

EXHIBIT A

1 **Municipal Code of Park City Sections Affected:**

2 Section 12-7-1 is amended to read:

3 **12-7-1 Prohibited Signs**

4 A. **CATEGORIES OF PROHIBITED SIGNS.** The following signs, defined in Chapter
5 2 of this Title, are expressly prohibited in Park City except as provided in this
6 section.

- 7 1. **Animated signs**, except for historic signs and historic replica signs where
8 the applicant is able to prove through documentation or other evidence
9 that the original historic sign produced the same motion and is proposed in
10 the same location.
- 11 2. **Banners**, except as approved in conjunction with a ~~Master Festival~~
12 ~~license]~~ Special Event Permit issued pursuant to Title 4A of this Code or
13 approved for display on a City light standard pursuant to Chapter 11 of this
14 Title.
- 15 3. **Bench signs.**
- 16 4. **Electronic message signs**, except for signs owned or operated by the
17 City for public safety purposes.
- 18 5. **Flashing signs.** Any flashing light source of any kind is prohibited.
- 19 6. **Home occupation signs.**
- 20 7. **Inflatable signs.**
- 21 8. **Off-premises signs.**

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22 9. **Portable signs**, except for those allowed in private plazas pursuant to
23 Section 12-10-2, and except for signs owned and operated by the City for
24 public safety purposes.

25 10. **Projection signs**, except that temporary projection signs that are part of
26 an approved ~~[master festival license]~~ Special Event Permit may be
27 allowed for the duration of the ~~[festival permit]~~ Special Event Permit,
28 provided they are directed so the light source is shielded from any view
29 but that of the intended audience of the sign.

30 11. **Reproductions.**

31 12. **Roof signs.**

32 13. **Wind signs.**

33 14. **Video signs.**

34 B. **SIGNS IN PUBLIC PLACES.** No person shall staple, tape, paste, post, or
35 otherwise affix any handbill, sticker, poster, or sign to, or otherwise paint, mark,
36 or write on any public building, structure, or other property, including but not
37 limited to: a work of art, sidewalk, crosswalk, curb, curbstone, parking meter,
38 park-strip, street lamp post, hydrant, tree, shrub, tree stake or guard, electric light
39 or power or telephone wire or pole, or wire appurtenance thereof, or any lighting
40 system, public bridge, drinking fountain, life saving equipment, street sign, street
41 furniture, trash can, or traffic sign.

42 Section 12-12-1 is amended to read:

43 **12-12-1 Sign Plan Required**

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44 All ~~[Master Festival and]~~ Special Event ~~[licensees] permittees~~ desiring permission to
45 display temporary signs as an approved ~~[Master Festival]~~ Special Event shall submit a
46 ~~[Master Festival]~~ Special Event Sign Plan as part of the application for a ~~[Master~~
47 ~~Festival license]~~ Special Event permit. The Planning, ~~and~~ Special Events, and
48 Facilities Departments shall review ~~[Master Festival]~~ Special Event Sign Plans for
49 compliance with the standards below prior to permit issuance.

50 Section 12-12-2 is removed:

51 ~~**12-12-2 Master Festival Banners**~~

52 ~~The use of banners is allowed within the boundaries of the approved Master Festival~~
53 ~~venue, subject to the following criteria:-~~

54 A. ~~**SIZE**. No individual Master Festival banner may exceed thirty-six square feet (36~~
55 ~~sq. ft.) in size.~~

56 B. ~~**NUMBER OF SIGNS**. One (1) banner is allowed per venue. Additionally, one (1)~~
57 ~~banner is allowed on the external façade of any building or structure within a~~
58 ~~venue, including temporary structures. Staff may approve additional banners~~
59 ~~within a venue upon finding that the banners contribute to the overall festival~~
60 ~~atmosphere or theme of the event consistent with the purpose and scope of~~
61 ~~Section 12-1-1, the design is consistent with Section 12-3-3(A) as applied to the~~
62 ~~event, and that any commercial advertising message is secondary to such look~~
63 ~~and feel design elements for the event. There is no limit on banners within a fully~~
64 ~~enclosed structure.~~

65 C. ~~**SETBACK AND ORIENTATION**. Master Festival banners are allowed only on or~~
66 ~~within approved venues.~~

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67 ~~D. **ZONING RESTRICTIONS.** Master Festival banners are allowed in all zoning~~
68 ~~districts.~~

69 ~~E. **DESIGN.** Fluorescent colors and reflective surfaces are prohibited on banners.~~
70 ~~Reflective colored materials that give the appearance of changing color are also~~
71 ~~prohibited. A matte or flat finish is required for all surfaces.~~

72 ~~F. **PERIOD OF DISPLAY.** Master Festival banners may be displayed only during~~
73 ~~the approved time of the Master Festival.~~

74 ~~G. **ILLUMINATION.** No lighting other than pre-existing light sources may be used to~~
75 ~~illuminate Master Festival banners.]~~

76 Section 12-12-3 is amended to read:

77 **12-12-~~[3]~~ Special Event Banners**

78 The use of banners is allowed within the boundaries of the approved Special Event
79 venue, subject to the following criteria:

80 A. **SIZE.** No individual Special Event banner may exceed thirty-six square feet (36
81 sq. ft.) in size.

82 B. **NUMBER OF SIGNS.** One (1) banner is allowed per venue. Additionally, one (1)
83 banner is allowed on the external façade of any building or structure within a
84 venue, including temporary structures. Each banner shall be consistent with
85 Section 12-3-~~2~~~~[3]~~(A) as applied to the Special [e]Event, and any commercial
86 advertising message must be secondary to such ~~[look-and-feel]~~ design elements
87 for the Special [e]Event.

88 C. **SETBACK AND ORIENTATION.** Special Event banners are allowed only within
89 approved venues.

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90 D. **ZONING RESTRICTIONS**. Special Event banners are allowed in all zoning
91 districts.

92 E. **DESIGN**. Fluorescent colors and reflective surfaces are prohibited on banners.
93 Reflective colored materials that give the appearance of changing color are also
94 prohibited. A matte or flat finish is required for all surfaces.

95 F. **PERIOD OF DISPLAY**. Special Event banners may be displayed only during the
96 approved time of the Special Event.

97 G. **ILLUMINATION**. No lighting other than pre-existing light sources may be used to
98 illuminate ~~[Master Festival]~~ Special Event banners.

99 Section 12-12-4 is amended to read:

100 **12-12-~~[4]3~~ ~~[Master Festival]~~ Special Event Directional Signs**

101 Municipal or event-owned directional signs in the form of electronic message signs and
102 portable signs~~[;]~~ are allowed for the purpose of identifying and directing vehicular or
103 pedestrian traffic to parking areas, transportation centers, and venues.

104 Section 12-12-5 is amended to read:

105 **12-12-~~[5]4~~ ~~[Master Festival]~~ Special Event Projection Signs**

106 Subject to approval by the Planning Department, temporary projection signs that are
107 part of an approved ~~[Master Festival license]~~ Special Event permit may be allowed for
108 the duration of the ~~[Master Festival permit]~~ Special Event, provided the light source is
109 shielded from any view but the intended audience of the sign.

110 Section 12-12-6 is amended to read:

111 **12-12-~~[6]5~~ Temporary Signs**

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112 Staff may approve temporary signs within a ~~[Master Festival or]~~ Special Event venue
113 upon finding that the signs contribute to the overall resort atmosphere or theme of the
114 Special [e]Event consistent with the purpose and scope of Section 12-1-1, the design is
115 consistent with Section 12-3-~~[3]~~2(A) as applied to the Special [e]Event, and that any
116 commercial advertising message is secondary to such ~~[look and feel]~~ design elements
117 for the Special [e]Event. There is no limit on signs within a fully enclosed structure.

118 **Land Management Code Sections Affected**

119 Section 15-1-11 is amended to read:

120 **15-1-11 Special Applications**

121 A. **MASTER PLANNED DEVELOPMENT (MPD) REVIEW PROCESS**. Applications for
122 MPDs shall be reviewed according to LMC Chapter 15-6.

123 B. **VARIANCES AND NON-CONFORMING USES**. The Board of Adjustment must
124 review Applications for Variances and appeals of Planning Director determinations
125 regarding Non-Conforming Uses and Non-Complying Structures in accordance with the
126 regulations set forth in LMC Chapter 15-9. Such approval must be obtained from the
127 Board of Adjustment prior to the issuance of any Conditional Use permit or Master
128 Planned Development, or other approval by the Planning Commission or Planning
129 Department. All action on an Application shall be stayed upon the determination that a
130 Board of Adjustment approval is required.

131 C. **PLAT AMENDMENTS/SUBDIVISION**. Plat Amendments and Subdivisions must be
132 reviewed pursuant to LMC Chapter 15-7. No Building Permit may be issued prior to
133 such an approval.

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134 D. **ADMINISTRATIVE CONDITIONAL USE PERMITS**. The Planning Director, or his or
135 her designee, shall review and take Final Action on Administrative Conditional Use
136 permits. Review process shall be consistent with Section 15-1-10(A-H), with the
137 exception that no published notice, as described in Section 15-1-12, shall be required.

138 E. **ADMINISTRATIVE PERMITS**. The Planning Department shall review and take Final
139 Action on Administrative Permits. Review process shall be consistent with the
140 requirements herein for those Uses requiring an Administrative Permit, such as
141 temporary tents, Structures, and vendors; ~~[temporary Special Event and]~~ temporary
142 change of occupancy permits; regulated Accessory Apartments; specified ~~[e]~~QOutdoor
143 ~~[e]~~Events and Uses; Family Child Care in specified Zoning Districts; and temporary
144 ~~[t]~~Telecommunication Antennas, where these Uses are designated as requiring
145 Administrative Permits. These Uses may require Administrative Conditional Use permits
146 or Conditional Use permits in some Zoning Districts pursuant to ~~[Section]~~ Chapter 15-2.
147 Section 15-2.3-2 is amended to read:

148 **15-2.3-2 Uses**

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

150 A. **ALLOWED USES**.

- 151 1. Single Family Dwelling
- 152 2. Lockout Unit¹
- 153 3. Nightly Rental²
- 154 4. Home Occupation
- 155 5. Child Care, In-Home Babysitting³
- 156 6. Child Care, Family³

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- 157 7. Child Care, Family Group³
- 158 8. Accessory Building and Use
- 159 9. Conservation Activity
- 160 10. Agriculture
- 161 11. Residential Parking Area or Structure with four (4) or fewer spaces
- 162 12. Recreation Facility, Private

163 **B. CONDITIONAL USES.**

- 164 1. Duplex Dwelling
- 165 2. Secondary Living Quarters
- 166 3. Accessory Apartment⁴
- 167 4. Group Care Facility
- 168 5. Child Care Center
- 169 6. Public or Quasi-Public [~~H~~]institution, church, or [~~S~~]school
- 170 7. Essential [~~M~~]municipal [~~P~~]public [~~U~~]utility Use, [~~F~~]facility, [~~S~~]service, and
- 171 Structure
- 172 8. Telecommunication Antenna⁵
- 173 9. Satellite Dish Antenna greater than thirty-nine inches (39") in diameter⁶
- 174 10. Bed [~~&~~] and Breakfast Inn⁷
- 175 11. Boarding House, Hostel⁷
- 176 12. Hotel, Minor, fewer than sixteen (16) rooms⁷
- 177 13. Office, General⁸
- 178 14. Office, Moderate Intensive⁸
- 179 15. Office and Clinic, Medical⁸

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- 180 16. Retail and Service Commercial, Minor⁸
- 181 17. Retail and Service Commercial, personal improvement⁸
- 182 18. Cafe or Deli⁸
- 183 19. Restaurant, General⁸
- 184 20. Restaurant, Outdoor Dining⁸
- 185 21. Outdoor Events
- 186 22. Residential Parking Area or Structure with five (5) or more spaces,
- 187 associated with a residential Building on the same Lot
- 188 23. Temporary Improvement
- 189 24. Passenger Tramway Station and Ski Base Facility¹⁰
- 190 25. Ski tow rope, ski lift, ski run, and ski bridge¹⁰
- 191 26. Recreation Facility, Private
- 192 27. Fences greater than six feet (6') in height from Final Grade¹¹
- 193 28. Limited Commercial expansion necessary for compliance with Building/
194 Fire Code egress and Accessibility requirements and support Uses
195 associated with HCB Commercial Use¹²
- 196 29. Bar⁸
- 197 30. ~~Special Events⁸~~

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

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

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

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

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203 ~~[Regulations]~~

204 ⁴See LMC ~~[Chapter]~~ Section 15-4-7, ~~[Supplemental Regulations for]~~ Accessory

205 Apartments

206 ⁵See LMC ~~[Chapter]~~ Section 15-4-14, ~~[Supplemental Regulations for]~~

207 Telecommunication Facilities

208 ⁶See LMC ~~[Chapter]~~ Section 15-4-13, ~~[Supplemental Regulations for]~~ Placement Of

209 Satellite Receiving Antennas

210 ⁷In Historic Structures only

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

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

216 ¹⁰See LMC ~~[Chapter]~~ Section 15-4-18, Passenger Tramways ~~[a]~~ And Ski-Base Facilities

217 ¹¹See LMC ~~[Chapter]~~ Section 15-4-2, Fences And Retaining Walls ~~[and Walls]~~

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

219 Section 15-2.5-2 is amended to read:

220 **15-2.5-2 Uses**

221 Uses in the HRC are limited to the following:

222 A. **ALLOWED USES**.¹⁰

223 1. Single Family Dwelling⁵

224 2. Duplex Dwelling⁵

225 3. Secondary Living Quarters⁵

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- 226 4. Lockout Unit^{1,5}
- 227 5. Accessory Apartment^{2,5}
- 228 6. Nightly Rental⁵
- 229 7. Home Occupation⁵
- 230 8. Child Care, In-Home Babysitting
- 231 9. Child Care, Family³
- 232 10. Child Care, Family Group³
- 233 11. Child Care Center³
- 234 12. Accessory Building and Use
- 235 13. Conservation Activity
- 236 14. Agriculture
- 237 15. Bed and Breakfast Inn^{4,5}
- 238 16. Boarding House, ~~H~~h~~o~~st~~e~~l⁵
- 239 17. Hotel, Minor, fewer than sixteen (16) rooms⁵
- 240 18. Office, General⁵
- 241 19. Parking Area or Structure, with four (4) or fewer spaces⁵
- 242 20. Food Truck Location¹¹
- 243 B. **CONDITIONAL USES.**^{9,10}
- 244 1. Triplex Dwelling⁵
- 245 2. Multi-Unit Dwelling⁵
- 246 3. Guest House, on Lots one (1) acre⁵
- 247 4. Group Care Facility⁵
- 248 5. Public and Quasi-Public ~~H~~i~~n~~stitution, ~~E~~c~~h~~urch, or ~~S~~s~~c~~hool

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- 249 6. Essential Municipal [P]ublic [U]tility Use, [F]acility, [S]ervice, and Structure
- 250 7. Telecommunication Antenna⁶
- 251 8. Satellite [D]ish, greater than thirty-nine inches (39”) in diameter⁷
- 252 9. Plant and Nursery stock products and sales
- 253 10. Hotel, Major⁵
- 254 11. Timeshare Projects and Conversions⁵
- 255 12. Private Residence Club Project and Conversion^{4,5}
- 256 13. Office, Intensive⁵
- 257 14. Office and [C]linic, Medical⁵
- 258 15. Financial [I]nstitution, without drive-up window⁸
- 259 16. Commercial Retail and Service, Minor⁸
- 260 17. Commercial Retail and Service, [P]ersonal [I]mprovement⁸
- 261 18. Neighborhood Convenience Commercial, without gasoline sales
- 262 19. Café or Deli⁸
- 263 20. Restaurant, General⁸
- 264 21. Restaurant and [e]Café, [O]utdoor [D]ining⁴
- 265 22. Outdoor Events and Uses⁴
- 266 23. Bar
- 267 24. Parking Area or Structure, with five (5) or more spaces⁵
- 268 25. Temporary Improvement⁴
- 269 26. Passenger Tramway [S]tation and [S]ki [B]ase [F]acility
- 270 27. Ski [F]low, [S]ki [L]ift, [S]ki [R]un, and [S]ki [B]ridge
- 271 28. Recreation Facility, Commercial, Public, and Private

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272 29. Entertainment Facility, Indoor

273 30. Fences greater than six feet (6') in height from Final Grade⁴

274 31. Private Residence Club, Off-Site⁵

275 32. Private Event Facility⁵

276 ~~[33. Special Events⁴]~~

277 C. **PROHIBITED USES**. Unless otherwise allowed herein, any Use not listed above as
278 an Allowed or Conditional Use is a prohibited Use.

279 ¹Nightly rental of Lockout Units requires a Conditional Use permit

280 ²See LMC ~~[Chapter]~~ Section 15-4-7, ~~[Supplementary Regulations for]~~ Accessory
281 Apartments

282 ³See LMC ~~[Chapter]~~ Section 15-4-9, ~~[for]~~ Child Care ~~[Regulations]~~ And Child Care
283 Facilities

284 ⁴Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4.

285 ⁵Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue,
286 and Park Avenue, excluding those HRC Zoned Properties on the west side of Park
287 Avenue and also excluding those HRC Zoned Properties with the following addresses:
288 702 Main Street, 710 Main Street, 738 Main Street (for the plaza side storefronts), 780
289 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street, 890 Main
290 Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within
291 Storefront Property; however, access, circulation, and lobby areas are permitted within
292 Storefront Property.

293 ⁶See LMC ~~[Chapter]~~ Section 15-4-14, ~~[Supplemental Regulations For]~~
294 Telecommunication Facilities

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295 ⁷See LMC ~~[Chapter]~~ Section 15-4-13, ~~[Supplemental Regulations For]~~ Placement Of
296 Satellite Receiving Antennas

297 ⁸If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed
298 Use

299 ⁹No community locations ~~[are]~~ as defined by Utah Code ~~[32-B]~~32B-1-102 (Alcoholic
300 Beverage Control Act) are permitted within 200 feet of Main Street unless a variance is
301 permitted for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

302 ¹⁰Within the HRC Zoning District, no more than seven (7) Conventional Chain
303 Businesses are permitted in Storefront Properties.

304 ¹¹The Planning Director~~;~~ or his or her designee shall, upon finding a Food Truck
305 Location in compliance with Municipal Code 4-5-6, issue the property owner a Food
306 Truck Location administrative approval letter.

307 Section 15-2.6-2 is amended to read:

308 **15-2.6-2 Uses**

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

310 A. **ALLOWED USES**.¹¹

311 1. Single Family Dwelling¹

312 2. Multi-Unit Dwelling¹

313 3. Secondary Living Quarters¹

314 4. Lockout Unit^{1,2}

315 5. Accessory Apartment^{1,3}

316 6. Nightly Rental⁴

317 7. Home Occupation¹

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- 318 8. Child Care, In-Home Babysitting¹
- 319 9. Child Care, Family^{1,5}
- 320 10. Child Care, Family Group^{1,5}
- 321 11. Child Care Center^{1,5}
- 322 12. Accessory Building and Use¹
- 323 13. Conservation Activity
- 324 14. Agriculture
- 325 15. Bed and Breakfast Inn^{1,6}
- 326 16. Boarding House, ~~H~~h~~o~~stel¹
- 327 17. Hotel, Minor, fewer than 16 rooms¹
- 328 18. Office, General¹
- 329 19. Office, Moderate Intensive¹
- 330 20. Office and ~~E~~c~~i~~nic, Medical¹
- 331 21. Financial ~~H~~i~~n~~stitution, without drive-up window
- 332 22. Commercial Retail and Service, Minor
- 333 23. Commercial Retail and Service, ~~p~~P~~e~~rsonal ~~i~~I~~m~~provement
- 334 24. Commercial Neighborhood Convenience, without gasoline sales
- 335 25. Restaurant, Café or Deli
- 336 26. Restaurant, General
- 337 27. Bar
- 338 28. Parking Lot, Public or Private with four (4) or fewer spaces
- 339 29. Entertainment Facility, Indoor
- 340 30. Salt Lake City 2002 Winter Olympic Games Legacy Displays⁷

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- 341 31. Temporary ~~W~~winter Balcony ~~E~~enclosures
- 342 32. Food Truck Location¹²
- 343 B. **CONDITIONAL USES.**^{10,11}
- 344 1. Group Care Facility¹
- 345 2. Public and Quasi-Public ~~H~~institution, ~~C~~church, or ~~S~~school
- 346 3. Essential ~~M~~municipal ~~P~~public ~~U~~utility Use, ~~F~~facility, ~~S~~service, and
- 347 Structure
- 348 4. Telecommunication Antenna⁸
- 349 5. Satellite ~~D~~dish, greater than thirty-nine inches (39") in diameter⁹
- 350 6. Plant and Nursery stock products and sales
- 351 7. Hotel, Major¹
- 352 8. Timeshare Projects and Conversions¹
- 353 9. Timeshare Sales Office, Off-Site within an enclosed Building¹
- 354 10. Private Residence Club Project and Conversion^{1,6}
- 355 11. Commercial Retail and Service, Major
- 356 12. Office, Intensive¹
- 357 13. Restaurant, ~~O~~outdoor ~~D~~dining⁶
- 358 14. Outdoor Events and Uses⁶
- 359 15. Hospital, Limited Care Facility¹
- 360 16. Parking Area or Structure for five (5) or more cars¹
- 361 17. Temporary Improvement⁶
- 362 18. Passenger Tramway ~~S~~station and ~~S~~ski ~~B~~base ~~F~~facility
- 363 19. Ski ~~F~~tow, ~~S~~ski ~~L~~ift, ~~S~~ski ~~R~~un, and ~~S~~ski ~~B~~bridge

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364 20. Recreation Facility, Public or Private

365 21. Recreation Facility, Commercial

366 22. Fences greater than six feet (6') in height from Final Grade⁶

367 23. Private Residence Club, Off-Site¹

368 ~~[24. Special Events⁶]~~

369 ~~[25.]~~24. Private Event Facility¹

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

372 ¹Prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue,
373 Grant Avenue, and Swede Alley. Hotel rooms shall not be located within Storefront
374 Property; however, access, circulation, and lobby areas are permitted within Storefront
375 Property.

376 ²Nightly Rental of Lock Units requires a Conditional Use permit

377 ³See LMC ~~[Chapter]~~ Section 15-4-7, ~~[Supplementary Regulations for]~~ Accessory
378 Apartments

379 ⁴Nightly Rental of residential dwellings does not include the Use of dwellings for
380 Commercial Uses

381 ⁵See LMC ~~[Chapter]~~ Section 15-4-9, ~~[for]~~ Child Care ~~[Regulations]~~ And Child Care
382 Facilities

383 ⁶Requires an Administrative or Administrative Conditional Use permit

384 ⁷Olympic Legacy Displays limited to those specific Structures approved under the
385 SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic

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386 Master Festival License and placed on the original Property set forth in the services
387 Agreement and/or Master Festival License. Requires an Administrative Permit.

388 ⁸See LMC [~~Chapter~~] Section 15-4-14, [~~Supplemental Regulations for~~]

389 Telecommunication Facilities

390 ⁹See LMC [~~Chapter~~] Section 15-4-13, [~~Supplemental Regulations for~~] Placement Of

391 Satellite Receiving Antennas

392 ¹⁰No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage
393 Control Act) are permitted within 200 feet of Main Street unless a variance is permitted
394 for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

395 ¹¹Within the HCB Zoning District, no more than seventeen (17) Conventional Chain
396 Businesses are permitted in Storefront Properties.

397 ¹²The Planning Director[;] or his or her designee shall, upon finding a Food Truck
398 Location in compliance with Municipal Code 4-5-6, issue the property owner a Food
399 Truck Location administrative approval letter.

400 Section 15-2.16-2 is amended to read:

401 **15-2.16-2 Uses**

402 Uses in the RC District are limited to the following:

403 A. **ALLOWED USES.**

- 404 1. Single Family Dwelling
- 405 2. Duplex Dwelling
- 406 3. Triplex Dwelling
- 407 4. Secondary Living Quarters
- 408 5. Lockout Unit¹

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- 409 6. Accessory Apartment²
- 410 7. Nightly Rental³
- 411 8. Home Occupation
- 412 9. Child Care, In-Home Babysitting⁴
- 413 10. Child Care, Family⁴
- 414 11. Child Care, Family Group⁴
- 415 12. Child Care Center⁴
- 416 13. Accessory Building and Use
- 417 14. Conservation Activity
- 418 15. Agriculture
- 419 16. Bed ~~[&]~~ and Breakfast Inn
- 420 17. Boarding House, Hostel
- 421 18. Hotel, Minor
- 422 19. Parking Area or Structure with four (4) or fewer spaces
- 423 20. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 424 21. Food Truck Location¹²
- 425 **B. CONDITIONAL USES.**
- 426 1. Multi-Unit Dwelling
- 427 2. Group Care Facility
- 428 3. Public and Quasi-Public ~~[H]~~iinstitution, ~~[C]~~church, and ~~[S]~~school
- 429 4. Essential ~~[M]~~municipal and ~~[P]~~public ~~[U]~~utility Use, ~~[F]~~facility, ~~[S]~~service, and
- 430 Structure
- 431 5. Telecommunications Antenna⁶

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- 432 6. Satellite [D]ish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 433 7. Raising, grazing of horses
- 434 8. Cemetery
- 435 9. Hotel, Major
- 436 10. Timeshare Project and Conversion
- 437 11. Timeshare Sales Office
- 438 12. Private Residence Club Project and Conversion⁹
- 439 13. Office, General⁸
- 440 14. Office, Moderate⁸
- 441 15. Office and [E]clinic, Medical⁸
- 442 16. Financial [H]institution without drive-up window⁸
- 443 17. Minor Retail and Service Commercial⁸
- 444 18. Retail and Service Commercial, [P]ersonal [H]Improvement⁸
- 445 19. Transportation Service⁸
- 446 20. Neighborhood Market, without gasoline sales⁸
- 447 21. Café or Deli⁸
- 448 22. Restaurant, General⁸
- 449 23. Restaurant, [O]utdoor [D]ining^{8,9}
- 450 24. Bar⁸
- 451 25. Hospital, Limited Care Facility⁸
- 452 26. Parking Area or Structure with five (5) or more spaces
- 453 27. Temporary Improvement⁹
- 454 28. Passenger Tramway [S]tation and [S]ki [B]ase [F]acility¹⁰

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455 29. Ski ~~[T]tow~~ ~~[R]rope~~, ~~[S]ski~~ ~~[L]lift~~, ~~[S]ski~~ ~~[R]run~~, and ~~[S]ski~~ ~~[B]bridge~~¹⁰

456 30. Outdoor Events and Uses⁹

457 31. Recreation Facility, Public and Private⁸

458 32. Recreation Facility, Commercial⁸

459 33. Entertainment Facility, Indoor⁸

460 34. Commercial Riding Stable[s], ~~[R]riding~~ ~~[A]cademy~~⁸

461 35. Master Planned Developments

462 36. Heliport⁸

463 ~~[37. Special Events⁹]~~

464 ~~[38.]~~ 37. Amenities Club

465 ~~[39.]~~ 38. Club, Private Residence Off-Site¹¹

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

468 ¹Nightly Rental of Lockout Units requires a Conditional Use permit

469 ²See LMC ~~[Chapter]~~ Section 15-4-~~7~~, ~~[Supplemental Regulations for]~~ Accessory
470 Apartments

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

472 ⁴See LMC ~~[Chapter]~~ Section 15-4-9, Child Care ~~[Regulations]~~ And Child Care Facilities

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

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477 ⁶See LMC ~~[Chapter]~~ Section 15-4-14, ~~[Supplemental Regulations for]~~

478 Telecommunication Facilities

479 ⁷See LMC ~~[Chapter]~~ Section 15-4-13, ~~[Supplemental Regulations for]~~ Placement Of

480 Satellite Receiving Antennas

481 ⁸As support Use to primary Development or Use, subject to provisions of LMC Chapter

482 15-6, Master Planned Development

483 ⁹Requires an Administrative or Administrative Conditional Use permit, see ~~[Section]~~

484 Chapter 15-4

485 ¹⁰As part of an approved Ski Area Master Plan

486 ¹¹Requires an Administrative Conditional Use permit. Is permitted only in approved

487 existing Commercial spaces or ~~[e]~~Developments that have ten (10) or more units with

488 approved Support Commercial space. A Parking Plan shall be submitted to determine

489 site specific parking requirements.

490 ¹²The Planning Director~~[r]~~ or his or her designee shall, upon finding a Food Truck

491 Location in compliance with Municipal Code 4-5-6, issue the property owner a Food

492 Truck Location administrative approval letter.

493 Section 15-2.23-2 is amended to read:

494 **15-2.23-2 Uses**

495 Uses in the Community Transition District are limited to following:

496 A. **ALLOWED USES.**

497 1. Conservation Activities

498 2. Home Occupation

499 3. In-~~[h]~~Home Babysitting

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- 500 4. Family Child Care
- 501 5. Secondary Living Quarters
- 502 6. Agriculture
- 503 7. Food Truck Location²

504 **B. ADMINISTRATIVE CONDITIONAL USES.**

- 505 1. Trails and ~~[F]~~trailhead ~~[I]~~improvements
- 506 2. Outdoor Recreation Equipment
- 507 3. Essential ~~[P]~~ublic ~~[U]~~tility Use, ~~[S]~~ervice, or Structure less than 600 ~~[sf]~~ sq. ft.
- 508 ft.
- 509 4. Accessory Buildings less than 600 ~~[sf]~~ sq. ft.
- 510 5. Parking Areas with four (4) or fewer spaces
- 511 6. Outdoor Events and Outdoor Music, see ~~[Section]~~ Chapter 15-4
- 512 7. Temporary Improvement
- 513 8. Outdoor ~~[D]~~dining and support retail associated with support Uses with an
- 514 MPD
- 515 ~~[9. Special Events]~~
- 516 ~~[10.]9.~~ Fences and ~~[W]~~walls, see Section 15-4-2
- 517 ~~[11.]10.~~ Anemometer and Anemometer Towers

518 **C. CONDITIONAL USES.**

- 519 1. Master Planned Developments (MPDs)
- 520 2. Public, Quasi-Public, ~~[C]~~civic, ~~[M]~~municipal Uses
- 521 3. General ~~[A]~~cute Hospital
- 522 4. Alternative ~~[P]~~rofessional ~~[H]~~health-related ~~[S]~~ervices

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- 523 5. Athletic ~~[F]~~training and ~~[F]~~testing Offices and ~~[F]~~facilities
- 524 6. Athletic ~~[P]~~program ~~[A]~~administrative Offices
- 525 7. Support ~~[S]~~short-~~[T]~~term ~~[A]~~athlete ~~[H]~~housing or lodging associated with an
- 526 approved ~~[R]~~Recreation ~~[F]~~Facility (within an approved MPD)
- 527 8. Accredited ~~[P]~~physician Office ~~[S]~~space
- 528 9. Accredited Medical ~~[&]~~and ~~[D]~~dental ~~[C]~~clinics
- 529 10. Medical Heliport
- 530 11. Group Care Facility
- 531 12. Ancillary Support Commercial (within an approved MPD)
- 532 a. Gift ~~[S]~~shop
- 533 b. Dispensing pharmacy
- 534 c. Medical supply
- 535 d. Restaurant
- 536 e. Deli
- 537 f. Outdoor ~~[G]~~grills/~~[B]~~verage ~~[S]~~service ~~[S]~~stations
- 538 g. Child Care Center
- 539 13. Recreation Facility, Public and Private
- 540 14. Recreation Facility, Commercial
- 541 15. Park and ~~[R]~~ride Lot
- 542 16. Municipal/~~[I]~~institutional Accessory Building and Use
- 543 17. Parking Lot, Public ~~[o]~~
- 544 18. Public ~~[U]~~utility or ~~[E]~~essential ~~[S]~~services
- 545 19. Single Family Dwelling (with an approved MPD¹)

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- 546 20. Duplex Dwelling (with an approved MPD¹)
- 547 21. Multi-Unit Dwelling (with an approved MPD¹)
- 548 22. Telecommunication Antenna
- 549 23. Transit ~~[F]~~facilities
- 550 24. Parking Areas, Lots, and Structures with more than five (5) Parking Spaces
- 551 25. Raising, ~~[and]~~ ~~[G]~~grazing of ~~[H]~~horses
- 552 26. Commercial Riding Stable~~s~~
- 553 27. Small Energy Wind Systems

554 D. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use is a
555 prohibited Use.

556 ¹Residential Uses cannot exceed one (1) unit/acre

557 ²The Planning Director~~;~~ or his or her designee shall, upon finding a Food Truck
558 Location in compliance with Municipal Code 4-5-6, issue the property owner a Food
559 Truck Location administrative approval letter.

560 Section 15-4-16 is amended to read:

561 **15-4-16 Temporary Structures, Tents, And Vendors**

562 Prior to the issuance of an Administrative Permit for any temporary Structure, tent, or
563 vendor, the Applicant must meet the following requirements ~~[shall be met]~~:

564 A. **APPLICATION**. An Application must be submitted to the Planning Department
565 including the following information:

566 1. **GENERAL DESCRIPTION**. An overview of the proposed activity shall
567 ~~[H]~~include hours of operation, anticipated attendance, ~~[U]~~use of speakers, any

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568 beer or liquor license, any sign or lighting plan, and any other applicable
569 information.

570 2. **SITE PLAN.** The site plan shall be to scale indicating in detail how the
571 proposal will comply with the International Building Code [~~(IBC)~~]. It should
572 indicate the location of the tent on the Property and distances from Property
573 Lines and other Structures. A separate plan for the interior of any tent is required.
574 This plan will indicate any chairs, tables, exits, sanitation, heating, food
575 service/handling etc. A snow removal plan must be included.

576 3. **STRUCTURAL INFORMATION AND CALCULATIONS.** For all temporary
577 Structures greater than 200 square feet in Floor Area, the Applicant must submit
578 structural calculations, wind load information, fire rating, etc. [~~must be submitted.~~]

579 4. **FEES.** All applicable fees.

580 5. **BUILDING PERMIT.** A permit issued by the Building Department is required
581 for temporary Structures and tents greater than 200 square feet in Area, or as
582 determined by the Chief Building Official upon review of size, materials, location,
583 weather, and proposed Use.

584 6. ~~[SPECIAL EVENT PERMITS]~~ TEMPORARY CHANGE OF OCCUPANCY.

585 See Section 15-4-20 for regulations related to [~~Special Events and~~] temporary
586 change of occupancy [~~P~~]permits.

587 7. **DURATION.** Unless approved by the City Council as part of a [~~Master Festival~~]
588 Special Event, in no case shall a tent be installed for a duration longer than
589 fourteen (14) days and for more than five (5) times per year on the same
590 Property or Site, unless a longer duration or greater frequency is approved by the

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591 Planning Commission consistent with Conditional Use ~~[G]~~criteria in Section 15-1-
592 10.

593 8. **NOTICE.** Notice of Administrative Permits shall be consistent with Section 15-
594 1-21.

595 ~~[B. REVIEW CRITERIA- PUBLIC PROPERTY (OWNED BY THE CITY).~~

596 ~~1. Lease agreement with Park City required.~~

597 ~~2. The Use shall not violate the Summit County Health Code, the Fire Code, or~~
598 ~~State Regulations on mass gathering.~~

599 ~~3. The Use must meet all applicable International Building Code (IBC)~~
600 ~~requirements.~~

601 ~~4. The Applicant shall adhere to all applicable City and State licensing~~
602 ~~ordinances.]~~

603 ~~[G]B. REVIEW CRITERIA[PRIVATE PROPERTY].~~

604 1. ~~[The proposed Use must be on private Property.]~~ The Applicant shall provide
605 written notice of the Property Owner's permission.

606 2. The proposed Use should not diminish existing parking. Any net loss of
607 parking shall be mitigated in the Applicant's plan.

608 3. The proposed Use shall not impede pedestrian circulation, emergency Access,
609 or any other public safety measure.

610 4. The Use shall not violate the ~~[City]~~ Noise Ordinance, Municipal Code Chapter
611 6-3.

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612 5. The Use shall comply with the LMC, [and all] the signage shall comply with the
613 Sign Code, Title 12, and the lighting shall comply with ~~[the]~~ Illumination [Sign]
614 Section 12-4-9.

615 6. The Use shall not violate the Summit County Health Code, the Fire Code, or
616 State Regulations on mass gathering.

617 7. The Use shall not violate the International Building Code ~~[(IBC)]~~.

618 8. The Applicant shall adhere to all applicable City and State licensing
619 ordinances.

620 Section 15-4-20 is amended to read:

621 **15-4-20 [Special Events And] Temporary Change of Occupancy Permits**

622 A. **PURPOSE.** The intent of these regulations is to allow Administrative Permits for
623 ~~[Special Events and]~~ temporary change of occupancy ~~[activities]~~ only if adverse impacts
624 on the character of neighboring Property can be mitigated and issues of public safety,
625 traffic, and parking are provided for. Such Uses will be permitted where the adjacent
626 Street system is sufficient to accommodate the traffic impacts generated by said
627 ~~[Special Events and]~~ temporary change of occupancy; where the Property can
628 accommodate adequate Off-Street parking; where the Structures are designed to safely
629 accommodate said ~~[Special Event and]~~ temporary change of occupancy; and where the
630 type of Use~~[,]~~ and impacts are Compatible with the Uses otherwise permitted in the
631 zone.

632 B. **DURATION.** ~~[Special Event and]~~ temporary change of occupancy Administrative
633 Permits may be issued for duration of fifteen (15) days per permit and for no more than
634 twelve (12) times per year per Building. These days are not required to be consecutive.

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635 C. **APPLICATION**. An Application must be submitted no less than fifteen (15) days prior
636 to the ~~[Special Event or]~~ temporary change of occupancy. The Planning Director may
637 reduce this timeframe to ten (10) days upon written request of the Applicant.
638 Applications shall be filed with the Planning Department and shall include the following
639 information:

640 1. **GENERAL DESCRIPTION**. A narrative of the Use and Site plan of the
641 proposed ~~[Special Event and]~~ temporary change of occupancy shall be submitted
642 with the application, including hours of operation, private or public activity,
643 number of invitations sent, if a private event, or estimate of overall attendance,
644 crowd management plan, security, deliveries, music or sound plan, including use
645 of speakers, any beer or liquor license, any sign or lighting plan, parking plan,
646 and any other applicable information.

647 2. **FLOOR PLAN**. A floor plan, drawn to scale, indicating in detail how the
648 proposal will comply with applicable sections of the International Building Code
649 shall be submitted with the application. This plan will indicate any chairs, tables,
650 exits, sanitation, heating, food service/handling, etc. This plan shall be prepared
651 and stamped by a licensed Utah Architect or Engineer, who shall indicate the
652 maximum occupancy number for the specific use and floor plan for the ~~[Special~~
653 ~~Event and/or]~~ temporary change of occupancy ~~[P]~~ permit. Multiple floor plan
654 layouts during the dates applied for will require individual stamped floor plan
655 drawings by the Architect or Engineer. The Chief Building Official, or his or her
656 designee, will also review this information and application for compliance with the
657 International Building Code [IBC].

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658 3. **ALL APPLICABLE FEES.** Refer to Fee Resolution.

659 4. Any requested additional City or governmental services or equipment.

660 D. **REVIEW CRITERIA.** In addition to the ~~[criteria and standards of]~~ review criteria in
661 LMC Chapter 15-1-10(E), staff must review the following:

662 1. The Applicant shall provide written notice of the Property Owner's consent to
663 the proposed ~~[event]~~ temporary change of occupancy.

664 2. The proposed Use shall not preclude Public Use of public Parking Spaces.

665 3. The Applicant shall provide [A]a entrance plan, including patron waiting line
666 capacity. Any Use of exterior space for wait list or lines must be mitigated
667 through the Use of barricades and/or security. Pedestrian International Building
668 Code compliant Access along the public Right-of-way must be maintained,
669 unless otherwise approved by the Chief Building Official.

670 4. The Use shall not violate Municipal Code ~~[Section] Chapter~~ 6-3~~[-9(B)]~~, the
671 ~~[City] n~~Noise ~~e~~Ordinance.

672 5. ~~[The Application and a]~~All [signing] signage and lighting shall comply with the
673 ~~[municipal] [s]~~Sign Code, Title 12, and Illumination [lighting code], Section 12-4-9.

674 6. The Use shall comply with the Summit County Health ~~[e]~~Code, the Fire Code,
675 and State regulations on mass gathering.

676 7. The Use shall not violate the International Building Code ~~[(IBC)]~~.

677 8. The Applicant shall submit a delivery plan ~~[in compliance with the delivery~~
678 ~~ordinance]~~.

679 9. The Applicant shall adhere to all applicable City and State licensing
680 requirements [ordinances].

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681 10. The Applicant must have an approved operational permit according to the
682 requirements of the International Fire Code prior to the issue of a ~~[n]~~ temporary
683 change of occupancy permit.

684 11. The Property may not be in violation of the ~~[No existing]~~ LMC or International
685 Building Code ~~[violations are on the property]~~.

686 12. Notice shall comply with Section 15-1-21.

687 The Fire Marshal~~[!]~~ may conduct a Site inspection at any time during the ~~[event]~~
688 temporary change of occupancy to ensure compliance with the above criteria.

689 E. **TEMPORARY STRUCTURES, TENTS, AND VENDORS**. See Section 15-4-16 for
690 regulations related to Administrative Permits for temporary Structures, tents, and
691 vendors not associated with Special Event permits.

692 Section 15-15-1 is amended to read:

693 **15-15-1 Definitions**

694 ~~**MASTER FESTIVAL**. Any event held on public or private Property in which the general
695 public is invited with or without charge and which creates significant public impacts
696 through any of the following:~~

697 ~~The attraction of large crowds;~~

698 ~~Necessity for Street closures on Main Street or any arterial Street necessary for the safe
699 and efficient flow of traffic in Park City;~~

700 ~~Use of public Property;~~

701 ~~Use of City transportation services;~~

702 ~~Use of off-Site parking facility, or;~~

703 ~~Use of amplified music in or adjacent to a residential neighborhood.]~~

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704 **SPECIAL EVENT.** See Municipal Code Title 4A, Special Events, Chapter 1, Definitions.

705 ~~[Any event, public or private, with either public or private venues, requiring City licensing~~
706 ~~beyond the scope of normal Business and/or liquor regulations, as defined by this Code,~~
707 ~~or creates public impacts through any of the following:~~

708 ~~The use of City personnel;~~

709 ~~Impacts via disturbance to adjacent residents;~~

710 ~~Traffic/parking;~~

711 ~~Disruption of the normal routine of the community or affected neighborhood; or~~

712 ~~Necessitates Special Event temporary beer or liquor licensing in conjunction with the~~

713 ~~public impacts, neighborhood block parties or other events requiring Street closure of~~

714 ~~any residential Street that is not necessary for the safe and efficient flow of traffic in~~

715 ~~Park City for a duration of less than one (1) day shall be considered a Special Event.]~~

716 Section 15-15-2 is amended to read:

717 **15-15-2 List of Defined Terms**

718 -M-

719 ~~[Master Festival]~~

720 Master Planned Development (MPD)

721 Material Deconstruction or Dismantling

722 Maximum Extent Feasible

723 Maximum House Size

724 Model Home