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PARK CITY MUNICIPAL CORPORATION MUNICIPAL CODE

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TITLE 15 LAND MANAGEMENT CODE - CHAPTER 2.7 RECREATION AND OPEN SPACE (ROS) DISTRICT

Chapter adopted by Ordinance 00-51

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15-2.7-1. PURPOSE.

The purpose of the Recreation and Open Space (ROS) District is to:

- (A) establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
- (B) permit recreational Uses and preserve recreational Open Space land,
- (C) encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
- (D) preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests.

15-2.7-2. USES.

Uses in the ROS District are limited to the following:

(A) ALLOWED USES.

- (1) Conservation Activity

(B) ADMINISTRATIVE CONDITIONAL USES. (Subject to an Administrative Conditional Use Permit and/or Master Festival License Review Process. Master Festivals are temporary in nature. All related temporary Structures are restricted to specific time frames and shall be removed at the expiration of the Master Festival Permit.)

- (1) Trail and Trailhead Improvement
- (2) Outdoor Recreation Equipment
- (3) Essential Municipal Public Utility Use, Service, or Structure, less than 600 sq. ft.
- (4) Accessory Building, less than 600 sq. ft.
- (5) Ski-related Accessory Building, less than 600 sq. ft.
- (6) Parking Area or Structure with four (4) or fewer spaces
- (7) Outdoor Event, Outdoor Music
- (8) Temporary Construction Improvement
- (9) Raising, grazing of horses
- (10) Raising, grazing of livestock

(C) CONDITIONAL USES.

- (1) Agriculture
 - (2) Recreational Outdoor and Trail Lighting
 - (3) Recreation Facility, Private
 - (4) Recreation Facility, Public
 - (5) Recreation Facility, Commercial
 - (6) Golf Course
 - (7) Passenger Tramway Station and Ski Base Facility
 - (8) Ski Tow Rope, Ski Lift, Ski Run and Ski Bridge
 - (9) Recreational Sports Field
 - (10) Skating Rink
 - (11) Skateboard Park
 - (12) Public and Quasi-Public Institution, Church, and School, Park, Plaza, Structure for Public Assembly, greater than 600 sq. ft.
 - (13) Essential Municipal Public Utility Use, Facility, Service, and Structure, greater than 600 sq. ft.
 - (14) Accessory Building, greater than 600 sq. ft.
 - (15) Ski-Related Accessory Building, greater than 600 sq. ft.
 - (16) Child Care Center
 - (17) Commercial Stable, Riding Academy
 - (18) Vehicule Control Gates (See Section 15-4-19 for specific review criteria for gates)
 - (19) Resort Support, Commercial
 - (20) Cemetery
 - (21) Parking Area or Structure with five (5) or more spaces
 - (22) Telecommunications Antenna (Subject to all criteria in LMC Chapter 15-4-14, Telecommunications)
 - (23) Mines and Mine Exploration
 - (24) Plant and Nursery stock products and sales
 - (25) Fences greater than six feet (6') in height from Final Grade.
- (D) **PROHIBITED USES.** Any use not listed above as an Allowed or Conditional Use is a prohibited use.

(Amended by Ord. No. 04-08)

5-2.7-3. LOT AND SITE REQUIREMENTS.

All Structures must be no less than twenty-five feet (25') from the boundary line of the Lot, district or public Right-of-Way.

15-2.7-4. BUILDING HEIGHT.

No Structure may be erected to a height greater than twenty-eight feet (28') from Existing Grade. This is the Zone Height.

(A) **BUILDING HEIGHT EXCEPTIONS.** To allow for a pitched roof and to provide usable space within the Structure, the following exceptions apply:

- (1) A gable, hip, or similar pitched roof may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
- (2) An antenna, chimney, flue, vent or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with the Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
- (4) Ski lift or tramway towers may extend above the maximum Zone Height subject to a visual analysis and administrative approval by the Community Development Department.

(Amended by Ord. No. 07-25)

15-2.7-5. ARCHITECTURAL REVIEW.

Prior to the issuance of a Building Permit for any Conditional or Allowed Use, the Community Development Department must review the proposed plans for compliance with the Architectural Design Guidelines, LMC Chapter 15-5.

Appeals of Departmental actions on architectural compliance are heard by the Planning Commission.

15-2.7-6. VEGETATION PROTECTION.

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

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

(Amended by Ord. No. 04-08; Criteria for Vehicle Control Access Gates Deleted)

15-2.7-7. CRITERIA FOR RAISING AND GRAZING OF HORSES.

The raising and grazing of horses may be approved as a Conditional Use by the Community Development Department. In making a determination whether raising and grazing of horses is appropriate, the Planning Commission shall consider the following criteria:

(A) Any barn must be located a minimum of seventy-five feet (75') from the nearest Dwelling Unit.

(B) There shall be a maximum of two (2) horses per acre.

(C) Terrain and Slope of the Property must be suitable for horses.

(D) The Applicant must submit an Animal Management Plan outlining the following:

(1) waste removal/odors;

(2) drainage and runoff;

(3) bedding materials;

(4) flies; and

(5) feed/hay

15-2.7-8. SIGNS.

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

15-2.7-9. RELATED PROVISIONS.

Fences and Walls. LMC Chapter 15-4-2.

Accessory Apartment. LMC Chapter 15-4-7.

Satellite Receiving Antenna. LMC Chapter 15-4-13.

Telecommunication Facility. LMC Chapter 15-4-14.

Parking. Section 15-3.

Landscaping. Title 14; LMC Chapter 15-3-3(D).

Lighting. LMC Chapters 15-3-3(C) and 15-5-5(I).

Historic District Commission. LMC Chapter 15-11.

Park City Sign Code. Title 12.

Architectural Design. LMC Chapter 15-5.

Snow Storage. Section 15-3-3(E).

Parking Ratio Requirements. Section 15-3-6(A)(B).

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