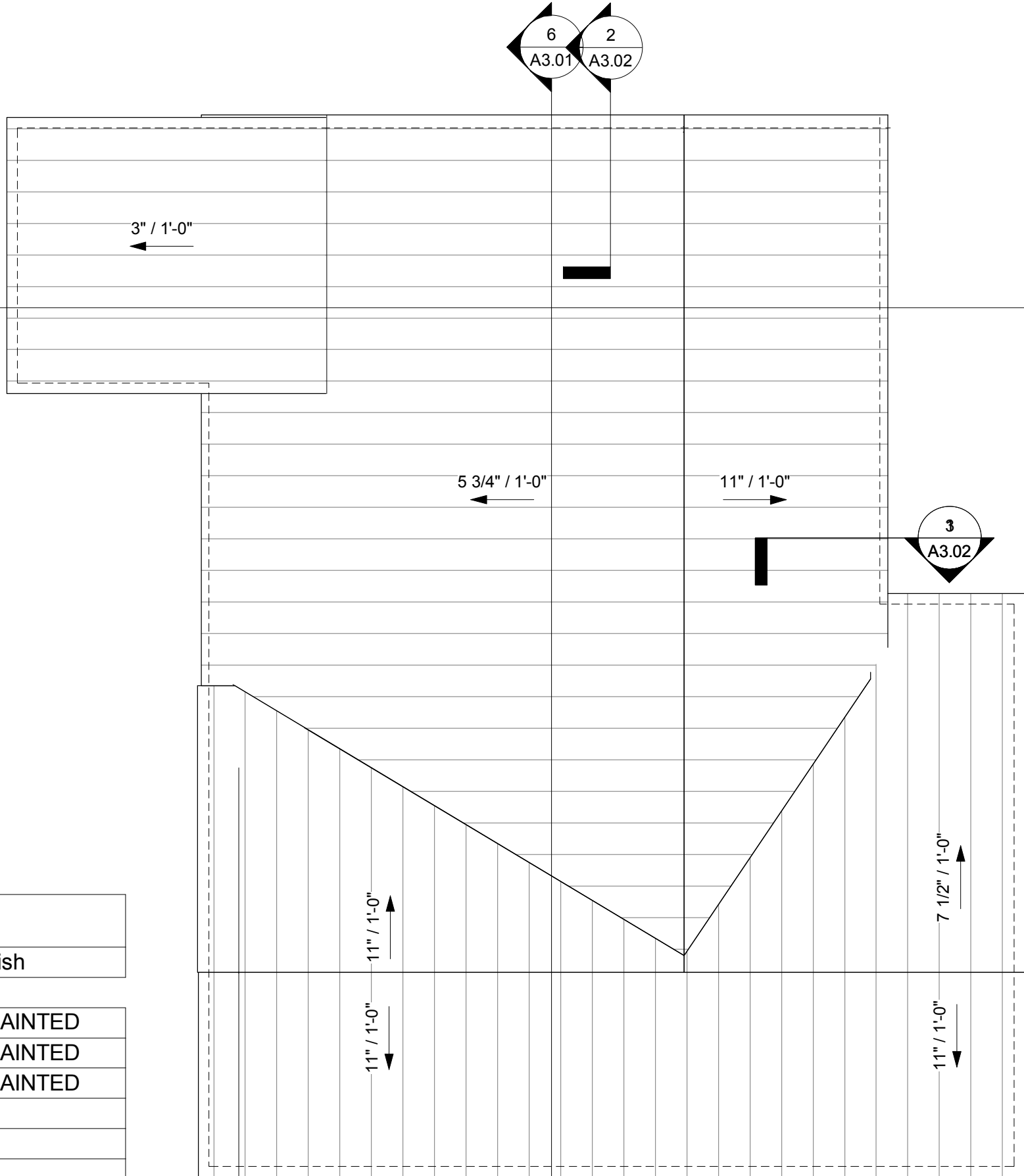
WINDOWS
1/4" = 1'-0"

Wall Schedule			
Type Mark	Fire Rating	Description	Comments
A	NR	2X4 STUDS 16" O.C. W/ SOUND BATTS & 1/2" GYP. BD. EACH FACE	GREEN BOARD AT TILE
B	NR	EXIST., 2X4 REINF., 3.5" R-22 INSUL., INT. SHEATHING, 1/2" GYP. BD., VAPOR BARRIER, HISTORIC SIDING	
C	NR	EXIST. CONC., EXTEND TOP, 2X4 FIRRING, 1.5" R-8 INSUL, 1/2" GYP. BD	

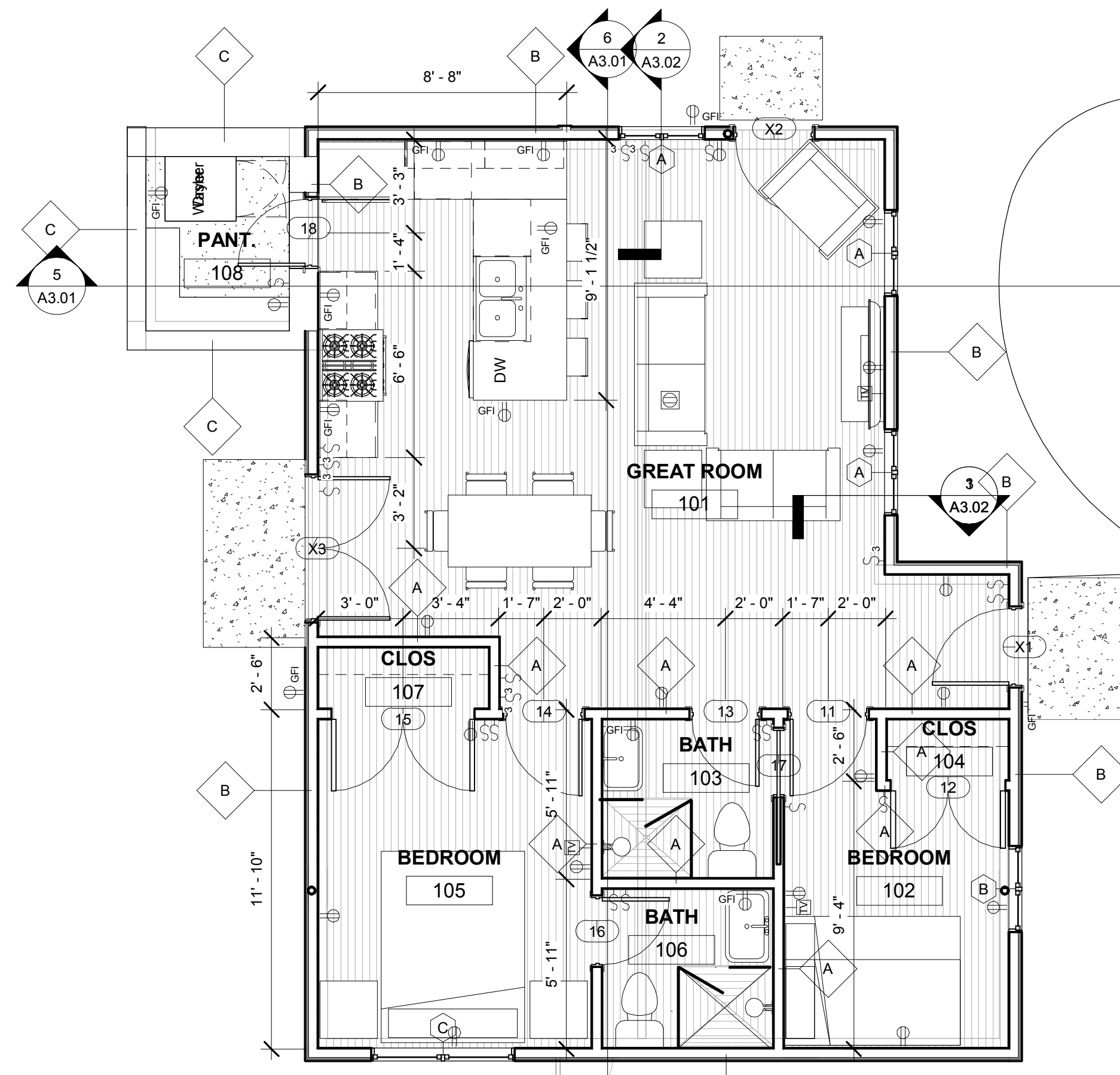
Room Schedule						
Number	Name	Floor Finish	Base Finish	Wall Finish	Trim	Ceiling Finish
101	GREAT ROOM	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	V=GROOVE T&G, PAINTED
102	BEDROOM	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	V=GROOVE T&G, PAINTED
105	BEDROOM	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	V=GROOVE T&G, PAINTED
103	BATH	PORCELEAN TILE	TILE	TILE WAINSCOT, PAINT	3.5" CASE	PAINED GYP. BD.
106	BATH	PORCELEAN TILE	TILE	TILE WAINSCOT, PAINT	3.5" CASE	PAINED GYP. BD.
107	CLOS	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	PAINED GYP. BD.
104	CLOS	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	PAINED GYP. BD.
108	PANT.	HARD WOOD	5.5" SQUARE PAINTED	PAINTED GYP. BD.	3.5" CASE	PAINED GYP. BD.



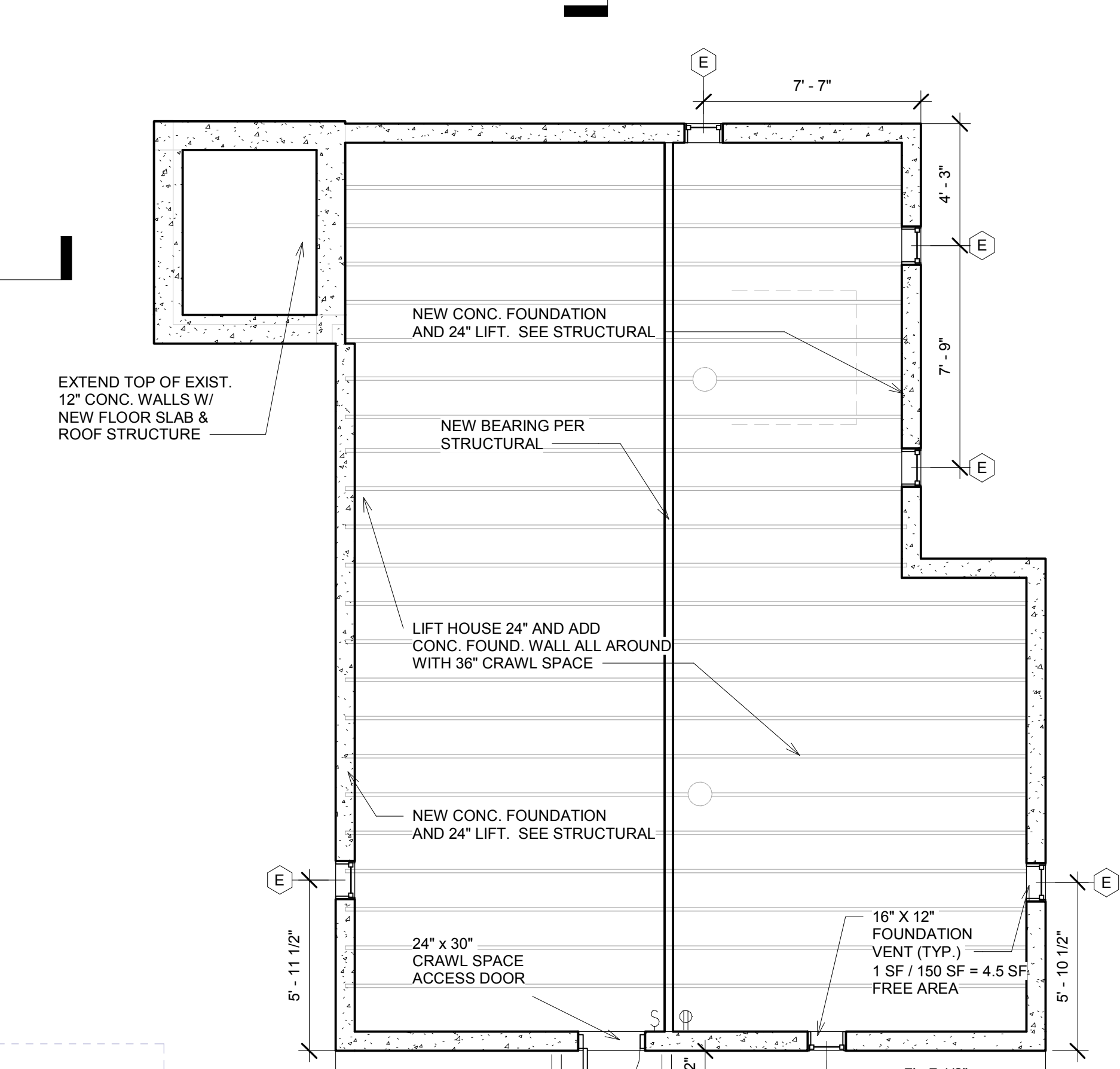
MAIN LEVEL
1/4" = 1'-0"



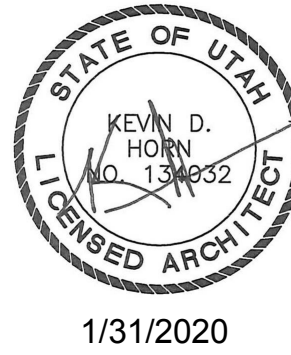
ROOF PLAN
1/4" = 1'-0"



MAIN LEVEL
1/4" = 1'-0"



CRAWL SPACE
1/4" = 1'-0"



COTTAGE ON MAIN LLC

30 South Fairway Dr
North Salt Lake UT 84054

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phone: 801.232.9333

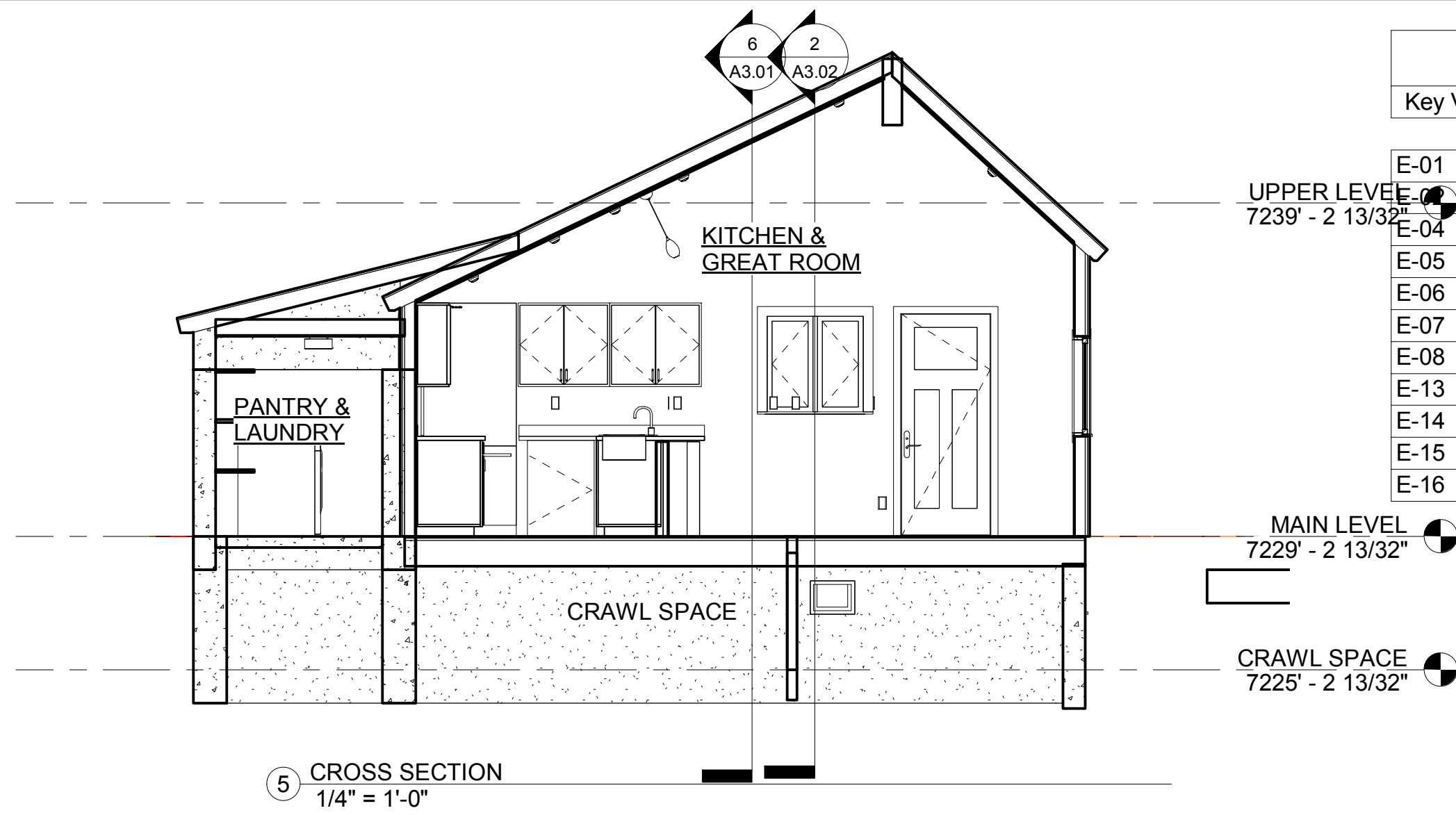
180 DALY HISTORIC
REMODEL
180 DALY AVE.
PARK CITY UT

No.	Description	Date

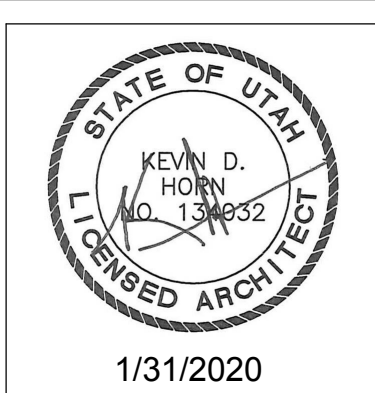
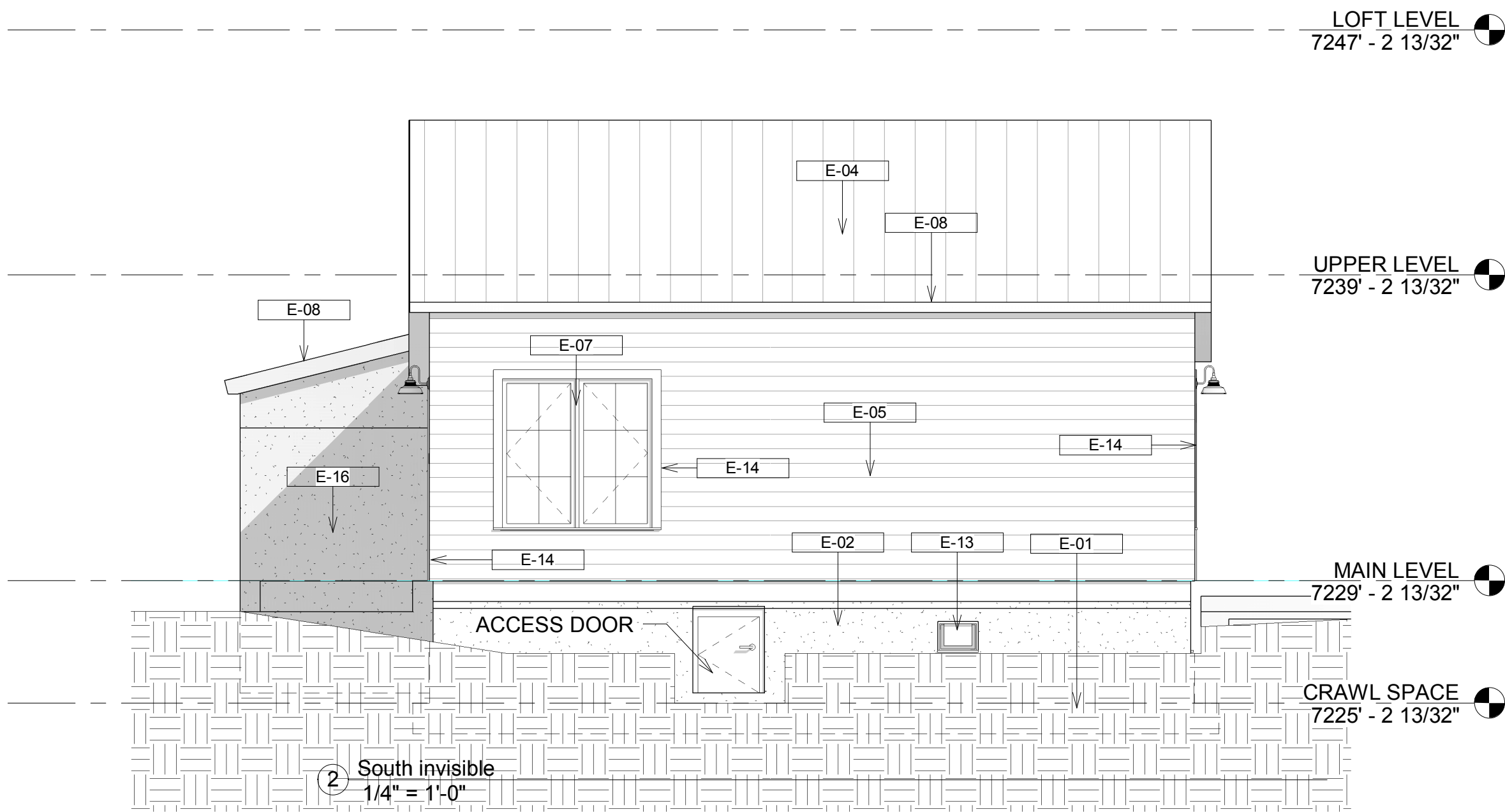
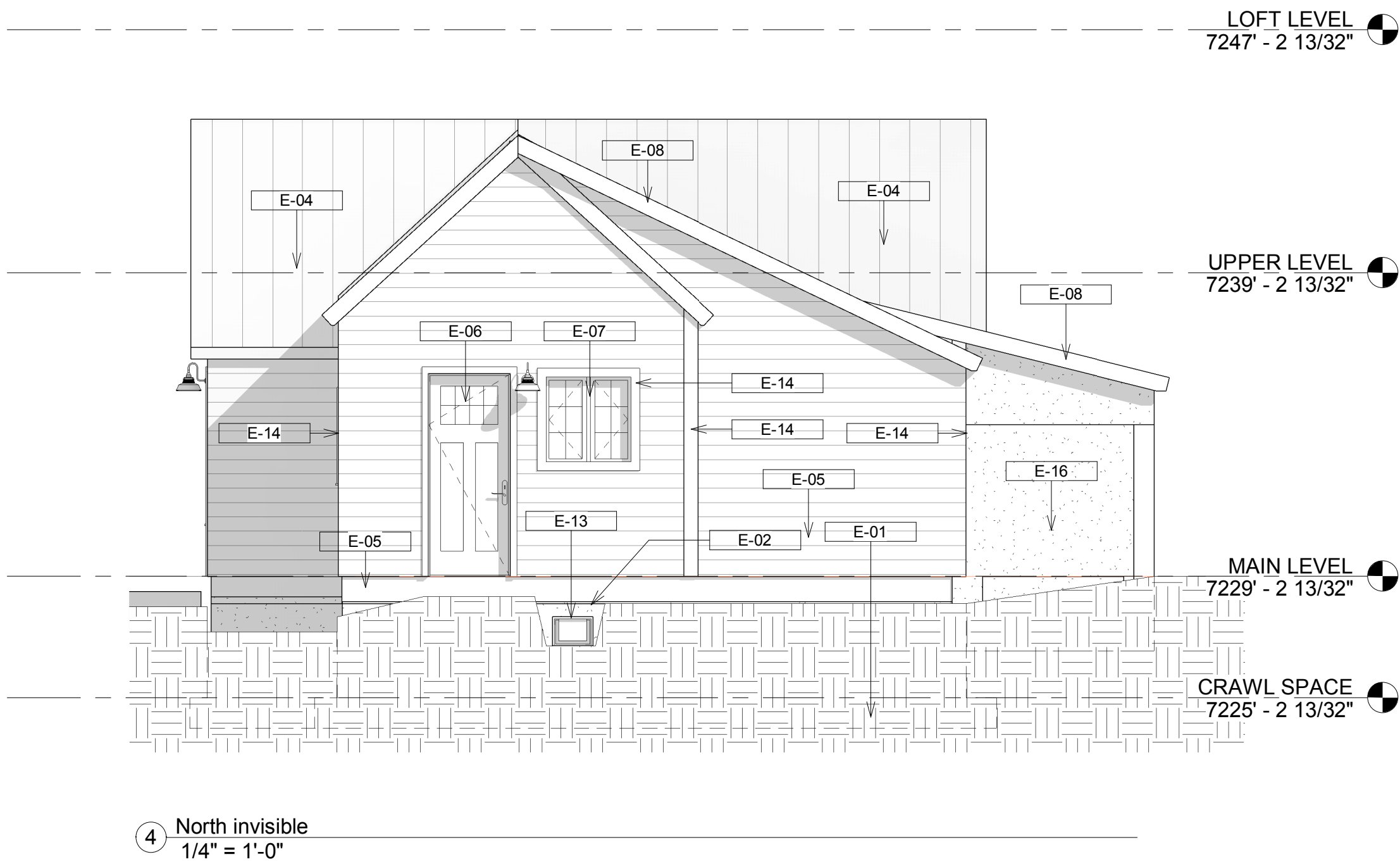
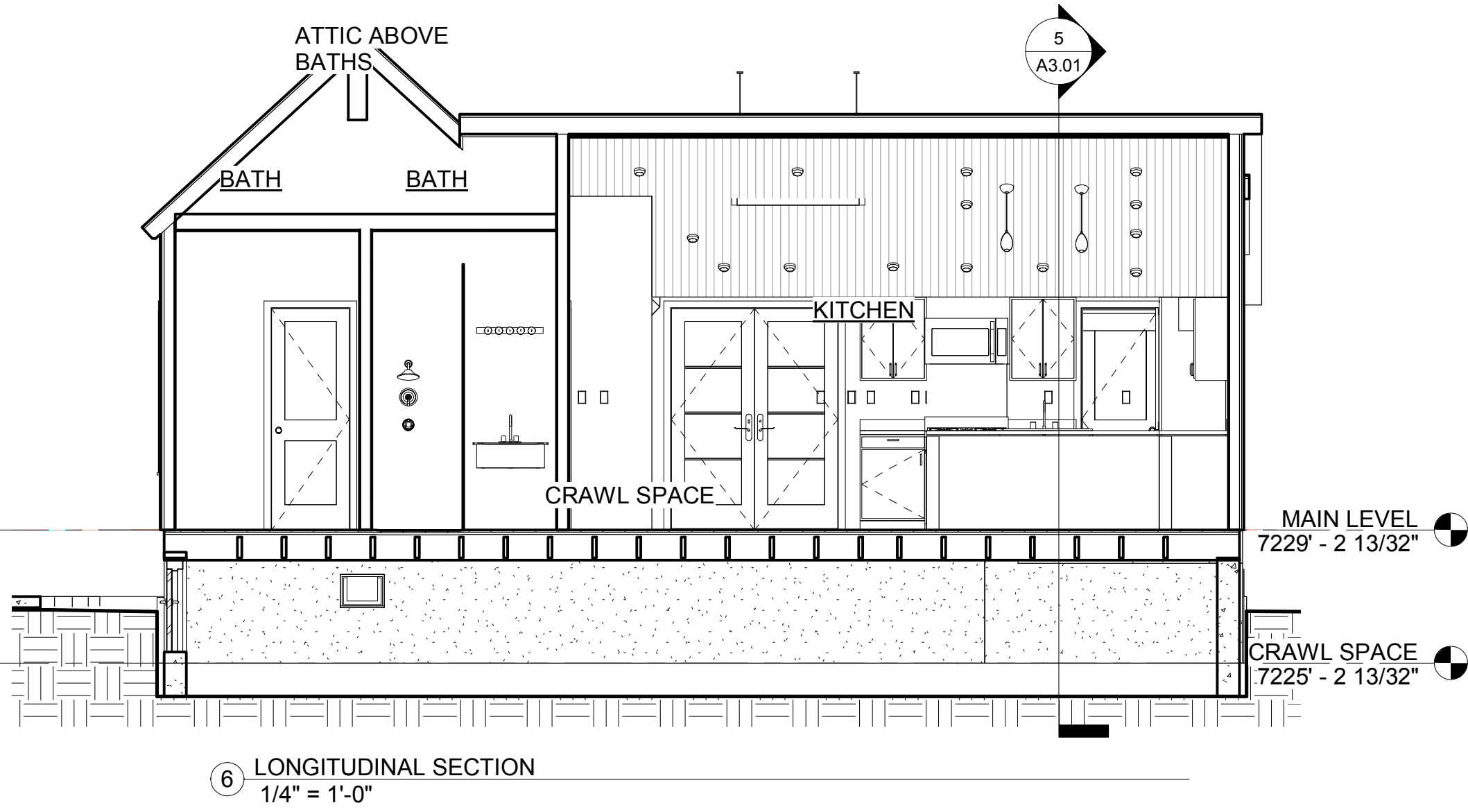
Project number 1918
Date Issue Date

PLANS

A2.01
Scale 1/4" = 1'-0"



ELEVATION NOTES	
Key Value	Keynote Text
E-01	FOUNDATION
E-02	SAC RUB EXPOSED FOUNDATION
E-04	METAL PANEL ROOF
E-05	RESTORE DROP NOVALTY HISTORIC SIDING
E-06	REFURBISHED HISTORIC WOOD DOOR
E-07	NEW HISTORIC WOOD WINDOW
E-08	NEW PAINTED 1X6 PAINTED FASCIA W/ DRIP
E-13	ALUM. FOUNDATION VENT
E-14	1X4 PAINTED TRIM
E-15	NEW CLAD WOOD FRENCH PATIO DOOR
E-16	EXISTING CONC. WALL EXTENDED



COTTAGE ON MAIN LLC
30 South Fairway Dr
North Salt Lake UT 84054

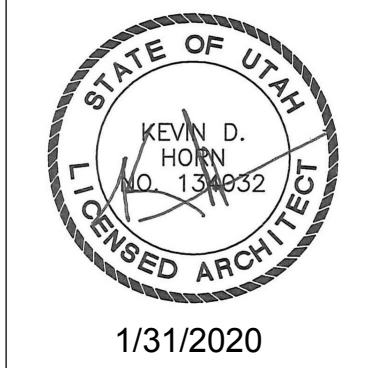
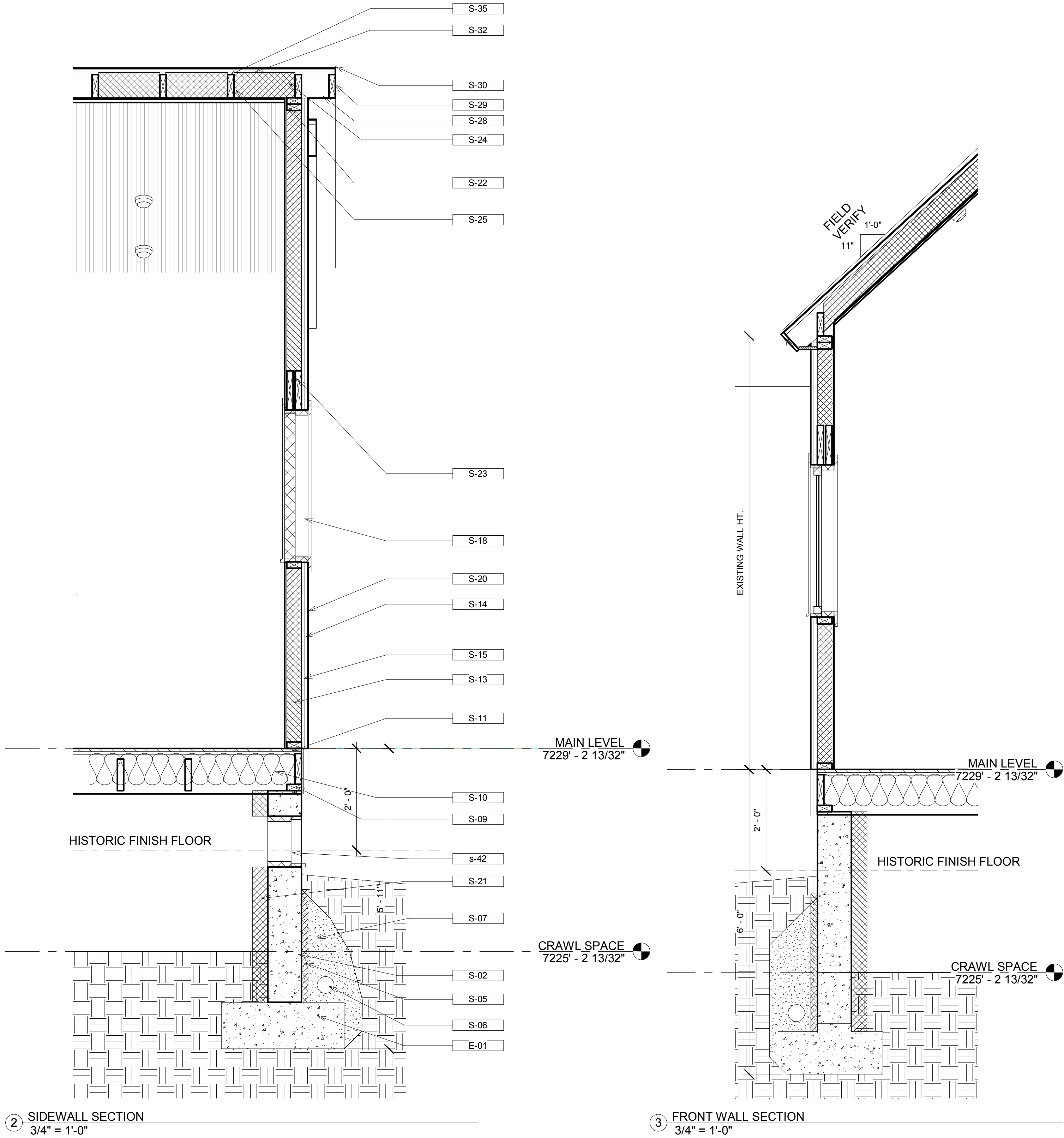
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po box 0386
Bountiful, UT 84011
phone: 801.232.9333

180 DALY HISTORIC
REMODEL
180 DALY AVE.
PARK CITY UT

Date	
Description	
No.	
Project number	1918
Date	Issue Date

ELEVATIONS
& SECTIONS
A3.01
Scale 1/4" = 1'-0"

SECTION NOTES	
Key Value	Keynote Text
S-01	CONCRETE FOUNDATION - SEE STRUCTURAL
S-02	CONCRETE WALL - SEE STRUCTURAL
S-04	ANCHOR BOLT - SEE STRUCTURAL
S-05	FOUNDATION WATERPROOFING W/ 1" INSUL BOARD
S-06	4" PERFORATED FOUNDATION DRAIN
S-07	DRAINING GRAVEL FILL W/ MIRAFY FABRIC
S-09	TREATED SILL
S-10	FLOOR JOIST - SEE STRUCTURAL
S-11	FLOOR SHEATHING
S-12	2X4 FIRRING W/ 3.5" RIGID INSUL.
S-13	2X4 STUD WALL W/ R-21 INSULATION
S-14	WALL SHEATHING - SEE STRUCTURAL
S-15	MOISTURE BARRIER BUILDNG WRAP (TYVEC OR SIM.)
S-18	WINDOW WITH FLASHING SYSTEM
S-20	PAINTED HISTORIC DROP NOVALTY SIDING
S-21	1.5" RIGID INSULATION
S-22	DOUBLE TOP PLATE
S-23	BEAM OR HEADER - SEE STRUCTURAL
S-24	ROOF FRAMING
S-25	R-40 RIGID INSULATION
S-28	WOOD SOFFIT W/ SCDREENED VENTS
S-29	1X6 WOOD FASCIA
S-30	DRIP
S-32	ROOF SHEATHING - SEE STRUCTURAL
S-33	FULL ICE AND WATER SHIELD
S-35	METAL PANEL ROOF



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180 DALY HISTORIC
REMODEL
180 DALY AVE.
PARK CITY UT

No.	Description	Date

Project number	1918
Date	Issue Date

WALL
SECTIONS

A3.02

Scale 3/4" = 1'-0"



PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: 180 Daly Historic Home
ADDRESS: 180 Daly

TAX ID: PC-668 OR
SUBDIVISION: Mill Site Reservation OR
SURVEY: Park City LOT #: 26, 27 BLOCK #: 74
HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Dave Baglino
MAILING ADDRESS: PO Box 684206
Park City UT 84068

PHONE #: (435) 640 - 5806 FAX #: () -
EMAIL: davidbaglino@msn.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Horn and Partners Architecture, Kevin Horn
PHONE #: (801) 232 - 9333
EMAIL: kevin@hornandpartners.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: _____
Name of Applicant: Dave Baglino
Mailing: PO Box 84068
Address: Park City Ut 84068

Phone #: (435) 640 - 5806 Fax #: () -
Email: davidbaglino@msn.com
Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: Willemina Yospe, Cottage On Main LLC
Mailing Address: _____
170 Main
Street Address/ Legal: Park City UT 84060
Description of Subject Property: Residence

Signature: W Yospe Date: 4/17/20

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.
4. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Site Plan**

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The site is an uphill lot off of Daly Ave. It is flat for the front 40' or so and then slopes almost 45 deg. Only the front yard of the site lies within a flood zone, the house footprint is outside the flood zone. (see FIRM report)

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

A steep slope CUP will be required

Photo Numbers: **S1 - S4**

Illustration Numbers: **Survey**









2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Historic**

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The original structure appears to be a T-shape Cottage style and included French Casement windows in the historic photo. No porch appears to have existed. A shallower pitch roof addition was added to the rear and is visible from the north elevation.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

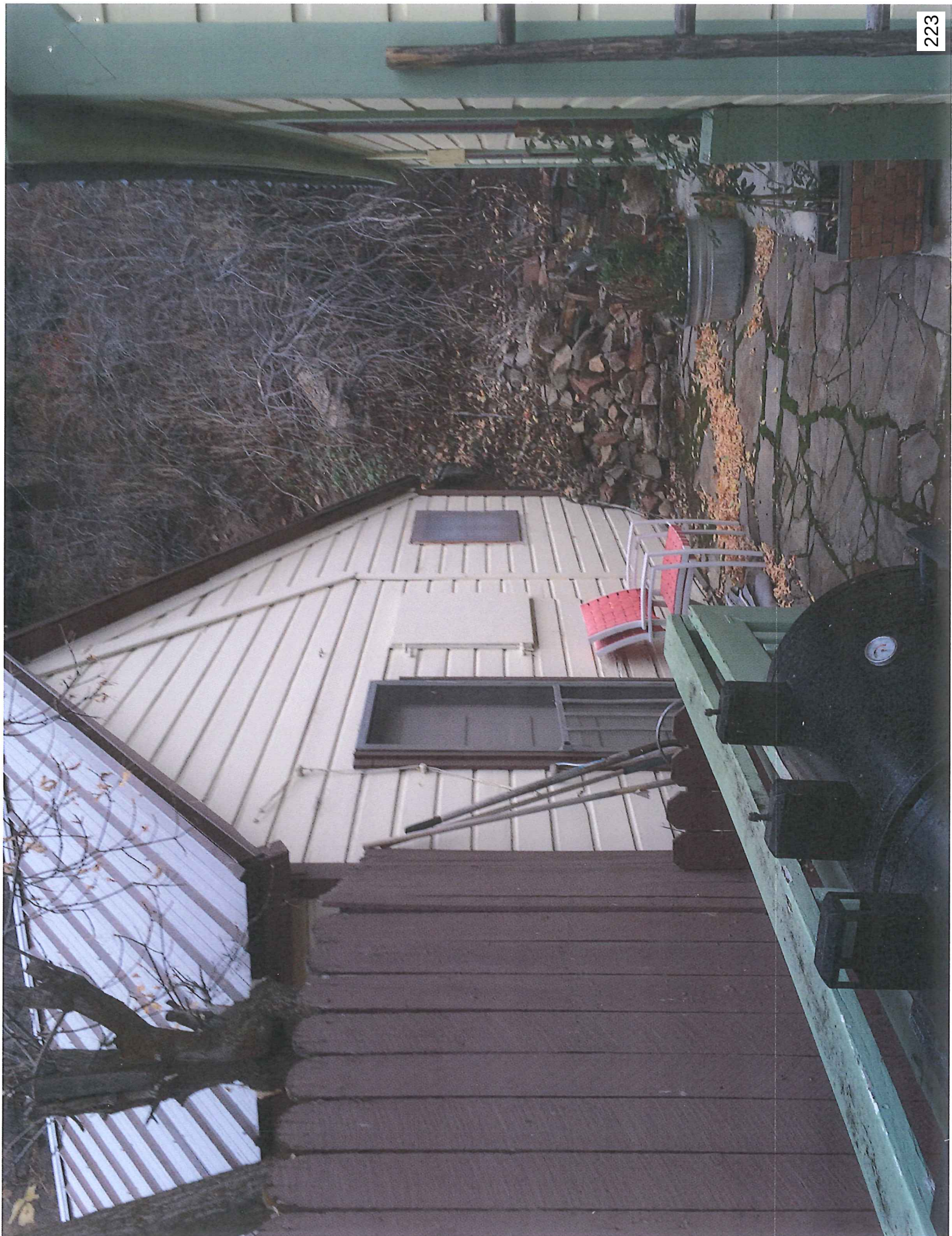
The structure is in tact but siding and windows have been replaced and need to be restored.

Photo Numbers: **H1 - H3**

Illustration Numbers: **H1.01, H2.01, H3.01**







3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Roof and Addition**

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The original T-shape cottage was added on to. This modified the roof pitch in the rear. The historic roof appears to be wide crimped metal roof panels. The historic panels appear to have been replaced with a metal siding/roof material.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Roof material has been modified.

Photo Numbers: **ROOF1-ROOF3** Illustration Numbers: **H3.01**







4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **No Chimney**

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

No chimney exists nor is visible in the historic photos. A freestanding gas heater currently heats the home and is served by a flue.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **East Walls**

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The front/east walls of the home are structurally in tact but have had new siding installed. The original siding appears to be drop novelty siding, typical in the area. Windows openings are still in tact.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Non-historic siding.

Photo Numbers: **EAST 1, 2** Illustration Numbers: **H3.01**





Element/Feature: **North and South**

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

North Wall shows where the addition was constructed. It maintains the historic siding, 2 historic windows (one has been covered up) and a 5 horizontal panel door. South Wall has been refinished and has a newer window installed.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

One window on North is boarded up.
 South elevation has been refinished with non-historic siding.

Photo Numbers: NORTH 1 & 2, SOUTH 1 & 2

Illustration Numbers: H3.01









Element/Feature: **West Walls**

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The west elevation is visible from the hillside. Various siding treatments exist including non-historic wood and concrete. A window exists and is part of the historic addition. The eave height of the addition is lower than the original structure.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Non-historic Siding

Photo Numbers: **WEST 1,2** Illustration Numbers: **H3.01**





6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Foundation**

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

It appears that there was no original foundation. Some repairs have taken place over the years. The steep hillside behind has settled against the wood siding and is damaging the non-durable material.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Substandard foundation needs to be replaced to preserve the home. Foundation does not protect the home from the steep hillside behind.

Photo Numbers: **FOUNDATION 1, 2**

Illustration Numbers: _____





7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **No Porches**

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

No covered porches exist. A deck was constructed in the front yard.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: **DECK 1**

Illustration Numbers: **H1.01**



8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **HEATING**

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The only source of heating in the home is a centrally located gas heater.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

The existing heater does not affect the entire house and has passed its useful life

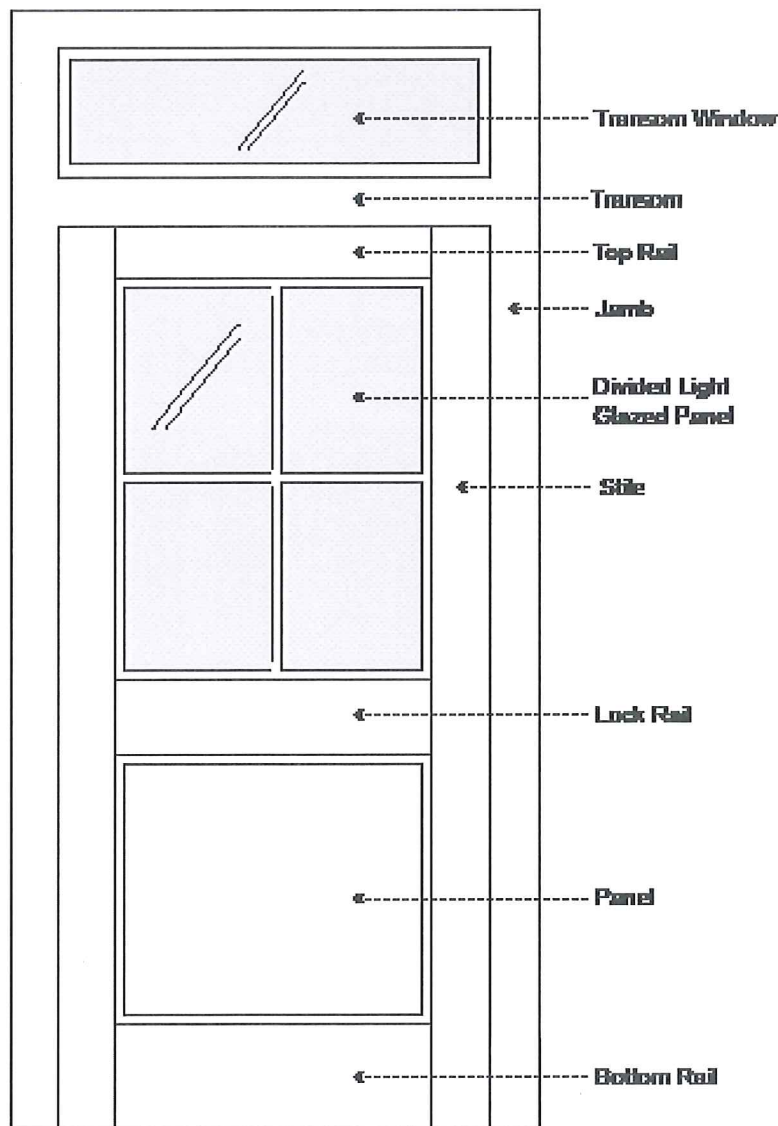
Photo Numbers: _____ Illustration Numbers: _____

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 1

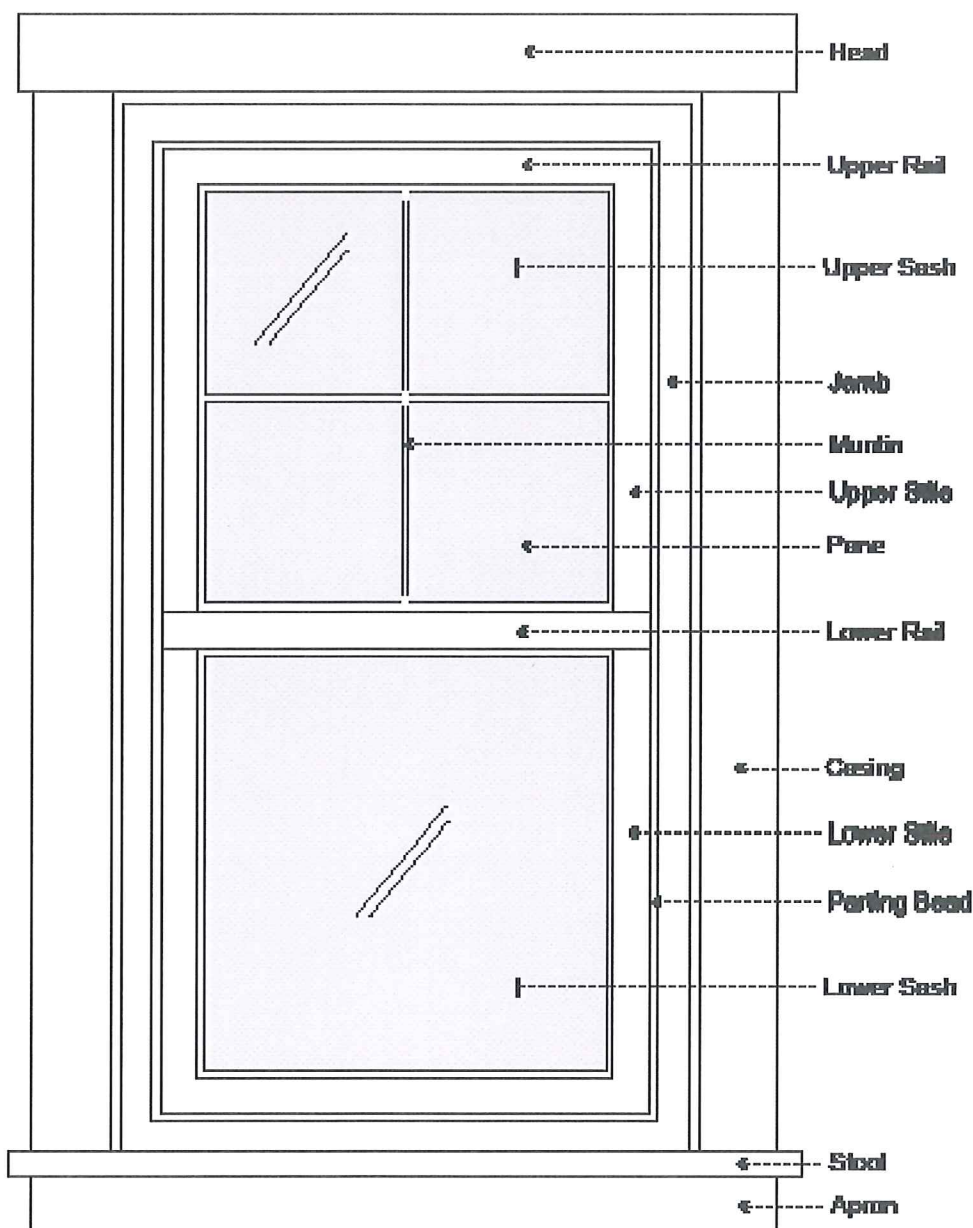
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	historic		yes
2	Poor	historic		yes
	Poor			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



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Window Survey Form

Total number of window openings on the exterior of the structure: 8

Number of historic windows on the structure: 1

Number of existing replacement/non-historic windows: 6

Number of windows completely missing: 1

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 8

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	non historic metal		no
2	Fair	non historic metal		no
2	Fair	non historic metal		no
4	Fair	non historic metal		no
5	Fair	non historic metal		no
6	Poor	historic wood		yes
7	Poor	historic wood		yes
8	Poor	boarded up		no
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: **Finishes**

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Interior walls are limited and have been removed and patched over the years.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

most historic trim and interior have been replaced.

Photo Numbers: _____ Illustration Numbers: _____

PARK CITY MUNICIPAL CORPORATION
 PLANNING DEPARTMENT
 445 MARSAC AVE - PO BOX 1480
 PARK CITY, UT 84060
 (435) 615-5060



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review Application*

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR

CHIEF BUILDING OFFICIAL

APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK

☐ SIGNIFICANT

DISTRICT: HR-1

NAME: 180 Daly historic home

ADDRESS: 180 Daly

TAX ID: PC-668 OR

SUBDIVISION: Mill Site Reservation OR

SURVEY: Park City LOT #: 26, 27 BLOCK #: 74

APPLICANT INFORMATION

NAME: Dave Baglino

PHONE #: (435) 640 - 5806 FAX #: () -

EMAIL: davidbaglino@msn.com

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

1. **Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
2. **Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by the Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
3. **Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
 - **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
 - **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
 - **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
4. **Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
 5. **References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

Site Design

Use this section to describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: **Site Plan**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The front portion of the site is to be maintained and landscape replaced. Existing tree on the corner will remain. The sloping rear portion of the site is where the future addition will be constructed, some preliminary excavation will be done at this time while access is available. The property lines shared with the adjacent site will be modified to accommodate the road that has been constructed in the rear and to provide adequate setbacks.

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Structure**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The original structure and historic addition will be maintained and restored to their historic appearance. A basement foundation will be added and the structure will be raised 24".

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: **Historic Roof**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The historic roof will be restored to be similar to the appearance in the historic photo. A more typical profile of crimped metal roofing will be installed.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **No Existing Chimney**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

No chimney existed on the historic structure. New interior fireplaces and furnace systems will not create a need for new exterior chimney.

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: **East Walls**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Existing non-historic windows and doors will be replaced to comply with the historic photo. Siding will be replaced with historic drop novelty siding.

Element/Feature: **North and South Walls**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

North wall will be preserved, including the trim lines indicating the original roof pitch line. Existing windows will be replaced with period windows matching the historic photos. South wall will be refinished to match historic siding and the window replaced with historic windows.

West Walls

Element/Feature: _____

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The West wall will be restored with historic siding.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: **Concrete foundation**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

A new concrete foundation will be added, lifting the residence 24". The foundation will protect against the steep hillside.

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: **No Porches**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The existing appearance with no porches will be maintained.

Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: **Period doors**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

One existing 5 horizontal panel door will be maintained. The front door which has been replaced will be replaced with a period door.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature: **Wood windows**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

All of the historic windows but one have been removed and replaced with aluminum frame windows. These will be replaced with historic looking windows that will match the historic photo.

Element/Feature: **Picture Window**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The main living room picture window does not exist. The non-historic replacement will be removed and a more historic french casement window installed in its place.

Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **HVAC**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

A new HVAC system, including a gas furnace, will be installed. New hot water systems and heated driveways and walks will be installed.

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **Future Addition**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

A future addition will be added to the original residence. The future addition draws on some of the forms of the original home but has finishes that differentiate it from the original. The addition is separated from the restored structure walls that are set back from the facade. The addition has a similar slope roof and period dormers.

At this time only preliminary excavation is proposed for the future addition

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: _____ Date: _____

Name of Applicant: David Baglino

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 180 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-668

Current Owner Name: PRICE GLEN A & BARBARA J

Parent Parcel(s):

Current Owner Address: PO BOX 214; PARK CITY, UT 84060-0214

Legal Description (include acreage): S 48 FT LOT 26 & N 4 FT LOT 27 BLK 74 MILLSITE RESERVATION TO PARK CITY ALSO E'LY 1/2 VACATED ANCHOR AVE ADJACENT TO SD; 0.12 AC

2 STATUS/USE

Property Category

- ☒ building(s), main
- ☐ building(s), attached
- ☐ building(s), detached
- ☐ building(s), public
- ☐ building(s), accessory
- ☐ structure(s)

Evaluation*

- ☐ Landmark Site
- ☒ Significant Site
- ☐ Not Historic

Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

Use

- Original Use: Residential
- Current Use: Residential

*National Register of Historic Places: ☒ ineligible ☐ eligible
☐ listed (date:)

3 DOCUMENTATION

Photos: Dates

- ☒ tax photo:
- ☒ prints: 1995 & 2006
- ☐ historic: c.

Drawings and Plans

- ☐ measured floor plans
- ☐ site sketch map
- ☐ Historic American Bldg. Survey
- ☐ original plans:
- ☐ other:

Research Sources (check all sources consulted, whether useful or not)

- ☐ abstract of title
- ☐ tax card
- ☐ original building permit
- ☐ sewer permit
- ☒ Sanborn Maps
- ☐ obituary index
- ☐ city directories/gazetteers
- ☐ census records
- ☐ biographical encyclopedias
- ☐ newspapers
- ☒ city/county histories
- ☐ personal interviews
- ☐ Utah Hist. Research Center
- ☐ USHS Preservation Files
- ☐ USHS Architects File
- ☐ LDS Family History Library
- ☐ Park City Hist. Soc/Museum
- ☐ university library(ies):
- ☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Variation on "L" Cottage or "T" Cottage

No. Stories: 1

Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☐ minor ☒ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # ____; ☐ structure(s), # ____.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

General Condition of Exterior Materials:

- ☒ **Good** (Well maintained with no serious problems apparent.)
- ☐ **Fair** (Some problems are apparent. Describe the problems.):
- ☐ **Poor** (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- ☐ **Uninhabitable/Ruin**

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Wood picket fence

Foundation: Not visible and therefore its material cannot be verified

Walls: Vinyl/aluminum siding

Roof: Metal

Windows: Paired and single multi-pane casement windows with false muntins.

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:

Location: ☒ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): Overall design of structure has not been altered over time, other than in materials (such as roofing and front door style).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow lot with property line immediately adjacent to city roadway, separated by picket fence, with structure recessed from this edge no more than 10 feet. Fairly flat lot terrain, with steep hilly slope rising directly behind property line. Naturally occurring grasses and trees throughout the landscape, heavier tree foliage on the right portion of the front elevation.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1925¹

Builder: ☒ Not Known ☐ Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

¹ Summit County Recorder.

1. Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☒ Mature Mining Era (1894-1930)
- ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: East elevation (primary façade). Camera facing west, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO.
RE-APPRAISAL CARD (1949 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 1 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>605</u>	\$	<u>\$1345</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 1 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>104</u>
Ext. Walls <u>Siding</u>		
Insulated Floors Walls Cigs.		
Roof—Type <u>Gat</u> Mat. <u>rat</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front @		
Rear @		
Cellar—Basmt <u>1/4 1/2 3/4 full-floor</u>	<u>30</u>	
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class. Tub. Trays Basin Sink Toilet Urns. Ftns. Shr. Dishwasher Garbage Disp.	<u>215</u>	
Heat—Stove H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors Hd. Wd. Fir. Conc.	<u>40</u>	
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops Fix.		
<u>Br # Blotter lined</u>		<u>85</u>

Total Additions and Deductions 285 189 1345
 Net Additions or Deductions 196

Age 1906 Yrs. by { Est. Owner Tenant Neighbors Records }
 REPRODUCTION VALUE
 Depr. 1-2-3-4-5-6 57 1/2 %
 Reproduction Val. Minus Depr. 678
 Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C Depr. 2% 3% _____
 Cars Walls _____
 Roof Size x Age _____
 Floor Cost _____ Depreciated Value Garage _____
 Remarks _____ Total Building Value _____

Appraised 10/2/59 194 By H

Serial No. PC 668

RECENTLY
VACATED

PC 668

Serial Number

OF
Card Number

Owners Name

David Price

Location

Pt of lot 26+27 Blk 74 MS

Kind of Bldg.

RES

St. No.

180 Daisy Ave

Class

2

Type 1 2 3 4 Cost \$

X %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	728		\$ 2362	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings

Additions

Additions

Foundation—Stone Conc. Sills ✓

Ext. Walls Siding

Roof Type Gable Mtl. Pst

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front @ ✓

Rear @ ✓

Porch @ ✓

Planters @ ✓

Ext. Base. Entry @ ✓

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full Floor 40

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. 1 Unfin. 160 ✓

Plumbing { Class 1 Tub. 1 Trays

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp. 550

Heat—Stove ✓ H.A. FA HW Stkr Elec.

Oil Gas ✓ Coal Pipeless Radiant

Air Cond. — Full Zone

Finish—Fir. ✓ Hd. Wd. Panel

Floor—Fir. ✓ Hd. Wd. Other

Cabinets ✓ Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. 1 S.; Metal D. S. 25

Awnings — Metal Fiberglass

Total Additions 400

775

Year Built 1906

Avg. 1/1909

Replacement Cost

3137

ADN ?

Age 2.

Obsolescence

Inf. by { Owner - Tenant -

Neighbor - Record - Est.

Adj. Bld. Value

Conv. Factor

x.47

Replacement Cost—1940 Base

Depreciation Column ① 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side GARAGE

71.

Total Building Value \$

Appraised ① 11-5-

19

68

By

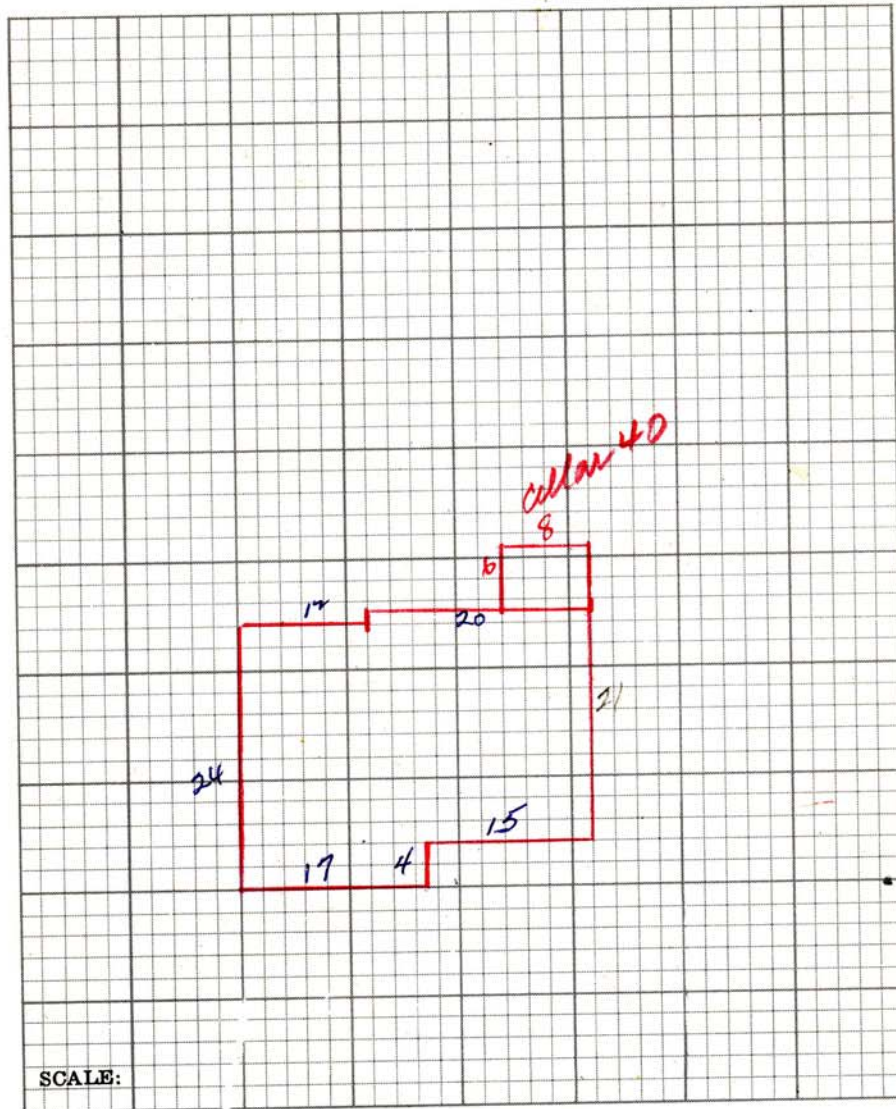
1333

Appraised ②

19

By

NOV 26 1968



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 30
 Cars 1 Floor 2nd Walls shg Roof RR Doors 1
 Size 15 x 20 Age 30+ Cost 285 x 47%
 1940 Base Cost _____ x 25 % Depr. _____
 Total 97

REMARKS _____





