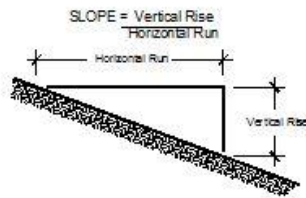


### 15-15 Defined Terms

- 15-15-1 Definitions
- 15-15-2 List Of Defined Terms

**SLOPE.** The level of inclination of land from the horizontal plane determined by dividing the horizontal run or distance of the land into the vertical rise or distance of the same land and converting the resulting figure in a percentage value.



1. **Slope, Steep.** Slope greater than fifteen percent (15%).
2. **Slope, Very Steep.** Slope greater than forty percent (40%).

**SOLAR ENERGY SYSTEM:** An energy system which converts solar energy to usable thermal, mechanical, chemical, or electrical energy to meet all or a significant part of a structure's energy requirements.

**SPACING.** Distance between the closer edges of adjoining driveways or driveways and Right-of-Way lines of intersecting Streets.

### 15-15-2 List Of Defined Terms

-S-

Slope, Very Steep

Solar Energy System

Spacing

### **15-1-2 Statement Of Purpose**

The LMC is designed, enacted, restated and reorganized to implement the goals and policies of the Park City General Plan, and for the following purposes:

- A. To promote the general health, safety and welfare of the present and future inhabitants, Businesses, and visitors of the City,
- B. To protect and enhance the vitality of the City's resort-based economy, the overall quality of life, the Historic character, and unique mountain town community,
- C. To protect and preserve peace and good order, comfort, convenience, and aesthetics of the City,
- D. To protect the tax base and to secure economy in governmental expenditures,

- E. To allow Development in a manner that encourages the preservation of scenic vistas, environmentally sensitive lands, Historic Structures, the integrity of Historic Districts, and the unique urban scale of original Park City,
- F. To provide for well-planned commercial and residential centers, safe and efficient traffic and pedestrian circulation, preservation of night skies and efficient delivery of municipal services,
- G. To prevent Development that adds to existing Geologic Hazards, erosion, flooding, degradation of air quality, wildfire danger or other conditions that create potential dangers to life and safety in the community or that detracts from the quality of life in the community,
- H. To protect and ensure access to sunlight for solar energy ~~systems~~ devices, and
- I. To protect or promote moderate income housing.

It is the intention of the City in adopting this LMC to fully exercise all of the powers granted to the City by the provisions of the Title 10, Chapter 9a of the Utah Municipal Land Use Development and Management Act. Utah Code Annotated, 1991, as amended, and all other powers granted by statute or by common law for the necessary regulation of the Use and Development of land within the City.

*Adopted by Ord. 00-25 on 3/30/2000*

*Amended by Ord. 06-22 on 4/27/2006*

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

##### **15-2.1-2 Uses**

##### **A. ALLOWED USES.**

- 1. Single Family Dwelling
- 2. Home Occupation
- 3. Child Care, In-Home Babysitting
- 4. Child Care, Family<sup>1</sup>
- 5. Child Care, Family Group<sup>1</sup>
- 6. Accessory Building and Use
- 7. Conservation Activity
- 8. Agriculture

9. Residential Parking Area or Structure with four (4) or fewer spaces  
~~9-10.~~ Solar energy systems<sup>9</sup>

##### **B. CONDITIONAL USES.**

- 1. Nightly Rentals<sup>2</sup>

**Comment [MS1]:** Below changes and references would be applied to 15-2.2 thru 15-2.6, and 15-2.9 thru 15-2.19: all residential and commercial districts

2. Lockout Unit
3. Accessory Apartment<sup>3</sup>
4. Child Care Center<sup>1</sup>
5. Essential Municipal and Public Utility Use, Facility, Service and Structure
6. Telecommunication Antenna<sup>4</sup>
7. Satellite dish greater than thirty-nine inches (39") in diameter<sup>5</sup>
8. Residential Parking Area or Structure five (5) or more spaces
9. Temporary Improvement<sup>6</sup>
10. Passenger Tramway Station and Ski Base Facility<sup>7</sup>
11. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge<sup>6</sup>
12. Recreation Facility, Private
13. Fences greater than six feet (6') in height from Final Grade<sup>5,8</sup>

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

<sup>1</sup>See LMC Chapter 15-4-9 for Child Care Regulations

<sup>2</sup>Conditional 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.

<sup>3</sup>See LMC Chapter 15-4-7, Supplemental Regulations for Accessory Apartments

<sup>4</sup>See LMC Chapter 15-4-14, Telecommunications Facilities

<sup>5</sup>See LMC Chapter 15-4-13, Satellite Receiving Antennas

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

<sup>7</sup>See LMC Chapter 15-4-18, Passenger Tramways and Ski-Base Facilities

<sup>8</sup>See LMC Chapter 15-4-2, Fences and Walls

<sup>9</sup> See LMC Chapter 15-5-5, Architectural Design Guidelines, Solar Energy Systems and Skylights

*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*

### **15-2.1-11 Related Provisions**

- Fences and Walls. LMC Chapter 15-4-2.
- Accessory Apartment. LMC Chapter 15-4-7.
- Satellite Receiving Antenna. LMC Chapter 15-4-13.
- Telecommunication Facility. LMC Chapter 15-4-14.
- Parking. LMC Chapter 15-3.
- Landscaping. Title 14; LMC Chapter 15-3-3(D).
- Lighting. LMC Chapters 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 15-3-3(E)
- ~~Parking Ratio Requirements. LMC Chapter 15-3-6.~~
- Solar energy systems. LMC Chapter 15-5-5.

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

### **15-2.1-5 Building Height**

- A. **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 associated Screening, when Screened or enclosed, may extend up to five feet (5') above the height of the Building. Solar energy systems shall be exempt from the screening requirement, subject to design review by the Planning Department.

### **15-5-5 Architectural Design Guidelines**

**G. SOLAR ENERGY SYSTEMS PANELS AND SKYLIGHTS.** Any solar ~~energy system~~~~panel~~ or skylight, or other translucent roof material which allows the transmission of light from the interior of the Building to the exterior, shall be designed as follows:

1. Skylights shall be limited to no more than twenty-five percent (25%) of the total roof Area;
2. The skylight design shall facilitate the Use of natural light in to the Building and any light emitted or reflected from the skylight shall be shielded from adjacent Properties;
3. The skylight feature shall not be the highest point of the Structure; and

4. The skylight feature shall be designed to fit as flush as possible with the roof. Skylights shall generally extend no more than two feet (2') above the roof plane.
5. Solar energy systems~~panels~~ shall be designed so as to be incorporated in the roof plan or architectural features of the structure to the best extent possible. Solar energy systems~~panels~~ shall generally be mounted flush to the roof plane. In instances where due to the existing roof angle the panel needs to be angled from the roof plane for optimum solar gain, alternative designs may be considered upon review of a visual analysis and mitigation of visual impacts from surrounding properties.
6. Skylights and solar energy systems~~panels~~ in the Historic Districts are subject to the Design Guidelines for Historic Districts and Historic Sites.

**K. MECHANICAL EQUIPMENT.** All electrical service equipment and sub-panels and all mechanical equipment, including but not limited to, air conditioning, pool equipment, fans and vents, utility transformers, except those owned and maintained by public utility companies, and solar energy systems~~panels~~, shall be painted to match the surrounding wall color or painted or Screened to blend with the surrounding natural terrain. Roof mounted equipment and vents shall be painted to match the roof and/or adjacent wall color and shall be Screened or integrated into the design of the Structure. Minor exceptions to Setback requirements for Screened mechanical equipment may be approved by the Planning Director where the proposed location is the most logical location for the equipment and impacts from the equipment on neighboring properties, historic facades, and streetscapes can be mitigated and roof top mechanical placement and visual clutter is minimized.

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