

**Ordinance No. 06-86**

**AN ORDINANCE APPROVING AMENDMENTS TO  
THE LAND MANAGEMENT CODE OF PARK CITY, UTAH,  
TO REFLECT RE-ORGANIZATION OF THE COMMUNITY DEVELOPMENT  
DEPARTMENT, TO COMPORT WITH REVISIONS TO THE UTAH CODE,  
AND TO ADDRESS SUBSTANTIVE AMENDMENTS  
FOR CHAPTER 8- ANNEXATION and CHAPTER 15- DEFINITIONS**

WHEREAS, the Land Management Code is designed and enacted to implement the objectives of the Park City General Plan; to protect the general health, safety, and welfare of Park City's citizen's and property owners; to maintain the quality of life and experience for its residents and visitors; and to preserve the community's unique character and values;

WHEREAS, the City is in the process of preparing amendments to the entire Land Management Code to address reorganization of the Community Development Department and to ensure that the Park City Land Management Code comports with revisions to the Utah Code in 2005;

WHEREAS, Chapter 8- Annexations, Section 15-8-5 (C ) was amended to clarify that annexation agreements are reviewed contemporaneously with the annexation proposal and are reviewed by the Planning Commission and given final approval by the City Council;

WHEREAS, Chapter 15- Definitions is amended to implement the City's General Plan and to address substantive amendments to the Land Management Code regarding definitions utilized throughout the Land Management Code, including 1) moving definitions from Section 15-4-14 Telecommunication Facilities, 2) adding definitions for "Detached" and "Front Façade", 3) including public hardscaped plazas and pedestrian amenities in the "Open Space, Landscape definition", 4) clarify "Streetscape" definition, 5) include Veterinarian Clinics in "Offices, Medical" definition, 6) clarify "Hospital" definition to not include Uses defined in "Offices, Medical", and 7) clarify definitions for "Café" and "Deli or Delicatessen".

WHEREAS, these amendments are changes identified since the 2000 Land Management Code revisions;

WHEREAS, the Planning Commission duly noticed and conducted a public hearing at its regularly scheduled meeting on December 13, 2006 and forwarded to City Council a positive recommendation to the City Council;

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on December 21, 2006; 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 Utah State Code and the Park City General Plan, and to be consistent with the values and identified goals of the Park City community to protect health and safety, maintain the quality of life for its residents, 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. AMENDMENTS TO CHAPTER 8 OF THE LAND MANAGEMENT CODE. Chapter 8 is hereby amended as attached hereto as Exhibit A. Any conflicts or cross-references from other provisions of the LMC to Chapter 8 shall be resolved by the Planning Director.

SECTION 2. AMENDMENTS TO CHAPTER 15 OF THE LAND MANAGEMENT CODE. Chapter 15 is hereby amended as attached hereto as Exhibit B. Any conflicts or cross-references from other provisions of the LMC to Chapter 15 shall be resolved by the Planning Director.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PARK CITY MUNICIPAL CORPORATION

*Dana Williams*  
Mayor Dana Williams

Attest

*Janet M. Scott*  
Janet M. Scott, City Recorder

Approved as to form:

*Mark D. Harrington*  
Mark D. Harrington, City Attorney



## EXHIBIT A

county economic needs, goals, or objectives.

(15) Location and description of any Historic or cultural resources.

### **(C) CONDITIONS OF ANNEXATION APPROVAL AND ANNEXATION AGREEMENT.**

The City has established the following conditions, which must be met prior to completion of the annexation, unless the City Council finds that the circumstances of an annexation are such that a condition or conditions do not apply. These conditions shall be applied consistently for each Property; however, unusual or unique circumstances may emerge from time to time where special conditions may be applied. The conditions of annexation approval shall be formalized as part of the written annexation agreement.

The annexation agreement shall be ~~ratified~~ reviewed by the Planning Commission and approved by City Council contemporaneously with the certified annexation petition. If approved the annexation agreement shall be, signed by the City Council and recorded with the Summit County Recorder. The annexation agreement shall include, but is not limited to the following conditions:

- (1) Transfer of usable water rights as established by City policy sufficient to serve the proposed Development.
- (2) Additional improvements as necessary, which may be required in order to improve the water system.
- (3) Dedication of necessary Streets, trails, utilities, and Rights-of-Way consistent with the Subdivision standards of this Code.

(4) Phasing of the project to insure adequacy of public facilities may be required.

(5) Payment of park land acquisition fees, dedication of open space or conservation Areas, and payment of Development impact fees.

(6) Provision of Affordable Housing in accordance with the Affordable Housing Resolution 17-99, as in effect at the time of petition.

(7) Submittal of Site plans and architectural plans for review.

**EXHIBIT B**

**TITLE 15 - LAND MANAGEMENT CODE**

**CHAPTER 15 - DEFINED TERMS**

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**TITLE 15 - LAND MANAGEMENT CODE (LMC)**  
**CHAPTER 15 - DEFINITIONS**

*Chapter adopted by Ordinance No. 00-25*

**CHAPTER 15 - DEFINED TERMS.**

**15-15-1. DEFINITIONS.**

For the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein. Defined terms will appear as proper nouns throughout this Title. Words not defined herein shall have a meaning consistent with Webster's New Collegiate Dictionary, latest edition.

Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word herein means in these regulations; the word regulations means these regulations; used or occupied as applied to any land or Building shall be construed to include the words intended, arranged, or designed to be used or occupied.

15-15-1.1. **Access.** The provision of vehicular and/or pedestrian ingress and egress to Structures, facilities, or Property.

15-15-1.2. **Accessory Apartment.** A self-contained Apartment, with cooking, sleeping, and sanitary facilities, created either by converting part of and/or by adding

on to an existing detached Single-Family Dwelling or detached garage.

15-15-1.3. **Accessory Building.** A Building on the same Lot as the principal Building and that is:

(A) clearly incidental to, and customarily found in connection with such principal Building;

(B) operated and maintained for the benefit of the principal Use;

(C) not a Dwelling Unit; and

(D) not including Structures that do not require a Building Permit, such as sheds, less than 160 square feet.

15-15-1.4. **Accessory Use.** A land Use that is customarily incidental and subordinate to the primary Use located on the same Lot.

15-15-1.5. **Active Building Permit.** Any Building Permit that has not expired.

15-15-1.6. **Administrative Permit.** A permit issued by the Planning, Building, and Engineering Departments for specified Use upon proof of compliance with certain criteria.

15-15-1.7. **Affordable Housing.** Dwelling Units for rent or for sale in a price

**Comment [k1]:** NOTE: Numbering of these definitions will be reconciled prior to final publication of this Chapter.

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range affordable to families in the low to moderate income range.

15-15-1.8. **Agent.** The Person with written authorization to represent an Owner.

15-15-1.9. **Agriculture.** Use of land for primarily farming and related purposes such as pastures, farms, dairies, horticulture, animal husbandry, and crop production, but not the keeping or raising of domestic pets, nor any agricultural industry or business such as fruit packing plants, fur farms, livestock feeding operations, animal hospitals, or similar Uses.

15-15-1.10. **Allowed Use.** A Use that is permitted in a Zoning District without a Conditional Use permit, not including Non-Conforming Use.

15-15-1.11. **Alteration, Building.** Any act or process that changes the Architectural Detail of a Building, including but not limited to, the erection, construction, reconstruction, or removal of any Building.

15-15-1.12. **Antenna.** A transmitting or receiving device used in telecommunications that radiates or captures radio, television, or similar communication signals.

15-15-1.x **Antenna, Drive Test.**  
A temporary Antenna which is used for field testing of Telecommunications signals and for possible locations for a permanent Antenna, but does not provide Telecommunications to customers.

15-15-1.X **Antenna, Enclosed.** An Antenna or series of individual Antennas entirely enclosed inside a Structure including but not limited to a cupola or wall of a Building or chimney.

15-15-1.X **Antenna, Freestanding.** An Antenna mounted on or within a stand-alone support Structure including but not limited to a wooden pole, steel pole, lattice tower, utility pole, lift tower, light standard, flag pole or other vertical support.

15-15-1.X **Antenna, Roof Mounted.** An Antenna or series of individual Antennas mounted on a roof of a Building.

15-15-1.X **Antenna, Temporary.** An Antenna used for a time period of less than thirty (30) days.

15-15-1.X **Antenna, Wall Mounted.** An Antenna or series of individual Antennas mounted fully against the exterior face of a Building including on the face of a chimney or penthouse. A wall or face of a Building is defined as the entire Area of all exposed vertical surfaces of a Building that are above ground and facing approximately the same direction.

15-15-1.13. **Apartment.** A Dwelling Unit within a Multi-Unit Dwelling Building with exclusive living, cooking, sleeping and bathroom Areas.

15-15-1.14. **Applicant.** The Owner of the Property that is the subject of the Application, or the Owner's Agent.

15-15-1.15. **Application.** A written request, completed in a manner prescribed in this Code, for review, approval, or issuance of a Development permit, including but not limited to Conditional Use permits, Building Permits, variances, annexation and re-zoning requests, Subdivision and record of survey plats, plat amendments, Code amendments, design review, and Administrative Permits.

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(A) **Application, Complete.** A submission that includes all information requested on the appropriate form, and payment of all applicable fees.

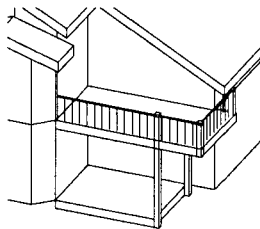
15-15-1.16. **Architectural Detail.** Physical Properties, features or components of a Building or Structure which embody distinctive characteristics of a type, period, or method of construction and refers to the way in which the Property was conceived, designed, or fabricated by a people or culture. Within a Historic District, these physical features or traits commonly recur in individual Buildings. The characteristics can be expressed in terms of form, proportion, Structure, plan, architectural style, or materials such as siding, doors, windows, or trim.

15-15-1.17. **Area or Site.** A specific geographic division of Park City where the location maintains Historical, cultural or archeological value regardless of the value of any existing Structure.

15-15-1.18. **Bakery.** a Business that bakes food products and sells such products primarily for off-premises consumption. May include a Café or Restaurant.

15-15-1.19. **Balcony.** A platform that projects from the wall of a Building and is enclosed by a railing, parapet, or balustrade.

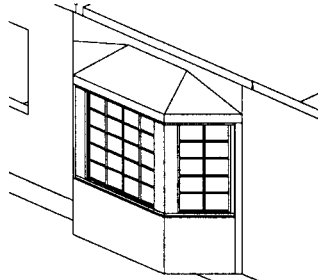
See following illustration:



15-15-1.20. **Bar.** A Business that primarily sells alcoholic beverages for consumption on the premises; includes Private Clubs.

15-15-1.21. **Basement.** Any floor level below the First Story in a Building. Those floor levels in Buildings having only one floor level shall be classified as a Basement, unless that floor level qualifies as a First Story as defined herein. See Section 15-15-1.89 **First Story.**

15-15-1. **Bay Window.** A window or series of windows projecting outward from a room and projecting outward from the wall. A Bay Window does not include a window directly supported by a foundation.



15-15-1.23. **Bed and Breakfast Inn.** A Business, located in a dwelling, in which two (2) or more Bedrooms are rented nightly or weekly, and where one (1) or more meals are provided to the guests only, the price of which is usually included in the room rate.

15-15-1.24. **Bedroom.** A separate room designed for or used as a sleeping room.

15-15-1.25. **Billboard.** A separate room designed for or used as a sleeping room.

15-15-1.26. **Blank Wall.** A wall of a Building faced with a single material of uniform texture and color on a single plan with less than thirty percent (30%) of the surface of the wall as openings or windows.

15-15-1.27. **Block.** A tract of land bounded by Streets, or by a combination of Streets and public parks, cemeteries, railroad Rights-of-Way, shore lines of water ways, or City boundary lines, as shown on an official plat.

15-15-1.28. **Boarding House.** A Business, within a dwelling with two (2) or more Bedrooms where, for direct or indirect compensation, on a monthly basis, the Owner provides lodging and/or common Kitchen facilities or meals for boarders not related to the head of the household.

15-15-1.29. **Building.** Any Structure, or any part thereof, built or used for the support, shelter, or enclosure of any Use or occupancy by Persons, animals, or chattel.

(A) **Building, Attached.** A Building connected on one (1) or more sides to an adjacent Building by a common Party Wall with a separate exterior entrance for each Building.

(B) **Building, Detached.** Any Building separated from another Building on the same Lot or Parcel.

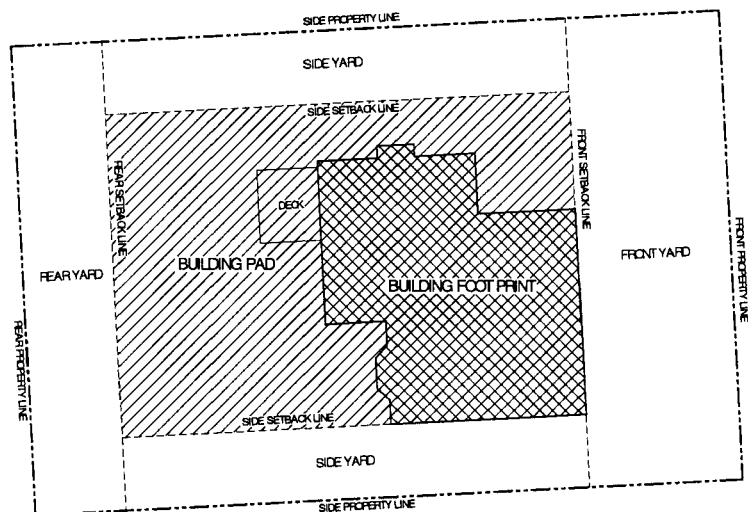
(C) **Building, Main.** The principal Building, or one of the principal Buildings on a Lot, that is used primarily for the principal Use.

(D) **Building, Public.** A Building constructed by or intended for Use by the general public such as a library, museum, or Building of any political subdivision of the state of Utah or the United States.

15-15-1.30. **Building Envelope.** The Building Pad, Building Footprint, and Height restrictions that defines the maximum Building Envelope in which all Development must occur.

15-15-1.31. **Building Footprint.** The total Area of the foundation of the Structure, or the furthest exterior wall of the Structure projected to Natural Grade, not including stairs, patios, and decks.

15-15-1.32. **Building Pad.** The exclusive Area, as defined by the Yards, in which the entire Building Footprint may be located. See the following example; also refer to Section 15-15-1.127 Limits of Disturbance.





15-15-1.33. **Building Permit.** A permit issued by the Chief Building Official authorizing Construction Activity on a Property or Lot.

15-15-1.34. **Business.** Any activity within Park City carried on for the purpose of gain or economic profit. The acts of employees rendering service to employers are not included in the term Business unless otherwise specifically prescribed. Business includes but is not limited to, the sale or rental of tangible personal or real Property, the manufacturing of goods or Property and the rendering of personal services for others for consideration by Persons engaged in any profession trade, craft, occupation, or other calling.

15-15-1.35. **Café.** A Business that primarily sells beverages for on-Site consumption. May serve food prepared off-premises but does not have International Building Code (IBC) Commercial Kitchen facilities and generally, does not employ hostesses, wait staff, bus staff, chefs, or other employees typically associated with a Restaurant.

15-15-1.36. **Canopy.** A roof or awning constructed of fabric or other material and extending outward from a Building to

provide a protective shield for doors, windows, or other openings with supports extended to the ground directly under the Canopy or cantilevered from the Building.

15-15-1.37. **Capital Improvements Program.** A proposed schedule and description of all proposed public works, listed in order of construction priority, together with cost estimates and the anticipated means of financing each project.

15-15-1.38. **Certificate of Appropriateness.** A certificate issued by the Building Department in cases of immediate public hazard, the Planning Department in cases of architectural insignificance, or the Historic Preservation Board in all other cases, indicating approval of plans for Alteration, construction, removal, or Demolition of a Landmark or Building having architectural Significance.

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15-15-1.39. **Certificate of Economic Hardship.** A certificate issued by the Historic Preservation Board authorizing an Alteration, construction, removal, or Demolition of a Historic Landmark, or Building having architectural Significance, even though a Certificate of Appropriateness has previously been denied.

15-15-1.40. **Certificate of Occupancy.** A certificate issued by the Chief Building Official authorizing occupancy of a dwelling, Business, or any other Structure requiring a Building Permit.

15-15-1.41. **Child Care.** The provision, day or night, of supplemental parental care, instruction and supervision for a non-related child or children, on a regular basis, and for less than 24 hours a day.

The term does not include babysitting services on a casual, non-recurring nature or in the child's own home, or cooperative, reciprocal Child Care by a group of parents in their respective domiciles.

(A) **Child Care, In-Home Babysitting.** The provision of Child Care for four (4) or fewer children within a dwelling and within commercial Buildings outside of residential Zoning Districts.

(B) **Child Care, Family.** The provision of Child Care for up to eight (8) children, including the provider's children who are under the age of eighteen (18), within the provider's primary residence.

(C) **Child Care, Family Group.** The provision of Child Care for nine (9) to sixteen (16) children, including the provider's children who are under the age of eighteen (18), within the provider's primary residence.

15-15-1.42. **Child Care Center.** A Structure or Building, including outside play Areas, used for the provision of Child Care for more than four (4) children for less than twenty four (24) hours per day, meeting all State requirements for Child Care that is not also the primary residence of the care provider.

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15-15-1.43. **Clearview of Intersecting Streets.** On any Corner Lot, an Area is kept clear of Structures, Fences, or tall vegetation, to allow vehicle drivers an unobstructed view of traffic approaching on the intersecting Street. This Area is the Site Distance Triangle. See Section 15-15-1.204, Site Distance Triangle.

15-15-1.44. **Club, Private.** Any non-profit corporation, or organization, operating as a social club, recreational, fraternal, athletic or kindred association organized primarily for the benefit of its stockholders or members and serving alcoholic beverages and/or food.

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15-15-1.45. **Cluster Development.** A design that concentrates Buildings in specific Areas on a Site to allow the remaining land to be used for recreation, Open Space, and preservation of environmentally sensitive Areas.

15-15-1.46. **Code.** The Land Management Code (LMC).

15-15-1.47. **Collector Road.** A road intended to move traffic from local roads to major thoroughways. A Collector Road generally serves a neighborhood or a large Subdivision.

15-15-1.X **Co-Location.** The location of Telecommunication Facility on an existing Structure, tower, or Building, in such a manner that precludes the need for that

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Telecommunications Facility to be located on a free-standing Structure of its own.

15-15-1.48. **Commercial Use.** Retail Business, service establishments, professional offices, and other enterprises that include commerce and/or trade and the buying and selling of goods and services.

(A) **Commercial Use, Support.** A Commercial Use oriented toward the internal circulation of a Development, for the purpose of serving the needs of the residents or users of that Development, and not Persons drawn from Off-Site.

(B) **Commercial Use, Resort Support.** A Commercial Use that is clearly incidental to, and customarily found in connection with, the principal resort Use, and which is operated and maintained for the benefit or convenience of the Owner, occupants, employees, customers of, or visitors to, the principal Use.

15-15-1.49. **Common Area.** Facilities and yards under Common Ownership, identified within projects, for the Use and enjoyment of the residents.

15-15-1.50. **Common Ownership.** Ownership of the same Property by different Persons.

15-15-1.51. **Compatible or Compatibility.** Characteristics of different Uses or designs that integrate with and relate to one another to maintain and/or enhance the context of a surrounding Area or neighborhood. Elements affecting Compatibility include, but are not limited to, Height, scale, mass and bulk of Building, pedestrian and vehicular circulation, parking, landscaping and architecture, topography, environmentally sensitive Areas, and Building patterns.

15-15-1.52. **Conditional Use.** A land Use that, because of its unique characteristics or potential impact, is allowed only if certain measures are taken to mitigate or eliminate the potential impacts.

15-15-1.53. **Condominium.** Any Structure or Parcel that has been submitted to fractionalized Ownership under the provisions of the Utah Condominium Ownership Act.

15-15-1.54. **Conservation Activity.** A process to restore, enhance, protect, and sustain the quality and quantity of ecosystems and natural resources.

15-15-1.55. **Constitutional Taking.** Final Action(s) by the City to physically take or exact private real Property that requires compensation to the Owner because of the mandates of the Fifth or Fourteenth Amendment to the Constitution of the United States, or of Article I, Section 22, of the Utah Constitution.

15-15-1.56. **Construction Activity.** All Grading, excavation, construction, Grubbing, mining, or other Development Activity which disturbs or changes the natural vegetation, Grade, or any existing Structure, or the act of adding an addition to an existing Structure, or the erection of a new principal or Accessory Structure on a Lot or Property.

15-15-1.57. **Construction Mitigation Plan.** A written description of the method by which an Owner will ameliorate the adverse impacts of Construction Activity.

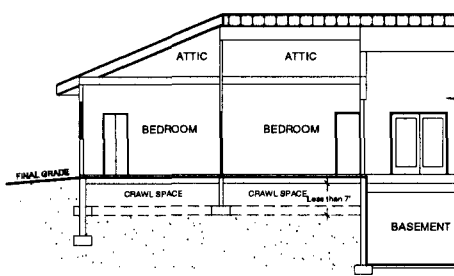
15-15-1.58. **Construction Plan.** The map and drawings showing the specific location and design of the Development.

15-15-1.59. **Contributing Building, Structure, Site/Area or Object.** A Building, Structure, Site, Area, of Object that reflects the Historical or architectural character of the district as designated by the Historic Preservation Board.

15-15-1.60. **Council.** Members of the City Council of Park City.

15-15-1.61. **Cover, Site.** The Area covered by an impervious surface such as a Structure, deck, pool, patio, walk, or driveway.

15-15-1.62. **Crawl Space.** An Area with no exterior windows or doors and less than seven vertical feet (7') measured from the base of the footings to the floor framing above.



15-15-1.63. **Crest of Hill.** The highest point on a hill or Slope as measured continuously throughout the Property. Any given Property may have more than one (1) Crest of Hill.

15-15-1.64. **Cul-de-sac.** A local Street with only one outlet and an Area for the safe and convenient reversal of traffic.

15-15-1.65. **Deli or Delicatessen.** A Business which primarily sells prepared foods and drinks for consumption on or off the premises, but does not have International Building Code Commercial Kitchen facilities and does not employ

hostesses, wait staff, bus staff, or other employees typically associated with a Restaurant.

15-15-1.66. **Demolish or Demolition.** Any act or process that destroys in part or in whole a Landmark or Structure.

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15-15-1.67. **Density.** The intensity or number of non-residential and residential Uses expressed in terms of Unit Equivalents per acre or Lot or units per acre. Density is a function of both number and type of Dwelling Units and/or non-residential units and the land Area.

15-15-1.68. **Design Guideline.** A standard of appropriate activity that will preserve the Historic and architectural character of a Landmark, Building, Area, or Object.

15-15-1.X **Detached. Completely separate and disconnected. Not sharing walls, roofs, foundations, or other structural elements.**

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15-15-1.69. **Developable Land.** That portion of a Master Planned Development or Cluster Development within the Sensitive Lands Overlay that is designated for Density.

15-15-1.70. **Developer.** The Applicant for any Development.

15-15-1.71. **Development.** The act, process, or result of erecting, placing, constructing, remodeling, converting, altering, relocating, or Demolishing any Structure or improvement to Property including Grading, clearing, Grubbing, mining, excavating, or filling of such Property. Includes Construction Activity.

15-15-1.72. **Development Agreement.** A contract or agreement between an Applicant or Property Owner and the City

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pursuant to the provisions in this Code and used as an implementation document for Master Planned Developments.

15-15-1.73. **Development Approval Application.** Includes any Application for any Development approval including, but not limited to Grubbing, Grading, an alteration or revision to an approved MPD, Conditional Use permit (CUP), zoning or rezoning, Subdivision, or annexation. The term "Development Approval Application" shall not include any Building Permits associated with construction within an approved Subdivision or on an existing platted Lot unless otherwise specified.

15-15-1.74. **Disabled Care.** A long-term care residential facility for disabled Persons, Persons suffering from a physical or mental impairment that substantially limits one (1) or more of a Person's major life activities, including a Person having a record of such an impairment or being regarded as having such an impairment.

15-15-1.75. **Dwelling.**

(A) **Dwelling, Duplex.** A Building containing two (2) Dwelling Units.

(B) **Dwelling, Triplex.** A Building containing three (3) Dwelling Units.

(C) **Dwelling, Multi-Unit.** A Building containing four (4) or more Dwelling Units.

(D) **Dwelling, Single Family.** A Building containing not more than one (1) Dwelling Unit.

15-15-1.76. **Dwelling Unit.** A Building or portion thereof designed for Use as the residence or sleeping place of one (1) or more Persons or families and includes a Kitchen, but does not include a Hotel, Motel, Lodge, Nursing Home, or Lockout Unit.

15-15-1.77. **Economic Hardship, Substantial.** Denial of all reasonable economic Use of the Property.

15-15-1.78. **Elder Care.** A long-term care residential facility for elderly Persons, adults sixty (60) years of age or older, who because of physical, economic, social, or emotional problems cannot function normally on an independent basis. The term does not include a health care facility.

15-15-1.79. **Elevator Penthouse.** The minimum Structure required to enclose the top most mechanical workings of an elevator and necessary access landing areas.

15-15-1.X **Equipment Shelter.** A cabinet or Building used to house equipment for Telecommunications Facilities.

15-15-1.80. **Escrow.** A deposit of cash with the City or approved alternate in lieu of cash held to ensure a performance or a maintenance guarantee.

15-15-1.81. **Exterior Architectural Appearance.** The architectural character and general composition of the exterior of a Building or Structure, including but not limited to the kind, color, and texture of the Building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant features.

15-15-1.82. **Facade.**

(A) **Facade, Building.** The exterior of a Building located above ground and generally visible from public points of view.

15-15-1.83. **Facade Easement.** A recordable instrument, in a form approved

by the City Attorney, which restricts the Owner's ability to alter the Building Facade.

15-15-1.84. **Facade Shift.** A change or break in the horizontal or vertical plane of the exterior of a Building.

15-15-1.85. **Fence.** A Structure to separate or divide outdoor Areas. The term Fence includes, but is not limited to, net Screening for golf balls, and masonry walls. A Fence need not be sight obscuring or light tight.

15-15-1.86. **Filtered Light Fixture.** Any outdoor light fixture that has a refractive light source. Quartz or clear glass do not refract light.

15-15-1.87. **Final Action.** The later of the final vote or written decision on a matter.

15-15-1.88. **Final Plat.** A recordable Subdivision or Condominium map.

15-15-1.89. **First Story.** The lowest story in a Building provided the floor level is not more than four feet (4') below Final Grade for more than fifty percent (50%) of the perimeter (see illustration below).

15-15-1.90. **Flood Plain Area.** An Area adjoining a river, Stream, or water course,

or body of standing water in which a potential flood hazard exists when the Area experiences a one hundred year storm, including, any Area designated as a Flood Plain by the Department of Housing and Urban Development or Federal Emergency Management Agency of the United States Government.

15-15-1.91. **Floor Area.**

(A) **Floor Area, Gross.** The Area of a Building, including all enclosed Areas designed for human occupation. Unenclosed porches, balconies, patios and decks, vent shafts and courts are not calculated in Gross Floor Area. Garages, up to a maximum Area of 600 square feet<sup>1</sup>, are not considered Floor Area. Basement Areas below Final Grade are not considered Floor Area.

(B) **Floor Area, Net Leasable.** Gross Floor Area excluding common hallways, mechanical and storage Areas, parking, and restrooms.

15-15-1.92. **Floor Area Ratio (FAR).** The maximum allowed Gross Floor Area divided by the Area of the Lot or Parcel.

15-15-1.93. **Foot Candle.** A unit for measuring the amount of illumination on a surface. The measurement is a candle power divided by distance.

(A) **Foot Candle, Average (afc).** The level of light measured at an average point of illumination between the brightest and darkest Areas, at the ground surface or four to five feet (4' to 5') above the ground surface.

<sup>1</sup>400 sq. ft. in Historic Districts

(B) **Foot Candle, Horizontal (hfc).** A unit of illumination produced on a horizontal surface, all points of which are one foot (1') from a uniform point source of one (1) candle.

(C) **Foot Candle, Vertical (vfc).** A unit of illumination produced on a vertical surface, all points of which are one foot (1') from a uniform point source of one (1) candle.

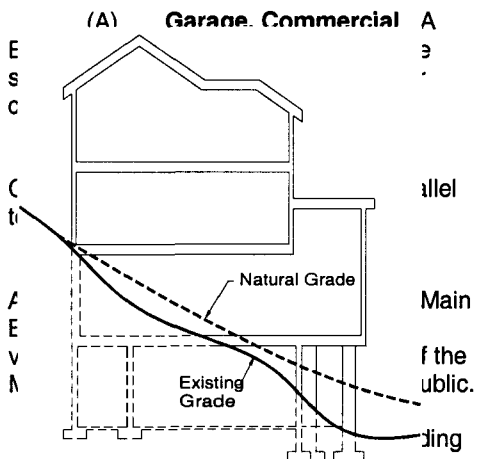
15-15-1.94. **Frontage.** That portion of a Lot abutting a public or private Right-of-Way and ordinarily regarded as the front of the Lot.

15-15-1. X **Front Façade.** That portion of a building that generally faces the street and/or Front Lot Line.

15-15-1.95. **Fully Shielded.** See Section 15-15-1.135(C) Luminaire, Shielded Fully.

15-15-1.96. **Garage.**

(A) **Garage, Commercial A**



repairing, equipping, hiring, selling or storing motor-driven vehicles, that is open to the general public.

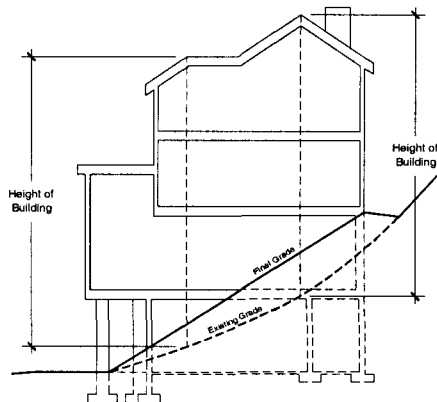
15-15-1.97. **Geologic Hazard.** A hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, Property or improvements, due to the movement, subsidence, or shifting of the earth. The term includes but is not limited to unstable Slopes, faulting landslides, and rock fall.

15-15-1.98. **Governing Body.** The City Council of Park City.

15-15-1.99. **Grade.** The ground surface elevation of a Site or Parcel of land.

(A) **Grade, Existing.** The Grade of a Property prior to any proposed Development or Construction Activity.

(B) **Grade, Natural.** The Grade



of the surface of the land prior to any Development Activity or any other man-made disturbance or Grading. The Planning Department shall estimate the Natural Grade, if not readily apparent, by reference elevations at points where the disturbed Area appears to meet the undisturbed portions of the Property. The estimated Natural Grade shall tie into the elevation and Slopes of adjoining Properties without creating a need for a new retaining wall, abrupt differences in the visual Slope and elevation of the land, or redirecting the flow of run-off water.

(C) **Grade, Final.** The finished or resulting Grade where earth meets the Building after completion of the proposed Development Activity.

15-15-1.100. **Grading.** Any earthwork or activity that alters the Natural or Existing Grade, including but not limited to excavating, filling or embanking.

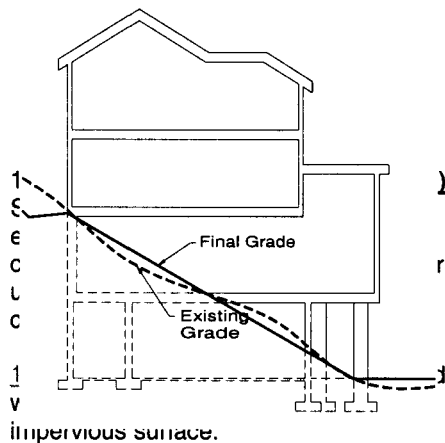
15-15-1.101. **Group Care Facility.** A Building or Structure where care, protection, supervision, and limited medical care are provided on a regular schedule for up to ten (10) children or adults, including caretakers. May include multiple overnight stays.

15-15-1.102. **Grubbing.** The removal or destruction of vegetation, including disturbance to the root system or soil surface by mechanical, chemical or other means.

Deleted: Community Development

15-15-1.103. **Guarantee.** Any form of security including cash, a letter of credit, or an Escrow agreement in an amount and form satisfactory to the City.

15-15-1.104. **Guest House.** An Accessory Building and dwelling intended for non-rent paying guests of the primary Dwelling Unit's residents.



15-15-1.107. **Height, Building.** The vertical distance under any roof or roof element to Existing Grade. See LMC Chapter 15-2, Zoning Districts, for various exceptions within the different Zoning Districts.

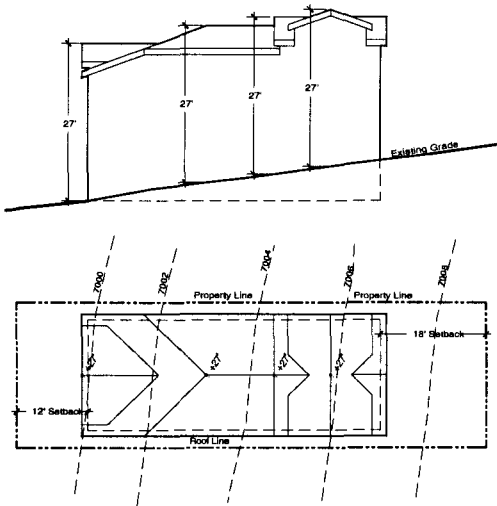
15-15-1.108. **Historic.** That which has interest or value to the heritage, background and/or cultural character of Park City and its environs.

15-15-1.109. **Historic Building, Structure, Site or Object.** Any Building, Structure, Site and/or object, as designated



by the Historic Preservation Board to demonstrate Historic Significance as set forth in LMC Chapter 15-11.

15-15-1.110. **Historic District.** A geographically definable Area possessing a significant concentration, linkage, or continuity of Buildings, Structures, Sites or objects united by past events, plan or physical Development. A Historic District may comprise an individual Site or individual elements separated geographically but linked by association,



plan, design, or history.

Historic District Building Height

15-15-1.111. **Home Occupation.** A Business carried on entirely within a dwelling by Persons residing within the dwelling, which Business is clearly incidental and secondary to the Use of the dwelling for residential purposes.

15-15-1.112. **Hospital.** An institution specializing in clinical, temporary or emergency medical services to humans and/or licensed by the state to provide

facilities and services in surgery, obstetrics, and general medical practice. Does not include Uses defined as "Office, Medical".

(A) **Hospital, Limited Care.** An institution licensed by the state to provide out-patient medical or surgical care and related services without overnight stay.

15-15-1.113. **Hotel/Motel.** A Building containing sleeping rooms for the occupancy of guests for compensation on a nightly basis and accessory facilities such as a lobby, meeting rooms, recreation facilities, and group dining facilities. These terms do not include Lockout Units or Bed and Breakfast Inns.

(A) **Hotel/Motel, Major.** A Hotel, Motel, with more than fifteen (15) Hotel Rooms.

(B) **Hotel/Motel, Minor.** A Hotel, Motel, with fewer than sixteen (16) Hotel Rooms.

15-15-1.114. **Hotel Room.** A Unit consisting of one (1) room, without a Kitchen, intended for temporary living and sleeping purposes and including a separate, exclusive bathroom.

15-15-1.115. **Hotel Suite.** Two (2) or more interconnected Hotel Rooms with a single corridor or exterior Access. May include a Kitchenette.

See Sections 15-15-1.23. **Bed and Breakfast Inn**, 15-15-1.128. **Lockout Unit**, and 15-15-1.28. **Boarding House**.

15-15-1.116. **Impact Analysis.** A determination of the potential effects(s), environmental, fiscal, social, etc., upon the community of a proposed Development.

Deleted: District Commission

15-15-1.117. **Inaction.** An Application is Inactive and subject to denial on the basis of Inactivity if, through the act or omission of the Applicant and not the City:

(A) more than six (6) months has passed since a request for additional information was made by the Department staff without response from the Applicant;

(B) upon notice the Applicant is more than sixty (60) days in default of the payment of any fee assessed by ordinance, or has not paid the fee under protest;

(C) the Applicant has stated an intent to abandon the project;

(D) the Application appears to have been filed in bad faith for the purpose of attempting to vest rights prior to a zoning change, without actual intent to construct the project applied for.

15-15-1.118. **Incidental Retail Sales.** The sale of common items associated with a Home Occupation and not produced on the premises that might be sold along with a product that is, such as a picture frame for a photo, or a swatch of material or extra buttons for an item of clothing, etc.

15-15-1.119. **Indoor Entertainment Facility.** An establishment or enterprise for the purpose of amusing or entertaining Persons for profit or non-profit and generally contained within a Structure. Such Uses include, but are not limited to, theater, playhouse, cinema, performing arts, planetarium, discovery center, museum, or bowling alley.

15-15-1.120. **Kitchen.** An enclosed Area for the preparation of food and containing a sink, refrigerator, and stove.

(A) **Kitchen, ~~IBC~~ Commercial.**

A Kitchen that is required by the ~~International Building Code (IBC)~~, because of the nature of the cooking or food preparation activities, to have commercial food heat-processing equipment, such as compensating hoods, grease filters, kitchen hoods, and similar types of equipment.

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15-15-1.121. **Kitchenette.** An Area used or designed for the preparation of food and containing a sink, refrigerator and an electrical outlet which may be used for a microwave oven. No 220V outlet for a range or oven is provided. A Kitchenette is not intended to be used in such a manner as to result in the establishment of an additional Dwelling Unit.

15-15-1.122. **Landmark.** A Property, Building, or Structure designated as a "Landmark" by the ~~Historic Preservation Board (HPB)~~ pursuant to the procedures prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its Historic and/or architectural Significance to Park City.

Deleted: District Commission (HDC)

15-15-1.123. **Landscaping.**

(A) **Landscaping, Interior.**

Planting islands located within the Parking Area.

(B) **Landscaping, Parking**

**Area.** Includes all spaces, aisles, and drives as defined by the top-back of curb or edge of pavement.

(C) **Landscaping, Perimeter.**

Planting Areas between the Property Line and Parking Area.

15-15-1.124. **Liftway.** The necessary Right-of-Way, both surface and air space, for the operation of any tram or ski lift.

15-15-1.125. **Liftway Setback.** The minimum allowable distance between the side line of the Liftway and any Structure.

15-15-1.126. **Light Source.** A single artificial point source of luminescence that emits a measurable radiant energy in or near the visible spectrum.

(A) **Light Source, Refractive.** A Light Source that controls the Vertical and Horizontal Foot Candles and eliminates glare.

15-15-1.127. **Limits of Disturbance.** The designated Area in which all Construction Activity must be contained.

15-15-1.128. **Lockout Unit.** An Area of a dwelling with separate exterior Access and toilet facilities, but no Kitchen.

15-15-1.129. **Lot.** A unit of land described in a recorded Subdivision Plat.

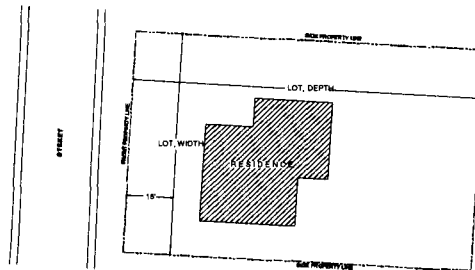
(A) **Lot, Corner.** A Lot situated at the intersection of two (2) Streets, the interior angle of such intersection not exceeding 135 degrees ( $135^\circ$ ).

15-15-1.130. **Lot Depth.** The minimum distance measured from the Front Property Line to the Rear Property Line of the same Lot.

15-15-1.131. **Lot Line.** Any line defining the boundaries of a Lot.

15-15-1.132. **Lot Line Adjustment.** The relocation of the Property Line between two (2) adjoining Lots.

15-15-1.133. **Lot Width.** The minimum distance between the Side Lot Lines at the Front Yard or Front Building Facade. See the following illustration:



15-15-1.134. **Lumen.** A measurement of light output or the amount of light emitting from a Luminaire.

15-15-1.135. **Luminaire.** A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

(A) **Luminaire, Cutoff-Type.** A Luminaire with shields, reflectors, refractors, or other such elements that direct and cut-off emitted light at an angle less than ninety degrees ( $90^\circ$ ).

(B) **Luminaire, Shielded, Partially.** Luminaires that are constructed so that no more than ten percent (10%) of the light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

(C) **Luminaire, Shielded, Fully.** Luminaires that are constructed so that no light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

15-15-1.136. **Master Planned Development (MPD).** A form of Development characterized by a comprehensive and unified Site plan and design reviewed under the Master Planned Development review processes described in

LMC Chapter 15-6. The MPD generally includes a number of housing units; a mix of Building types and land Uses; clustering Buildings and providing Open Space; flexibility in Setback, Height, and Density allocations; and providing additional valued community amenities.

15-15-1.137. **Maximum Extent Feasible.** The maximum mitigation where no prudent, practical and feasible alternative exists to completely mitigate the adverse impact. Economic considerations may be taken into account but shall not be the overriding factor in determining "Maximum Extent Feasible".

15-15-1.138. **Model Home.** A Dwelling Unit used initially for display or marketing purposes which typifies the units that will be constructed.

15-15-1.139. **Neighborhood Convenience, Commercial.** Any retail establishment offering for sale prepackaged or fresh food products, beverages, household items, or other goods commonly associated with the same, not including automobile fuel sales, and having a maximum Gross Floor Area of 3,500 square feet.

15-15-1.140. **Nightly Rental.** The rental of a Dwelling Unit or any portion thereof, including a Lockout Unit for less than thirty (30) days. Nightly Rental does not include the Use of Dwelling Units for Commercial Uses.

15-15-1.141. **Non-Complying Structure.** A Structure that:

(A) legally existed before its current zoning designation; and

(B) because of subsequent zoning changes, does not conform with the

zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure.

15-15-1.142. **Non-Conforming Use.** A Use of land that:

(A) legally existed before its current zoning designation;

(B) has been maintained continuously since the time the zoning regulation governing the land changed; and

(C) because of subsequent zoning changes, does not conform with the zoning regulations that now govern the land.

15-15-1.143. **Nursery, Greenhouse.** A Business where young plants are raised for experimental horticultural purposes, for transplanting, or for sale.

15-15-1.144. **Nursing Home.** A Business described also as a "rest home", or "convalescent home", other than a Hospital in which Persons are generally lodged long-term and furnished with care rather than diagnoses or treatment. Also see Section 15-15-1.101 **Group Care Facility.**

15-15-1.145. **Off-Site.** Any premises not located within the Property to be Developed or Subdivided, whether or not in the same ownership of the Applicant for Development or Subdivision approval.

15-15-1.146. **Off-Street.** Entirely outside of any City Right-of-Way, Street, Access easement, or any private Access drive, or Street required by this Title.

15-15-1.147. **Office.**

(A) **Office, General.** A Building offering executive, administrative, professional, or clerical services, or portion

of a Building wherein services are performed involving predominately operations with limited client visits and limited traffic generated by employees and/or clients.

(B) **Office, Intensive.**

Businesses offering executive, administrative, professional or clerical services which are performed with a high level of client interaction and traffic generated by employees and/or clients; and/or the intensity of employees if five (5) or more employees per 1000 sq. ft. of net leasable office space. These Uses include real estate, telemarketing, and other similar Uses.

(C) **Office, Moderately**

**Intensive.** A Business offering executive, administration, professional, or clerical services which are performed with a moderate level of client interaction and traffic generated by employee and/or clients.

(D) **Offices, Medical. A**

Business wherein services are performed for the diagnosis and treatment of human and animal patients, with a moderate to high level of client interaction and traffic generated by employees and/or clients. A **Medical Office** includes Veterinarian Clinics. A Medical Office does not include an overnight care facility for humans, but would allow for overnight care for small animals associated with a Veterinarian Clinic, but does not include pet boarding uses for non-medical related reasons.

15-15-1.148. **Official Streets Master Plan.** As adopted by the City Council, the designation of each existing and planned Street and Right-of-Way, and those located on approved and filed plats, for the purpose of providing for the Development of the Streets, highways, roads, and Rights-of-

Way and for their future improvement, reconstruction, realignment, and necessary widening, including provision for curbs and sidewalks. The classification of each Street and Right-of-Way is based upon its location in the respective Zoning District of the City, its present and estimated future traffic volume and its relative importance and function.

15-15-1.149. **Official Zoning Map.** The map adopted by the City Council pursuant to law showing the Streets, Zoning Districts, and City boundaries; and any amendments or additions thereto resulting from the approval of Subdivision or Annexation Plats and the subsequent filing of such approved plats.

15-15-1.150. **One Bedroom Apartment.**

A Dwelling Unit consisting of a living room, a Kitchen, which may be a part of the living room, a separate room designed and intended as a Bedroom, and a bathroom for the exclusive Use of that unit.

15-15-1.151. **Open Space.**

(A) **Open Space, Landscaped.**

Landscaped Areas, which may include local government facilities, necessary public improvements, playground equipment, recreation amenities, public landscaped and hard-scaped plazas, and public pedestrian amenities, but excluding Buildings.

Deleted: and

Deleted: or Structures

(B) **Open Space, Natural. A**

natural, undisturbed Area with little or no improvements. Open space may include, but is not limited to, such Areas as Ridge Line Area, Slopes over thirty percent (30%), wetlands, Stream Corridors, trail linkages, Subdivision or Condominium Common Area, or view corridors.

(C) **Open Space, Transferred Development Right (TDR).** That portion of a Master Planned Development, PUD, Cluster Plan or other Development plan from which Density is permanently transferred. This Area may be either Natural or Landscaped Open Space.

15-15-1.152. **Ordinary High Water Mark.** The line on the bank to which the high water ordinarily rises annually in season as indicated by changes in the characteristics of soil, vegetation, or other appropriate means which consider the characteristics of the surrounding Areas. Where the ordinary high water mark cannot be found, the top of the channel bank shall be substituted. In braided channels, the ordinary high water mark or substitute shall be measured so as to include the entire stream feature.

15-15-1.153. **Ordinary Repairs and Maintenance.** Work done on a Building in order to correct any deterioration, decay, or damage to a Building or any part thereof in order to restore same as or nearly as practical to its condition prior to such deterioration, decay, or damage.

15-15-1.154. **Outdoor Use.** Any land Use, Business or activity that is not conducted entirely within an enclosed Building or Structure, not including outdoor recreation activities and those Uses customarily associated with indoor Uses, such as parking, drive-up windows, ATM's, gas pumps, playgrounds, and such. Outdoor Uses include outdoor dining; outdoor food and beverage service stations and carts; outdoor storage and display of bicycles, kayaks, and canoes; and outdoor events and music.

15-15-1.155. **Owner.** Any Person, or group of Persons, having record title to the Property sought to be developed or subdivided, and the Owner's Agent.

15-15-1.156. **Parcel.** An un-platted unit of land described by metes and bounds and designated by the County Recorder's Office with a unique tax identification number.

15-15-1.157. **Parking.**

(A) **Parking Lot, Commercial.** A Parking Lot in which motor vehicles are parked for compensation or for Commercial Uses.

(B) **Parking, Public.** A Parking Area or parking facility to be used by the public for fee or otherwise.

(C) **Parking, Residential.** A Parking Area or Structure used exclusively for residential, non-commercial Uses.

(D) **Parking, Shared.** The Development and Use of Parking Areas on two (2) or more separate Properties for joint Use by the businesses or residents on those Properties.

15-15-1.158. **Parking Area.** An unenclosed Area or Lot other than a Street used or designed for parking.

15-15-1.159. **Parking Space.** An Area maintained for parking or storing an automobile or other vehicle, which is Graded for proper drainage and is Hard-Surfaced or Porous Paved.

15-15-1.160. **Parking Structure.** A fully enclosed Structure designed and intended for parking.

15-15-1.161. **Passenger Tramway.** A mechanical device to transport passengers and cargo by means of chairs or enclosed compartments attached to a cable or to rails, including each of the devices described in Section 72-11-102 of the Utah

Code Annotated, as amended. Includes ski tows and ski lifts.

15-15-1.162. **Person.** An individual, corporation, partnership, or incorporated association of individuals such as a club.

15-15-1.163. **Planned Unit Development (PUD).** Multiple, Single-Family or Duplex Dwelling Units, averaging no greater than 3,900 square feet per Dwelling Unit, clustered as much as possible with TDR Open Space and in which the overall design, size, mass, scale, Setback, materials, colors and visual character are integrated one with another.

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

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

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

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

15-15-1.168. **Private Residence Club.** Residential Use real estate within a single Condominium project, in which ownership or Use of a Condominium Dwelling Unit or group of Condominium Dwelling Units is shared by not less than four (4) or more than twelve (12) Owners or members per Condominium Dwelling Unit and whose Use is established by a reservation system and is managed with 24 hour reservation and Property management, seven days a week, providing reservation, registration, and management capabilities. Membership in a Private Residence Club may be evidenced by:

- (A) a deeded interest in real Property;
- (B) an interest or membership in a partnership, limited partnership, limited liability company, non-profit corporation, or other Business entity;
- (C) a non-entity membership in a non-profit corporation, non-incorporated association, or other entity;
- (D) beneficial interest in a trust;
- (E) other arrangement providing for such Use and occupancy rights.

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

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

15-15-1.171. **Property**. Any Parcel, Lot, or tract of land, including improvements thereon, in the possession of or owned by, or recorded as the real Property of, the same Person or Persons.

15-15-1.172. **Property Line**. The boundary line of a Parcel or Lot.

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

15-15-1.173. **Property Owner**. See 15-15-1.155, **Owner**.

15-15-1.174. **Public Improvement**. Any Building, water system drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, Off-Street Parking Lot, space or Structure, Lot improvement, or other facility for which the City may ultimately assume responsibility, or which may effect a City improvement.

15-15-1.175. **Public Use**. A Use operated exclusively by a public body, to serve the public health, safety, or general welfare.

15-15-1.176. **Qualified Professional**. A professionally trained Person with the requisite academic degree, experience, and professional certification or license in the field or fields relating to the matter being studied or analyzed.

15-15-1.177. **Quasi-Public Use**. A Use operated by a private nonprofit educational, religious, recreational, charitable, or philanthropic institution, serving the general public.

15-15-1.178. **Recreation Equipment, Outdoor**. Playground equipment and accessory park related amenities, such as swing sets, slides, jungle gyms, sand boxes, picnic tables, volleyball nets, baseball backstops, basketball standards, Frisbee

golf holes, soccer goals, and similar amenities.

15-15-1.179. **Recreation Facilities**.

(A) **Recreation Facilities, Commercial**. Recreation Facilities operated as a Business on private or public Property and open to the public for a fee.

(B) **Recreation Facilities, Private**. Recreation facilities operated on private Property and not open to the general public.

(C) **Recreation Facilities, Public**. Recreation facilities operated by a public agency and open to the general public with or without a fee.

15-15-1.180. **Refractive Light Source**. A light source that controls the Vertical and Horizontal Foot Candles and eliminates glare.

15-15-1.181. **Regulated Use**. A Use that is allowed, subject to certain regulations and restrictions as prescribed in this Code.

15-15-1.182. **Residential Use**. Occupancy of a dwelling as living quarters and all associated Uses, but not including temporary Structures such as tents, railroad cars, trailers, or similar units.

15-15-1.183. **Resort Support Commercial**. Use that is clearly incidental to, and customarily found in connection with, the principal Building or Use, and that is operated and maintained for the benefit and convenience of the Owners, occupants, employees, customers, or visitors to the principal Use or Building.

15-15-1.184. **Restaurant**. A Business in which food is prepared and sold for consumption.



**(A) Restaurant, Drive-Through.**

A Restaurant, Deli, Café, fast food Restaurant, or other similar business that includes a window or similar feature which allows food to be ordered and taken from the premises for consumption elsewhere, without leaving a vehicle.

15-15-1.185. **Re-subdivision.** A change in a map of an approved or recorded Subdivision Plat if such change affects any Right-of-Way, or Lot Line; or any change in a map or plan legally recorded prior to the adoption of regulations controlling Subdivisions.

**15-15-1.186. Retail and Service.**

**(A) Retail and Service, Commercial-Auto Related.** An establishment primarily engaged in the sale or rental of goods, merchandise, and services related to the automobile, such as auto repair, auto body work, painting, detailing, auto and auto related equipment sales, with moderate to high volume of customer turnover and moderate to high parking demand. These Uses do not include auto dismantling, salvage, junk yards, and similar Uses. Self-service car washes are included.

**(B) Retail and Service, Commercial-Major.** A large scale Business engaged primarily in the sale or rental of goods, merchandise, or services with a high customer turnover and high parking demand. These establishments may have large interior showrooms or semi-truck loading docks. Examples of these Uses include large department, grocery, variety, drug, super stores. Fully-enclosed car washes are included.

**(C) Retail and Service, Commercial-Minor.** A Business primarily

engaged in the sale or rental of goods, merchandise, or services with a low volume of customer turnover, low parking demand, and no outdoor storage of goods. These Uses do not include automobile or large equipment rental or sales. Such Uses include antique stores, art galleries, art supply stores, bakeries, book stores, clothing stores, candy stores, florists, gift shops, liquor stores, pharmacies, sporting goods stores, auto parts stores, interior design stores, and home furnishing stores.

**(D) Retail and Service, Commercial-Personal Improvement.** A Business engaged in or offering courses and services for the enhancement of personal recreational interests, Business skills, vocational training, dance training, art and drama classes, public speaking, and similar Uses where the class or session meets as a group.

15-15-1.187. **Ridge Line Area.** The top, ridge or Crest of Hill, or Slope plus the land located within one hundred fifty feet (150') on both sides of the top, crest or ridge.

15-15-1.188. **Riding Stable, Commercial.** A Structure and/or Site for horses, ponies, and/or mules, that is rented or used for compensation.

15-15-1.189. **Right-of-Way.** A strip of land, dedicated to public Use, that is occupied or intended to be occupied by a Street, crosswalk, trail, stairway, ski lift, railroad, road, utilities, or for another special Use.

**15-15-1.190. Road.**

**(A) Road, Collector.** A road intended to move traffic from local roads to major thoroughways. A Collector Road generally serves a neighborhood or a large Subdivision.

15-15-1.191. **Road Classification.** The Streets, highways, Roads, and Rights-of-Way designated on the Streets master plan.

15-15-1.192. **Road Right-of-Way Width.** The distance between Property Lines measured at right angles to the center line of the Street.

15-15-1.193. **Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays.** Official exhibits from the Salt Lake City 2002 Winter Olympic Games created and/or provided by the Salt Lake Organizing Committee (SLOC) as part of the SLOC/Park City Municipal Corporation Olympic Services agreement and/or Olympic Master Festival License and approved by the City Council for installation on City Property, public Rights-of-Way and/or within the Areas that were Olympic venue Sites during the 2002 Winter Olympic Games at Park City Mountain Resort and Deer Valley Resort, or replacement exhibits that expressly commemorate the Salt Lake City 2002 Olympic Winter Games. Olympic Legacy Displays may include the following additional information:

(A) Park City Municipal Corporation or Venue name and/or logo provided said information does not exceed twenty percent (20%) of the display area; and/or

(B) Master Festival Event identification provided said information does not exceed twenty percent (20%) of the display area, and is not displayed for more than two (2) weeks unless otherwise approved as part of the Master Festival License.

15-15-1.194. **Satellite Receiving Station.** Any apparatus or device designed for the purpose of transmitting and/or receiving radio, television, satellite microwave, or

other electromagnetic energy signals between terrestrially and/or orbitally based Uses. This definition includes but is limited to what are commonly referred to as satellite earth stations, satellite microwave Antennas, TVRO's or dish Antennas. This definition does not include conventional television Antennae.

15-15-1.195. **SBWRD.** Snyderville Basin Water Reclamation District.

15-15-1.196. **Screen or Screened.** The act, process, or result of visually and/or audibly shielding or obscuring a Structure or Use from adjacent Property by Fencing, walls, berms, densely planted vegetation or other landscaping features.

15-15-1.197. **Secondary Living Quarters.** An Area within a main dwelling which is used by the Property Owner or primary tenant as a dwelling for the private Use of the Property Owner's relatives, domestic help, caretakers, nursing staff, house guest, or similar user.

15-15-1.198. **Sensitive Land.** Land designated as such by a Sensitive Lands Analysis and as reflected on the Official Zoning Map.

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15-15-1.199. **Sensitive Lands Analysis.** A comprehensive analysis performed by a qualified professional(s) that examines, identifies, and delineates on a map and in a written report all Areas of a Property deemed to be environmentally and aesthetically important to the community as expressed in the Park City General Plan, including, but not limited to, Steep Slopes, Very Steep Slopes, Significant Ridge Line Areas, wetlands, streams and lakes, wildlife habitat Areas, entry corridors, Vantage Points, Significant Vegetation, and Wildfire/ Wildland Interface Zones.

15-15-1.200. **Sensitive or Specially Valued Species.** Federally Threatened and Endangered Species; State of Utah Threatened and Endangered Species; State of Utah Species of Concern as identified in the document; animals and plants of special concern to the Park City Community as identified in the General Plan and in need of special protection.

15-15-1.201. **Setback.** The required minimum distance between a Building Pad and the closest of the following:

- (A) Property Line;
- (B) platted Street; or
- (C) existing curb or edge of a Street.

15-15-1.202. **Sexually Oriented Businesses.** Businesses defined as such according to the Municipal Code of Park City, Section 4-9-4.

15-15-1.203. **Significance.** The value placed on a Building relating to its architectural or Historical importance.

15-15-1.204. **Significant Ridge Line Area.** Ridge lines in Areas deemed to be significant or sensitive as determined during the Sensitive Lands Analysis, the significance of these ridge lines is to be determined during the sensitive lands visual analysis process.

15-15-1.205. **Significant Vegetation.** Includes all large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, all groves of small trees, and all clumps of oak or maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

15-15-1.206. **Single Family Subdivision.** A Development consisting primarily, although not exclusively, of Single Family Dwellings.

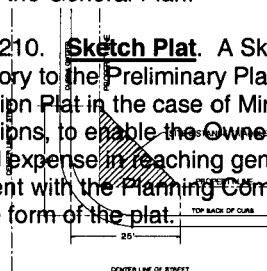
15-15-1.207. **Site Development Standards.** Regulations unique to each zone concerning standards for Development including, but not limited to Lot Areas, Setbacks, Building Height, Lot coverage, open space.

15-15-1.208. **Site Distance Triangle.** A triangular Area at the intersection of two Streets formed by the Streets at Property Line and a line connecting them at points twenty-five feet (25') from the intersection of the Street lines.

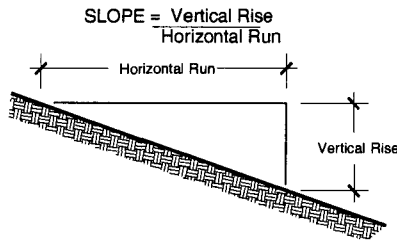
15-15-1.209. **Site Suitability Analysis.** A comprehensive analysis of a Property or Site used in making a determination of appropriate Density considering such factors as Sensitive Lands, existing and proposed utilities and transportation systems, and other community objectives as stated in the General Plan.

15-15-1.210. **Sketch Plat.** A Sketch preparatory to the Preliminary Plat, or Subdivision Plat in the case of Minor Subdivisions, to enable the Owner to save time and expense in reaching general agreement with the Planning Commission as to the form of the plat.

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15-15-1.211. **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.



(A) **Slope, Steep.** Slope greater than fifteen percent (15%).

(B) **Slope, Very Steep.** Slope greater than forty percent (40%).

15-15-1.212. **Spacing.** Distance between the closer edges of adjoining driveways or driveways and Right-of-Way lines of intersecting Streets.

15-15-1.X. **Stealth Telecommunications Facility.** A Telecommunications Facility, which is disguised as another object or otherwise concealed from public view.

15-15-1.213. **Stream.** A naturally-fed water course, that flows year round or intermittently during years of normal rainfall. This definition excludes ditches and canals

constructed for irrigation and drainage purposes.

15-15-1.214. **Stream Corridor.** The Corridor defined by the Stream's Ordinary High Water Mark.

15-15-1.215. **Street.** Any highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, subway, tunnel, bridge, easement, or other way.

(A) **Street, Public.** A Street that has been dedicated to and accepted by the City Council; that the City has acquired and accepted by prescriptive right; or that the City owns in fee.

15-15-1.216. **Streetscape.** The distinguishing characteristics of a particular Street including paving materials, adjacent space on both sides of the Street, landscaping, retaining walls, sidewalks, Building Facades, lighting, medians, Street furniture, and signs.

15-15-1.X Streetscape- Architectural. The Architectural Streetscape required as part of the Historic District Design Review process and Steep Slope CUP process.

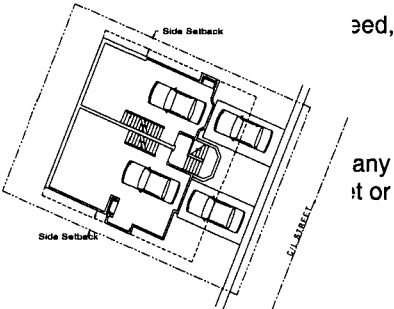
15-15-1.217. **Structure.** Anything constructed, the Use of which requires a fixed location on or in the ground, or attached to something having a fixed location on the ground and which imposes an impervious material on or above the ground; definition includes "Building".

15-15-1.218. **Studio Apartment.** A Dwelling Unit consisting of a single room equipped for cooking, living, and sleeping, having a separate bathroom or Kitchen for the exclusive Use of the dwelling, and a Floor Area of not more than one thousand square feet (1,000 sq. ft.).

15-15-1.219. **Subdivision.** Any land, vacant or improved, which is divided or proposed to be divided into two (2) or more Lots, Parcels, Site, Units, plots, or interests for the purpose of offer, sale, lease, or Development, either on the installment plan or upon any all other plans, terms, and conditions, including Re-subdivision. Subdivision includes the division or Development of residential and

nonres  
metes  
intesta  
recorde

Subdiv  
size Su  
extensi  
creation



(b) **Subdivision, minor.** Any Subdivision containing not more than three (3) Lots fronting on an existing Street, not involving any new Street, or the extension of municipal facilities, or the creation of any Public Improvements, and not adversely affecting the remainder of the Parcel or adjoining Property, and not in conflict with any provision or portion of the General Plan, Official Zoning Map, Streets Master Plan, or these regulations.

15-15-1.220. **Subdivision Plat.** The final map or drawing, on which the Applicant's plan of Subdivision is presented to the City Council for approval and which, if approved, may be submitted to the Summit County Recorder for filing.

15-15-1.221. **Suitability Determination.** A determination by the Planning Director whether Development at increased Densities due to a Density transfer from a Sensitive Area is Compatible with

Development on surrounding or adjacent Property.

15-15-1.222. **Tandem Parking.** A parking design which allows parking one (1) vehicle behind another. Such parking may not include more than two (2) cars in depth, and may not require occupants of separate Dwelling Units to park behind one another.

15-15-1.X **Technical Necessity.** A particular design, placement, construction, or location of a Telecommunications Facility that is technically necessary for Telecommunications consistent with the Federal Telecommunications Act of 1996, as amended.

15-15-1.x **Telecommunications.** The transmission, between or among points specified by a user, of information of the user's choosing, without change in the form or content of the information as sent or received.

15-15-1X. **Telecommunications Facility.** A Telecommunications Facility consists of Antenna, Equipment Shelters and related Structures used for transmitting and/or receiving Telecommunications and/or radio signals.

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**15-15-1.223. Temporary Improvement.**

A Structure built and maintained during construction of a Development, activity or special event and then removed prior to release of the performance Guarantee.

**15-15-1.224. Timeshare Conversion.**

The conversion into a Timeshare Project of any Property and the existing Structure(s) attached thereto.

**15-15-1.225. Timeshare Estate.**

A Timeshare Estate shall be defined in accordance with Utah Code Section 57-19-2, as amended, excluding Private Residence Club ownership.

**15-15-1.226. Timeshare Instrument.** Any instrument whereby the Use, occupancy, or possession of real Property has been made subject to either a Timeshare Estate or Timeshare Use, and whereby such Use, occupancy, or possession circulates among three (3) or more purchasers of the Timeshare Intervals according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three (3) years in duration.

**15-15-1.227. Timeshare Interval.** A Timeshare Estate or a Timeshare Use.

**15-15-1.228. Timeshare Off-Premises Contacting Activity.** Activity occurring outside of a Timeshare Project that is engaged in by off-premises timeshare contacting personnel in an effort to induce Persons to attend a Timeshare Sales Presentation. Off-Premises Timeshare Contacting Activity must be confined to a fully enclosed Building.

**15-15-1.229. Timeshare Off-Premises Sales Activity.** Original timeshare sales and resale activity occurring outside of a Timeshare Project. Off-Premises Timeshare Sales shall be confined to a fully

enclosed Building and is subject to business license regulation.

**15-15-1.230. Timeshare Off-Premises Sales Office.**

An office outside of a Timeshare Project, wherein Timeshare Sales Presentations are made and other marketing related activities are conducted in an effort to generate Timeshare Interval sales or re-sales.

**15-15-1.231. Timeshare On-Site Sales Activity.**

Timeshare sales activity occurring within a Timeshare Project.

**15-15-1.232. Timeshare On-Site Sales Office.**

An office located within a Timeshare Project wherein Timeshare Sales Presentations are made and other marketing related activities are conducted in an effort to generate Timeshare Interval sales.

**15-15-1.233. Timeshare Project.** Any Property that is subject to a Timeshare Instrument, including a Timeshare Conversion.

**15-15-1.234. Timeshare Sales Presentation.**

(A) An offer to sell or reserve a Timeshare Interval;

(B) An offer to sell an option to purchase a Timeshare Interval;

(C) The sale of a Timeshare Interval, or an option to purchase a Timeshare Interval; or

(D) The reservation of a Timeshare Interval, whether the Timeshare Interval is located within or without the State of Utah.

**15-15-1.235. Timeshare Unit.** That unit of Property and time where possession and

Use are allowed under a contract from seller to purchaser, excluding Private Residence Club units.

15-15-1.236. **Timeshare Use.** Any contractual right of exclusive occupancy created by a Timeshare Instrument which does not fall within the definition of "Timeshare Estate", including, without limitation, a vacation license, general partnership interest, limited partnership interest, vacation bond, or beneficial interest in a trust, and the documents by which the right of exclusive occupancy is transferred, excluding Private Residence Club Use.

15-15-1.237. **Transferred Development Right (TDR) Open Space.** See Section 15-15-1.151(C) Open Space, TDR.

15-15-1.238. **Transportation Services.** A Business involving transit operations, taxis, shuttle services, rental cars, or similar transit-related services.

15-15-1.239. **UDOT.** Utah State Department of Transportation, an agency that maintains and regulates State Highways.

15-15-1.240. **Uniformity Ratio.** The ratio between the average and minimum light distribution or Luminance across a given Area.

15-15-1.241. **Unit Equivalent.** The Density factor applied to different sizes and configurations of Dwelling Units and commercial spaces.

15-15-1.242. **Use.** The purpose or purposes for which land or Structures are occupied, maintained, arranged, designed, or intended.

(A) **Use, Intensity of.** The maximum number of residential units, or

commercial, or industrial space within a specified land Area designated for that purpose.

15-15-1.243. **Vantage Points.** A height of five feet (5') above a set reference marker in the following designated Vantage Points within Park City that function to assist in analyzing the visual impact of Development on hillsides and Steep Slopes:

1. Osguthorpe Barn;
2. Treasure Mountain Middle School;
3. Intersection of Main Street and Heber Avenue;
4. Park City Ski Area Base;
5. Snow Park Lodge;
6. Park City Golf Course Clubhouse;
7. Park Meadows Golf Course Clubhouse;
8. Utah Highway 248 at the turn-out one quarter mile west from U.S. Highway 40; and
9. Highway 224, one-half mile south of the intersection with Kilby Road.

15-15-1.244. **Vehicle Control Gate.** Any gate, barrier, or other mechanism to limit vehicular Access on or across a Street.

15-15-1.245. **Wetland, Significant.** All wetlands that occupy a surface Area greater than one-tenth (1/10) acre or are associated with permanent surface water or that are adjacent to, or contiguous with, a Stream Corridor.

15-15-1.246. **Wildfire/Wildland Interface Zone.** All Areas within the Sensitive Areas Overlay Zone are within the Wildfire/Wildlife Interface Zone unless the City Fire Marshal determines otherwise based upon the amount of vegetative cover, including coniferous or deciduous trees, gamble oak or high shrub, and mixed forest, and steepness.

15-15-1.247. **Yard.**

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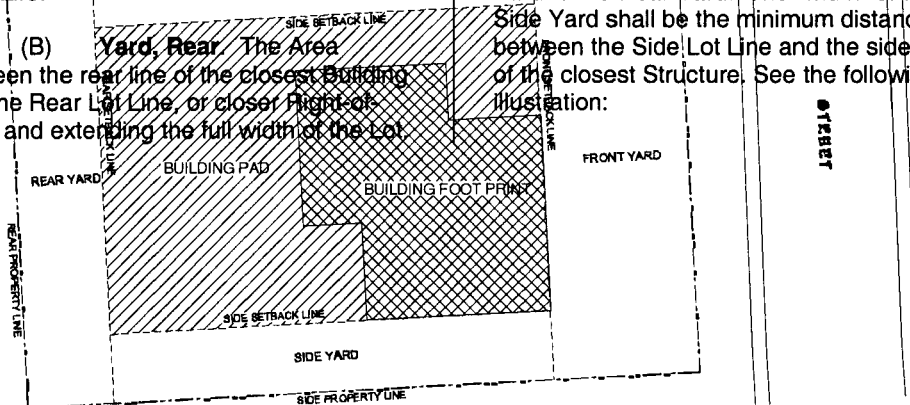
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(A) **Yard, Front.** The Area between the front of the closest Building and the Front Lot Line or closer Right-of-Way, extending the full width of the Lot. The "depth" of the Front Yard is the minimum distance between the Front Lot Line and the front line of the closest Structure.

(B) **Yard, Rear.** The Area between the rear line of the closest Building and the Rear Lot Line, or closer Right-of-Way, and extending the full width of the Lot.

The "depth" of the Rear Yard is the minimum distance between the Rear Lot Line and the rear line of the closest Structure.

(C) **Yard, Side.** The Area between the side line of the Building and the Side Lot Line and extending from the Front Yard to the Rear Yard. The "width" of the Side Yard shall be the minimum distance between the Side Lot Line and the side line of the closest Structure. See the following illustration:





15-15-1.248. **Zone Height**. The base Building height permitted in the Zoning District prior to Application of any allowable height exceptions.

15-15-1.249. **Zoning District**. An Area identified on the Official Zoning Map to which a uniform set of regulations applies as set forth herein, which districts are co-terminus with, and which are designed to implement the Park City General Plan.

15-15-1.250. **Zoning Map, Official**. The map adopted by the City Council depicting the geographic scope of the City's land Use designations.

*(Amended by Ord. No. 02-07; Ord. No. 02-38; 04-39; 05-01)*

## **15-15-2. LIST OF DEFINED TERMS.**

**Comment [k2]:** This list of definitions will be revised to include all new definitions... prior to final publication of this Chapter.

### **-A-**

Access  
Accessory Apartment  
Accessory Building  
Accessory Use  
Active Building Permit  
Administrative Permit  
Affordable Housing  
Agent  
Agriculture  
Allowed Use  
Alteration, Building  
Antenna  
Apartment  
Applicant  
Application  
Application, Complete  
Architectural Detail  
Area or Site

### **-B-**

Bakery  
Balcony  
Bar  
Basement  
Bay Window  
Bed and Breakfast Inn  
Bedroom  
Billboard  
Blank Wall  
Block  
Boarding House  
Building  
Building, Attached  
Building, Detached  
Building, Main

Building, Public

Building Alteration (see Alteration,  
Building)

Building Envelope

Building Footprint

Building Pad

Building Permit

Business

**-C-**

Café

Canopy

Capital Improvements Program

Certificate of Appropriateness

Certificate of Economic Hardship

Certificate of Occupancy

Child Care

Child Care, In-Home Babysitting

Child Care, Family

Child Care, Family Group

Child Care Center

Clearview of Intersecting Streets

Club, Private

Cluster Development

Code

Collector Road

Commercial Use

Commercial Use, Support

Commercial Use, Resort Support

Common Area

Common Ownership

Compatible or Compatibility

Conditional Use

Condominium

Conservation Activity

Constitutional Taking

Construction Activity

Construction Mitigation Plan

Construction Plan

Contributing Building, Structure, Site/Area or Object

Council

Cover, Site

Crawl Space

Crest of Hill

Cul-de-sac

**-D-**

Deli or Delicatessen

Demolish or Demolition  
Density  
Design Guideline  
Developable Land  
Developer  
Development  
Development Agreement  
Development Approval Application  
Disabled Care  
Dwelling, Duplex  
Dwelling, Triplex  
Dwelling, Multi-Unit  
Dwelling, Single Family  
Dwelling Unit

**-E-**

Economic Hardship, Substantial  
Elder Care  
Elevator Penthouse  
Escrow  
Exterior Architectural Appearance

**-F-**

Facade, Building  
Facade Easement  
Facade Shift  
Fence  
Filtered Light Fixture  
Final Action  
Final Plat  
First Story  
Flood Plain Area  
Floor Area, Gross  
Floor Area, Net Leasable  
Floor Area Ratio (FAR)  
Foot Candle  
Foot Candle, Average (afc)  
Foot Candle, Horizontal (hfc)  
Foot Candle, Vertical (vfc)  
Frontage  
Fully Shielded

**-G-**

Garage, Commercial  
Garage, Front Facing  
Garage, Private  
Garage, Public  
Geologic Hazard  
Governing Body

Grade  
Grade, Existing  
Grade, Natural  
Grade, Final  
Grading  
Group Care Facility  
Grubbing  
Guarantee  
Guest House

**-H-**

Habitable Space (Room)  
Hard-Surfaced  
Height, Building  
Historic  
Historic Building, Structure, Site or Object  
Historic District  
Home Occupation  
Hospital  
Hospital, Limited Care  
Hotel/Motel  
Hotel/Motel, Major  
Hotel/Motel, Minor  
Hotel Room  
Hotel Suite

**-I-**

Impact Analysis  
Inaction  
Incidental Retail Sales  
Indoor Entertainment Facility

**-K-**

Kitchen  
Kitchen, JBC Commercial  
Kitchenette

Deleted: UBC

**-L-**

Landmark  
Landscaping, Interior  
Landscaping, Parking Area  
Landscaping, Perimeter  
Liftway  
Liftway Setback  
Light Source  
Light Source, Refractive  
Limits of Disturbance  
Lockout Unit  
Lot

Lot, Corner  
Lot Depth  
Lot Line  
Lot Line, Front  
Lot Line, Rear  
Lot Line, Side  
Lot Line Adjustment  
Lot Width  
Lumen  
Luminaire  
Luminaire, Cutoff Type  
Luminaire, Partially Shielded  
Luminaire, Fully Shielded

**-M-**

Master Planned Development (MPD)  
Maximum Extent Feasible  
Model Home

**-N-**

Neighborhood Convenience, Commercial  
Nightly Rental  
Non-Complying Structure  
Non-Conforming Use  
Nursery, Greenhouse  
Nursing Home

**-O-**

Off-Site  
Off-Street  
Office, General  
Office, Intensive  
Office, Moderately Intensive  
Offices Medical  
Official Streets Master Plan  
Official Zoning Map  
One Bedroom Apartment  
Open Space, Landscaped  
Open Space, Natural  
Open Space, Transferred Development  
Right (TDR)  
Ordinary High Water Mark  
Ordinary Repairs and Maintenance  
Outdoor Use  
Owner

**-P-**

Parcel  
Parking, Public  
Parking, Residential

Parking, Shared  
Parking Area  
Parking Lot, Commercial  
Parking Space  
Parking Structure  
Passenger Tramway  
Person  
Planned Unit Development (PUD)  
Porous Paving  
Preliminary Plat  
Preservation Easement  
Private Club  
Private Residence Club  
Private Residence Club Conversion  
Private Residence Club Project  
Property  
Property Line  
Property Line, Front  
Property Owner (see Owner)  
Public Improvement  
Public Use

**-Q-**

Qualified Professional  
Quasi-Public Use

**-R-**

Recreation Equipment, Outdoor  
Recreation Facilities, Commercial  
Recreation Facilities, Private  
Recreation Facilities, Public  
Refractive Light Source  
Regulated Use  
Residential Use  
Resort Support Commercial  
Restaurant  
Restaurant, Drive-Through  
Resubdivision  
Retail and Service, Commercial-Auto Related  
Retail and Service, Commercial-Major  
Retail and Service, Commercial-Minor  
Retail and Service, Commercial-  
    Personal Improvement  
Ridge Line Area  
Riding Stable, Commercial  
Right-of-Way  
Road, Collector  
Road Classification  
Road Right-of-Way Width

**-S-**

Salt Lake City 2002 Winter Olympic Games  
Olympic Legacy Displays  
Satellite Receiving Station  
SBWRD  
Screen or Screened  
Secondary Living Quarters  
Sensitive Land  
Sensitive Land Analysis  
Sensitive or Specially Valued Species  
Setback  
Sexually Oriented Businesses  
Significance  
Significant Ridge Line Area  
Significant Vegetation  
Single Family Subdivision  
Site Development Standards  
Site Distance Triangle  
Site Suitability Analysis  
Sketch Plat  
Slope  
Slope, Steep  
Slope, Very Steep  
Spacing  
Stream  
Stream Corridor  
Street  
Street, Public  
Streetscape  
Structure  
Studio Apartment  
Subdivision  
Subdivision, Major  
Subdivision, Minor  
Subdivision Plat  
Substantial Economic Hardship (see Economic Hardship, Substantial)  
Suitability Determination

**-T-**

Tandem Parking  
Telecommunications  
Telecommunications Facility  
Telecommunications Facility, Stealth  
Telecommunications Facility Co-Location  
Telecommunications Facility Equipment Shelter  
Telecommunications Facility Technical Necessity  
Temporary Improvement  
Timeshare Conversion

Timeshare Estate  
Timeshare Instrument  
Timeshare Interval  
Timeshare Off-Premises Contacting Activity  
Timeshare Off-Premises Sales Activity  
Timeshare Off-Premises Sales Office  
Timeshare On-Site Sales Activity  
Timeshare On-Site Sales Office  
Timeshare Project  
Timeshare Sales Presentation  
Timeshare Unit  
Timeshare Use  
Transferred Development Right (TDR) Open Space  
Transportation Services

**-U-**

UDOT  
Uniformity Ratio  
Unit Equivalent  
Use  
Use, Intensity of

**-V-**

Vantage Points  
Vehicle Control Gate

**-W-**

Wetland, Significant  
Wildfire/Wildland Interface Zone

**-Y-**

Yard, Front  
Yard, Rear  
Yard, Side

**-Z-**

Zone Height  
Zoning District  
Zoning Map, Official

*(Amended by Ord. No. 02-38; 04-39)*



