Docusign Envelope ID: 8521AF38-27CD-8572-8143-F8D997614855

ORDINANCE NO. 2026-21

AN ORDINANCE ENACTING LAND MANAGEMENT CODE SECTION 15-4-7.2 *DETACHED ACCESSORY DWELLING UNITS* TO ESTABLISH ALLOWANCES REQUIRED BY 2026 SENATE BILL 284

WHEREAS, the Utah Legislature passed Senate Bill 284 *Local Land and Water Modifications* during the 2026 General Session;

WHEREAS, Senate Bill 284 establishes requirements for municipalities to allow Detached Accessory Dwelling Units on single-family lots 11,000 square feet or larger in those zones where single-family dwellings are permitted;

WHEREAS, Senate Bill 284 allows municipalities to enact limited regulations for Detached Accessory Dwelling Units;

WHEREAS, on July 8, 2026, the Planning Commission reviewed the draft Land Management Code amendment to enact Section 15-4-7.2 *Detached Accessory Dwelling Units*, conducted a public hearing, and continued the discussion to a date uncertain;

WHEREAS, on August 26, 2026, the Planning Commission conducted a work session on the proposed amendments and provided feedback;

WHEREAS, on September 23, 2026, the Planning Commission conducted a public hearing and forwarded a positive recommendation for City Council consideration;

WHEREAS, on October 1, 2026, the City Council conducted a public hearing;

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

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY TITLE 15 LAND MANAGEMENT CODE. The recitals are incorporated herein as Findings of Fact. Municipal Code of Park City Title 15 Land Management Code Section 15-4-7.2 *Detached Accessory Dwelling Units* is hereby enacted as outlined in Attachment 1.

PASSED AND ADOPTED THIS 1st day of October 2026.

PARK CITY MUNICIPAL CORPORATION

Signed by:
Ryan Dickey
4E2288EE7E6B41E...

Ryan Dickey, Mayor

Docusign Envelope ID: 8521AF38-27CD-8572-8143-F8D997614855

Attest:

DS

DocuSigned by:

E5F905BB533F431...

Michelle Kellogg, City Recorder

Approved as to form:

Signed by:

B7478B7734C7490...

City Attorney’s Office

Docusign Envelope ID: 8521AF38-27CD-8572-8143-F8D997614855

ATTACHMENT 1

15-4-7.2 Detached Accessory Dwelling Units

A. **CRITERIA FOR USE**.

1. **ZONING**. Applicants proposing a Detached Accessory Dwelling Unit may apply for an Administrative Permit in Zoning Districts where a Single-Family Dwelling is an allowed use.

2. **SIZE**. One Detached Accessory Dwelling Unit may be constructed on a Lot that is 11,000 square feet or greater that contains one Single-Family Dwelling subject to Zoning in this Section.

3. **HEIGHT**. Detached Accessory Dwelling Units shall not exceed a maximum Building Height of eighteen feet (18') from Existing Grade.

4. **SITE RESTRICTIONS**. Detached Accessory Dwelling Units shall comply with Zoning District regulations and the Area of Disturbance, Limits of Disturbance, and any other regulation indicated on the recorded plat or other governing documents that are more restrictive than the underlying Zoning District regulations.

5. **LOCATION**. Detached Accessory Dwelling Units are prohibited in the front yard area.

6. **UTILITIES**. Applicants proposing a Detached Accessory Dwelling Unit must demonstrate adequate access to required utility services, including sanitary sewer, culinary water, electrical, and storm water, and that such utility service has sufficient capacity to support the Detached Accessory Dwelling Unit.

7. **PARKING**. Two (2) Parking Spaces per Detached Accessory Dwelling Unit 2,000 square feet or larger or one (1) Parking Space per Detached Accessory

Docusign Envelope ID: 8521AF38-27CD-8572-8143-F8D997614855

Dwelling Unit less than 2,000 square feet must be provided on site in addition to the existing requirement for the Single-Family Dwelling. Parking Spaces for Detached Accessory Dwelling Units need not be covered and may be provided in tandem subject to one of the following criteria:

a. One (1) Parking Space for a Detached Accessory Dwelling Unit may be provided in tandem if the existing driveway length equals or exceeds twenty-five feet (25') as measured from the Property Line. Parking is permitted only within approved garages and on paved driveways.

b. One (1) Parking Space for a Detached Accessory Dwelling Unit may be provided in tandem to preserve existing Significant Vegetation and when all other parking alternatives are undesirable.

c. **Historic Districts**. One (1) tandem Parking Space for a Detached Accessory Dwelling Unit proposed in any residential Historic District may be provided when the Applicant has secured an Administrative Permit and Planning staff has made the following findings:

1. Tandem parking will not create an undue hardship for the neighborhood.

2. Other parking options are less desirable than the proposed tandem space.

3. Reasonable efforts, such as automatic garage door openers, lease provisions, and/or limitation of garage storage have been made to encourage the Use of all Off-Street Parking.

Docusign Envelope ID: 8521AF38-27CD-8572-8143-F8D997614855

8. **SINGLE-FAMILY DWELLINGS DESIGNATED SIGNIFICANT OR HISTORIC ON THE PARK CITY HISTORIC SITES INVENTORY**. Detached Accessory Dwelling Units require a Historic District Design Review Application for Single-Family Dwellings designated Landmark or Significant Historic Sites on the Park City Historic Sites Inventory for compliance with Chapter 15-13 *Regulations for Historic Districts and Historic Sites.* Detached Accessory Dwelling Units within a Historic Zoning District that are not historic require a Historic District Design Review Pre-Application.

9. **REQUIREMENTS FOR REVIEW**. The Applicant for a Detached Accessory Dwelling Unit must submit a floor plan, architectural elevations, and Site plan with the Administrative Permit.

10. **OWNERSHIP**. The Single-Family Dwelling or Detached Accessory Dwelling Unit shall be occupied by the Owner, and the Detached Accessory Dwelling Unit shall not be sold separately.

11. **DEED RESTRICTION**. A deed restriction "Notice to Purchaser" must be filed with the County Recorder, which states:

"A permit for a Detached Accessory Dwelling Unit was issued to _____, the current Owner of this Property on _____. This permit runs with the land and is automatically transferred to the new Owner by the sale or transfer of this Property, provided however, if the Use by the new Owner does not continue to comply with the conditions of approval, the permit may be invalidated by the Planning Department pursuant to Section 15-4-7.2(C). Prospective purchasers should be advised that only one (1) unit on the Property

Docusign Envelope ID: 8521AF38-27CD-8572-8143-F8D997614855

may be rented; the other must be occupied by the Owner. The Owner shall strictly adhere to all the conditions of approval and the prohibition of the rental of either Dwelling Unit for short term rentals of less than ninety (90) days."

12. **NIGHTLY RENTALS**. Neither the Single-Family Dwelling nor Detached Accessory Dwelling Unit may be rented for less than ninety (90) days.

13. **HOMEOWNERS ASSOCIATION NOTIFICATION**. All Applicants submitting an Administrative Permit for a Detached Accessory Dwelling Unit shall be subject to the Homeowner Association notification requirements established in Section 15-1-12(F).

B. **REVIEW**. Applicants shall submit a complete Administrative Permit application to the Planning Department for a Detached Accessory Dwelling Unit and pay the Application fee as established by the fee schedule. The Planning Department shall review and take Final Action on Administrative Permits for Detached Accessory Dwelling Units pursuant to Section 15-1-8.

C. **PERMIT REVOCATION**. The Planning Department may revoke an Administrative Permit for a Detached Accessory Dwelling Unit for non-compliance with the criteria of this Section. The permittee may appeal the determination pursuant to Section 15-1-18.