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Agreement PAGE 1/69

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 0.00 BY PARK CITY RECORDER



**AMENDED EXHIBIT G OF THE AMENDED DEVELOPMENT
AGREEMENT FOR PARK CITY HEIGHTS MASTER PLANNED
DEVELOPMENT PARK CITY, SUMMIT COUNTY, UTAH**

This amended Exhibit G of the Amended Park City Heights Development Agreement dated October 15, 2014, is entered into as of this 15th day of December, 2017, by and between Ivory Development, L.L.C., a Utah limited liability company ("Developer") as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the Park City Heights Master Planned Development, and Park City Municipal Corporation, a municipality and political subdivision of the State of Utah ("Park City"), by and through its City Council.

RECITALS

- A. Developer is the owner of approximately 239 acres of real property located in Park City, Summit County, Utah, which is more particularly described in Exhibit A (Legal Description) which is attached hereto and incorporated herein by this reference (the "Property").
- B. Developer obtained approval for the development of a mixed residential project consisting of 239 residential units of which 79 units are to be deed restricted affordable units, a public park, trails system, open space, possible future support commercial uses, and additional community and neighborhood amenities known as the Park City Heights Master Planned Development, as more fully described in the Amended Development Agreement for Park City Heights Master Planned Development approved by the Park City Planning Commission on November 6, 2013, executed on October 15, 2014, and recorded at Summit County on November 4, 2014 (Entry No. 01006401, Book 2264 Page 1325).
- C. On May 27, 2010, the City Council of Park City enacted Ordinance No. 10-24 annexing approximately 286.64 acres of the Property into Park City's municipal boundaries and authorized the Mayor to execute an Annexation Agreement between Park City and Developer (Ordinance 10-24 and July 2, 2010 Annexation Agreement).
- D. Park City requires development agreements under the requirements of the Park City Land Management Code ("LMC") for all Master Planned Developments.
- E. Developer is willing to design and develop the Project in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the Park City

General Plan, and address other issues as more fully set forth in the Amended Development Agreement dated October 15, 2014.

F. Park City reviewed the Amended Exhibit G- Design Guidelines (Exhibit B) in light of the LMC and determined that, subject to the terms and conditions of the amended Development Agreement, Developer has complied with the provisions thereof, and has found that the Amended Design Guidelines are consistent with the purpose and intent of the relevant provisions of the LMC and terms of the Annexation Agreement.

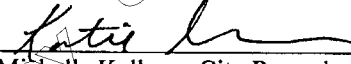
G. Park City, acting pursuant to its authority under Utah Code Ann., Section 10-9-101, *et seq.*, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this amendment to the Amended Development Agreement to amend Exhibit G- Design Guidelines.

H. The Amended Exhibit G- Design Guidelines, to the Amended Development Agreement dated October 15, 2014 provides clarity in terms of descriptions of lot types and street patterns to reflect the revised subdivision plat and the revised Master Planned Development Site Plan. Descriptions for the amended unit and lot types and configurations are corrected; the overall site plan, photos, and illustrations are amended to reflect the revised unit types; and various site and lot requirement items are amended and/or added for clarity, including setbacks and setback exceptions, building height exceptions, façade variation requirements, garage locations and garage door design, foundation treatments, lighting, porch design elements, site grading language, clearing and grubbing timeframes, landscaping and mulch materials, and other items reviewed, approved, and ratified by the Park City Planning Commission on March 8, 2017.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and Park City hereby agree to amend the Amended Development Agreement for Park City Heights Master Planned Development dated October 15, 2014, by recording an Amended Exhibit G- Design Guidelines. All other provisions, restrictions, conditions, of the Amended Development Agreement dated October 15, 2014, continue to apply.

IN WITNESS WHEREOF, this amended Exhibit G- Design Guidelines of the Amended Development Agreement dated October 15, 2014 has been executed by Ivory Development, L.L.C., a Utah limited liability company as Developer and Park City Municipal Corporation, acting by and through its City Council.

ATTEST:

By: 
Michelle Kellogg, City Recorder
Katie Madsen, Deputy City Recorder


APPROVED AS TO FORM:

Mark D. Harrington, City Attorney
Polly McLean, Assistant City Attorney

Exhibit A- Legal Description
Exhibit B- Amended Exhibit G- Design Guidelines

EXHIBIT A

BOUNDARY DESCRIPTION

A parcel of land located in the South Half of Section 2 and portions of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a Park City Boundary Aluminum Cap marking the West Quarter Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 00°19'41" East 1,474.01 feet along the West Section Line of said Section 11, also being along the Easterly Boundary Line of the Hidden Meadows Subdivision Annexation Plat recorded as Entry No. 425892 in the Office of the Summit County Recorder;
thence North 63°17'52" East 344.36 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 75°52'07" East 1,501.92 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 38°46'13" West 606.70 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 39°40'23" West 214.88 feet along the Easterly Boundary Line of said Hidden Meadows Subdivision Annexation Plat to the North Section Line of said Section 11;
thence South 88°46'45" East 89.54 feet along the North Section Line of said Section 11 to the 1/16 Corner of said Section 2;
thence North 00°00'41" East 1,415.34 feet along the 1/16th Section Line of said Section 2 to the Southerly Right-of-Way Line of the abandoned Union Pacific Railroad Property;
thence North 68°35'10" East 611.63 feet along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property;
thence Northeasterly 622.07 feet along the arc of a 1,532.69 foot radius curve to the left (center bears North 21°24'50" West and the chord bears North 56°57'32" East 617.81 feet with a central angle of 23°15'16") along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property to the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence South 89°20'19" East 143.65 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence Southeasterly 252.20 feet along the arc of a 2,814.90 foot radius curve to the right (center bears South 00°39'41" West and the chord bears South 86°46'19" East 252.11 feet with a central angle of 05°08'00") along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B);
thence South 84°12'19" East 300.22 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-B) to the Westerly Right-of-Way Line of State Highway 40;
thence South 07°02'52" East 965.75 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence South 07°03'48" East 1,299.91 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence South 42°31'04" West 3,012.86 feet;
thence South 103.66 feet to the projection of the Northerly Boundary Line of the Morning Star Estates Subdivision recorded as Entry No. 376621 in the Office of the Summit County Recorder;
thence North 89°30'31" West 1,366.96 feet along the Northerly Boundary Line of said Morning Star Estates Subdivision and its projections thereof to the point of beginning.

Contains 8,518,648 Square Feet or 195.561 Acres

Park City Heights North Open Space Parcel 1

(PCA-92-D-1-X and PCA-88-X North of Rail Trail)

Beginning at a point being South 89°48'30" East 1,295.65 feet from the US Department of Interior Aluminum Cap marking the West Quarter Corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 22°01'00" East 602.75 feet;
thence North 21°57'11" East 273.27 feet;
thence South 89°53'41" East 1,087.42 feet;
thence North 00°24'48" East 109.53 feet;
thence North 25°15'30" East 568.97 feet;
thence South 07°07'53" East 971.28 feet;
thence South 34°31'10" West 653.78 feet;
thence North 00°24'48" East 63.37 feet;
thence North 89°48'30" West 1,409.66 feet to the point of beginning.

Contains 1,345,378 square feet or 30.886 acres

Park City Heights North Open Space Parcel 2

(PCA-88-X South of Rail Trail)

Beginning at a point being South 89°48'30" East 2,700.81 feet and South 245.73 feet from the US Department of Interior Aluminum Cap marking the West Quarter Corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 34°31'10" East 693.88 feet;
thence South 07°07'53" East 120.32 feet;
thence South 18°23'00" East 203.90 feet;
thence South 07°04'36" East 644.49 feet;
thence North 84°12'19" West 411.65 feet;
thence westerly 261.16 feet along the arc of a 2,914.90 foot radius curve to the left (center bears South 05°47'41" West and the chord bears North 86°46'19" West 261.07 feet with a central angle of 05°08'00");
thence North 89°20'19" West 53.14 feet;
thence northeasterly 154.31 feet along the arc of a 1,532.69 foot radius curve to the left (center bears North 49°42'44" West and the chord bears North 37°24'13" East 154.24 feet with a central angle of 05°46'06");
thence North 34°31'10" East 135.85 feet;
thence North 00°31'05" East 89.43 feet to the point of beginning.

Contains 352,680 square feet or 8.096 acres

EXHIBIT B

**Amended Exhibit G of the Amended Development Agreement for Park City Heights Master Planned
Development**

Park City Heights

Neighborhood Design Guide

March 8, 2017

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Area History

The Park City Heights neighborhood is situated in an area commonly referred to as Quinn's Junction. This area today is home to the United States Ski and Snowboard Association, the National Ability Center and a growing first rate medical community anchored by the Park City Medical Center. Quinn's Junction takes its name from Mr. Quinn who homesteaded the area in the 1920's. He was a cigar maker in Park City.

This area also has a connection to Park City's rich mining history. The intersection of what is today Hwy 248 and Hwy 40 was named Keetley Junction by the Union Pacific railroad after John (Jack) Keetley who was the Superintendent of the Ontario Mine from 1902 until his death in 1912. This was the point where the Ontario Branch of the Union Pacific Railroad left the Park City Branch to serve the station at the Ontario drainage tunnel at Keetley in Wasatch County. This was a major traffic point on the Park City Branch, loading 200 tons per day when in 1925 several mining companies merged to form the Park Utah Consolidated Mining Company. In 1995 this area was flooded as part of the Jordanelle Dam project.

The Union Pacific Park City Branch Railroad grade has been preserved as a 28-mile rail-trail and bikeway providing recreational and alternative transportation options. The "Rail Trail," as it is commonly known, follows the historic route of the Union Pacific railroad spur from the mining town of Park City to the main Union Pacific Railroad line still in use at Echo. A connector trail is provided in the Park City Heights neighborhood to access this historic trail. The Historic Union Pacific Rail Trail has been open since 1992, and is one of America's first 500 rail trails.



The Park City Heights neighborhood is south of Silver Creek and Richardson Flats, areas historically used for mining-related activities including storage of excess ore and excavated materials and currently undergoing remediation. The road currently known as Richardson Flats Road has gone by several names over the years, some more colorful than others including Highway (US) 40, Gun Club Road and Old Dump Road. In 1980 the Utah Department of Transportation built a relocation of US-40 to get it out of the valley that would be filled by the Jordanelle Reservoir. The locally popular name "Old Dump Road" refers to its use as the path to the official county landfill that used to be located by Richardson Flat near what is today the Park and Ride. Local lore attributes the name Gun Club Road to another hobby – shooting at road signs and other items dumped in the area. Today the road is owned by Summit County.

Design Philosophy

Park City has a rich Architectural Heritage that has created a collection of neighborhoods, remarkable for their diversity and unique character. Park City Heights is a new mountain neighborhood that blends a variety of home and lot types, architectural styles and landscapes that use key character elements found in these diverse Park City neighborhoods. Located within an important entry corridor to Park City, Park City Heights must establish itself as a distinct neighborhood while still fitting within the context of the existing and surrounding natural and architectural fabric. It is important to represent an "Old Town" and "Park City" character within the development, but replicating these styles is not desired. Park City Heights strives to become an "authentic" neighborhood designed around neighborhood parks, open spaces and trails, a variety of home types and lot sizes and diverse architectural elements. For homes in Park City Heights, the emphasis is on simple structural expressions using a vocabulary of architectural elements found within Park City including Victorian, Cottage, Arts and Crafts, Prairie Style, and Modern and Contemporary styles. Each Home within Park City Heights with the exception of the 2 lots accessed from Deer Valley will be required to meet and adhere to the following guide with the intent that each and every Home contributes to the community as a whole. The Deer Valley lots must adhere to the C.C. & R's of the Oaks at Deer Valley.

Applicability

Design Guidelines have been created to ensure all improvements at Park City Heights preserve the natural beauty of the surrounding landscape and generate a unified community design. The Guidelines are intended to provide direction to owners and designers to ensure compatibility with the desired character at Park City Heights. They explain the architectural aesthetics and site considerations that are to guide the design and construction of all new buildings, building additions, site work, and landscaping within Park City Heights. These Guidelines are not intended to create a homogenous, look alike neighborhood of earth tones and mountain timbers, but rather are intended to create a harmonious and diverse community of unique and varied homes that will form the foundation for a vibrant and successful mountain neighborhood.

The Design Guidelines are organized into six sections:

- Overview
- Park Homes
- Cottage Homes
- Homesteads
- Landscape Patterns
- Sustainability

Each section is designed to provide key information that will help homeowners make architectural and site planning decisions for their homes within Park City Heights. Each Lot Type is provided with a set of specific Community and Architectural Patterns. The Community Patterns section provides building setback, street character, garage placement and orientation for each product type within the development. The Architectural Patterns section presents Guidelines for individual architectural elements and key details, materials and applications to help owners create compatible homes within a neighborhood setting.

The Landscape Patterns and Sustainability sections apply to each Lot Type throughout the development. The Landscape Patterns provide a list of appropriate landscape materials for all lot and home types and emphasizes the importance of appropriate plant materials for the various landscape forms and spaces for each home and lot. The Sustainability section focuses on specific sustainable measures that must be incorporated by every home within the project.

Each Lot owner or Builder must also refer to the Park City Heights Codes, Covenants and Restrictions for specific requirements and design review submittal requirements.

Lot Types

Park City Heights is comprised of a variety of architectural styles found within three (3) unique and diverse Lot types: Park Homes, Cottage Homes and Homesteads.



- Park Homes

Park Homes consist of small lot single family homes and 4-unit multi family buildings. All Park Homes are adjacent to or in close proximity to a park or open space and are primarily accessed by rear lanes and rear garages providing a focus on the front doors and front porches.



- Cottage Homes

Cottage Homes consist of smaller single family homes on varied lot sizes that generally range from 4,500 square feet to 10,500 square feet. Prominent street oriented entry's and front porches along with recessed or detached garages are used to provide an emphasis on placing people near the street.



- Homesteads

Homesteads consist of larger single family homes generally on lots ranging in size from 8,000 square feet to 25,000 square feet. Homesteads are located across the upper slopes of the development and these lots will form the visual transition to the surrounding open space and will require the most sensitive placement to respect and respond to the existing terrain.



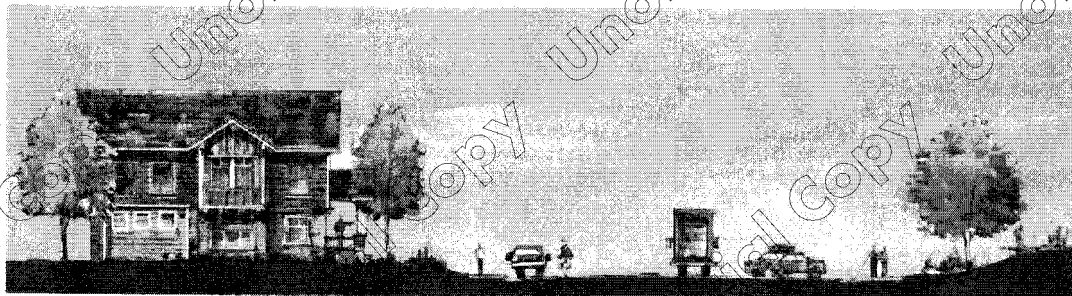
Park Homes

C o m m u n i t y & A r c h i t e c t u r e
P a t t e r n s

Street Patterns



All Park Homes are adjacent to a park or open space. The front facades of these homes are oriented to walkways and trails providing great access to the neighborhood amenities surrounding them. Front porches are critical elements of these homes, helping to reduce the impacts of the mass on the streetscape and surrounding views into the project. Park Homes also utilize on-street parking to provide varied and shared parking alternatives minimizing the impact of the automobile within this neighborhood.



Small Lot Single Family
Park Home

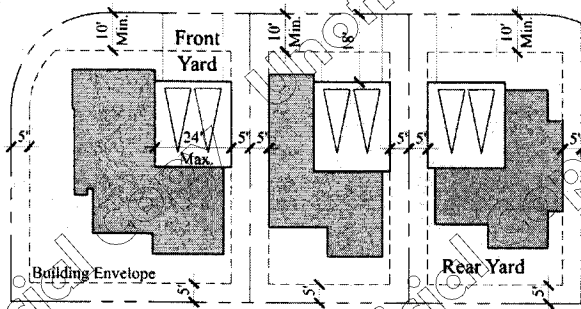
Cul-de-sac Way

Neighborhood
Park

Park Homes

COMMUNITY PATTERNS

Building Placement



Small Lot Single Family Detached:

Park Homes consist of thirty-five (35) small lot single family detached homes and twenty-eight (28) multi-family attached units and clubhouse/amenities.

Small Lot Single Family Detached:

- Front Yard Setback:** Minimum 10'
- Side Yard Setback:** Minimum 5'
- Side Yard Street Setback (Corner Lot):** Minimum 5'
- Rear Yard Setback:** Minimum 5'

Multi-Family Attached:

- Front Yard Setback:** Minimum 5'
- Interior Unit Side Yard Setback:** No minimum - units are attached
- End Unit Side Yard Setback:** Minimum 2'
- Rear Yard Setback:** Minimum 10'

Clubhouse/Amenity Structure(s):

- Front Yard Setback:** Minimum 3' for main Structure*
- Side Yard Setback:** No minimum
- Side Yard Street Setback:** No minimum
- Rear Yard Setback:** No minimum

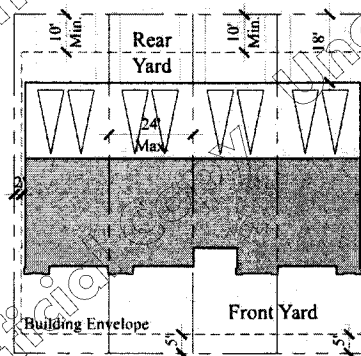
* Exceptions: Roof overhangs, support structures, posts, footings, patios, steps, sidewalks, balconies, gazebos, and similar Structures are allowed as exceptions.

Garages: Shall be a maximum of 24' wide. Garage doors must be placed at either 10' from the property line or a minimum of 18' from the property line.

Garage Doors: Two (2) car wide garage doors may be a maximum 18' wide. Single doors may be a maximum of 9' wide.

Park Homes

COMMUNITY PATTERNS



Multi-Family Attached:

Parking: No enclosed structures for the storage or parking of boats and/or motor homes are permitted.

Front Yard Exceptions: (1) Uncovered steps leading to the Main Building provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrails, and do not cause any danger or hazard to traffic by obstructing view of a street or intersection; (2) Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Yard;

Side & Rear Yard Exceptions: (1) Bay Windows not more than twelve feet (12') wide; projecting not more than two feet (2') into the Side/Rear Yard; (2) Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side/Rear Yard; (3) Window wells and light wells projecting not more than three feet (3') into the Side/Rear Yard; (4) Roof overhangs and eaves projecting not more than three feet (3') into the Side/Rear Yard; (5) Fire riser rooms extending not more than three feet (3') into the Side/Rear Yard; (6) Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or Structure to which it is attached. In no case shall an exception be allowed if contrary to the International Building Code.

Front, Side & Rear Yard Exceptions: (1) Fences, retaining walls, stairs, pathways, trails, sidewalks, patios, driveways, similar Structures, screened mechanical and utility equipment, and approved Parking Areas are allowed as exceptions in the Front/Side/Rear Yards as approved by the Design Review Board.

Massing & Composition

Scale of Buildings

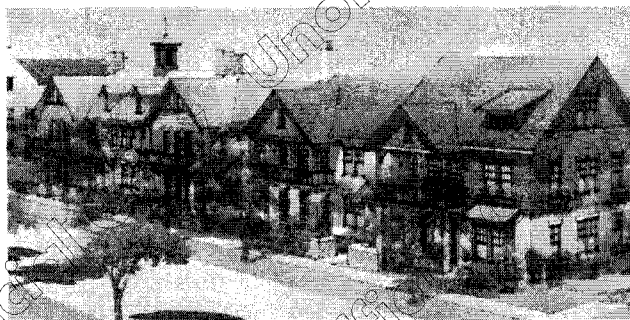
It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. This is especially true in the Park Home area where attached buildings may be larger than in other areas of the development. Park Homes range in size from small lot single family homes to 4-unit multi family attached buildings.

To avoid building forms that are boxy in massing the following criteria should be met.

- No unbroken expanse of building mass may exceed 35'. If the 35' is reached the wall line must step a minimum of 2' (Small Lot Single Family Detached units only).
- No unbroken expanse of building mass may exceed 45'. If the 45' is reached the wall line must step a minimum of 1' (Multi-family Attached units only).

In addition to a horizontal shift, it is encouraged to provide a vertical shift as well. This can be accomplished with the following:

- Roof lines should shift up or down to take on a different ridge alignment.
- Roof areas must provide variation in roof shape. No single roof shape should dominate the total roof area.



Horizontal & vertical variation must occur

Park Homes

ARCHITECTURAL PATTERNS

Repetition

Buildings of similar plans must offer up differentiation in elevations and color. To ensure diversity, identical building elevations shall not be permitted on the same street frontage or directly across the street for a distance of no less than three-hundred (300) feet. The Design Review Board shall approve the use of similar plans in multi-family attached buildings and require variations in colors and materials between building facades to ensure diversity within the development. These requirements are applied so the building mass does not become overpowering. Where possible, making changes to wall planes and providing some variety in the roof form will yield diversity and visual interest.



Repetition of identical elevations is prohibited

Unit Size

Units in the Park Homes area will have a minimum square footage of 800 sq. ft. The first floor area shall not be less than 470 sq. ft. for two story units. The maximum square footage for any unit is 2,800 sq. ft. (all areas noted are gross living areas and exclude porches, decks, garages and basements) as defined by the Park City Land Management Code.

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting. Allowable building heights are limited by the Park City Land Management Code. No Structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. Accessory Structures shall not exceed a maximum height of eighteen feet (18') to the peak of the roof.

The following exceptions apply only to the Main Structure:

- (1) A gable, hip or similar pitched roof may extend up to five feet (5') above Building Height, if the roof pitch is 4:12 or greater.
- (2) Chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building.

Walls

Foundation Walls

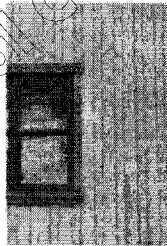
Foundation walls form the base or grounding element of the structure. Foundation walls must step down with the grade change so that their exposed surface is minimized. Maximum exposed foundation wall height is four feet (4'). All exposed concrete must be finished for appearance with foundation plaster, stone veneer, board formed concrete or paint.

Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Park Homes.

Approved materials are:

- Natural Stone
- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Composite siding or approved similar
- Stucco (as approved by the Design Review Board)
- Steel (as approved by the Design Review Board)
- Masonry



Vertical siding



Horizontal & vertical siding material combinations

Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

• Wall Decoration - Painted, relief or trimmed detail work is not recommended.

• Window and Door Shutter - Should be less prominent in the Park Homes. If used they should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Design should be simple and straightforward, without undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.

• Bay Windows and Flower Boxes - These should be designed in a simple and direct manner.



Simple wall decoration



Shutters not prominent in Park Homes

Park Homes

ARCHITECTURAL PATTERNS

Porches

Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street. Massing of porch elements also can help to further ground the building by forming a base from which the building mass can grow. To this end, porches should be made to convey a sense of human scale and are limited to one-story in height.

Integration of the front porch is required in the Park Homes area.

- Porches often will have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 8" above finished grade unless ADA access is required to the home. Not all porches will be the same height. Porch height should vary in that porch height is a function of the topography and style of the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 5' with a minimum of 40 square feet. In some instances porch depth will be allowed a minimum porch depth of 4'. This will require additional porch length to ensure that porches are functional.

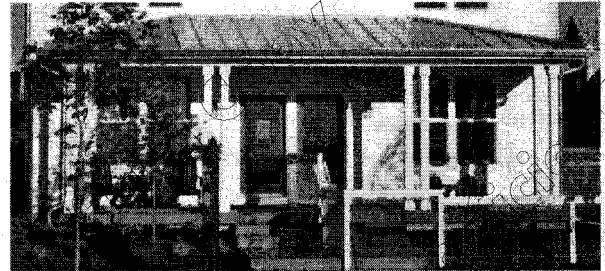
- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers



Porches located at front setback



Properly detailed porch elements



Porch reduces impact of building mass to street



Porch height should vary

Park Homes

ARCHITECTURAL PATTERNS

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and vertical in orientation. Octagonal, circles and hexagons will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the Design Review Board.

Doors

Exterior door openings into conditioned space should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest. Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

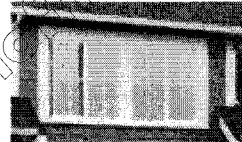
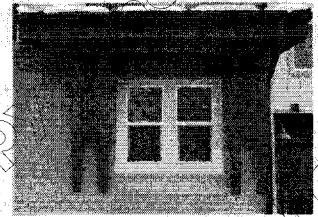
The use of limited glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.

Trim

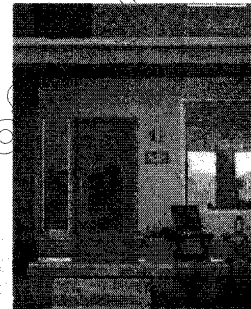
Within the Park Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



Predominantly rectangular



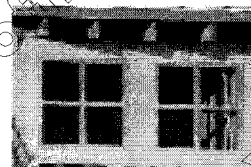
Vertical proportion



Doorway is complimentary to materials of the home



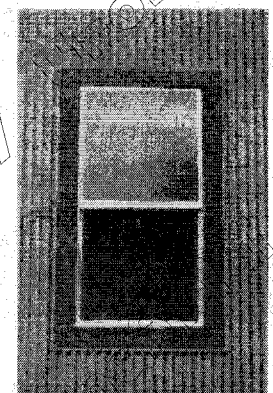
Door is protected from weather



Trim proportion to the size of the openings



Expressive trim



Trim with simple profile

Park Homes

ARCHITECTURAL PATTERNS

Garages & Garage Doors

Garages

Garages are required in the Park Homes area of the development. They can be attached or detached and must provide a minimum of one car per residential unit. Garages must not dominate the structure when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).

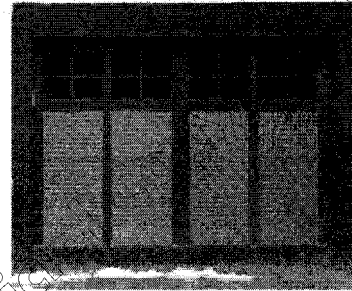
Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. Segmented doors are allowed if they are constructed to appear to be one of the traditional door types, or similar, as shown in the images (see images this page) and are subject to Design Review Board approval.

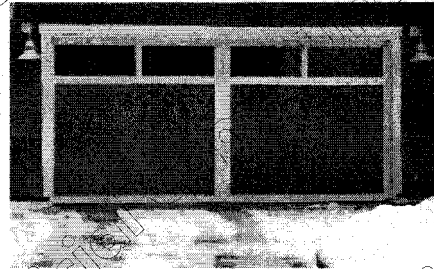
- Doors should be paneled and may incorporate glass.
- Doors are encouraged to be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Garages for an individual unit are limited to two (2) garage doors in the Park Home area. A two (2) car tandem garage is allowed.
- No garage door over 9' high will be approved.
- Doors may include Diagonal, X-Bracing or Z-Braced Planks or Panels if consistent with the design of the home.

Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized. Driveways are encouraged to be concrete, colored concrete, stamped colored concrete, unit pavers turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be properly maintained.



Paneled doors are encouraged to incorporate glass

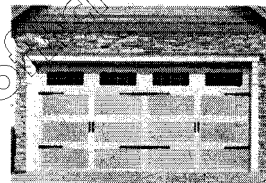


Door is painted to match body of the home



Single doors are preferred where feasible

Living area overhangs garage to lessen visual impact



Segmented doors help to visually appear as two separate doors

Park Homes

ARCHITECTURAL PATTERNS

Roof Patterns & Materials

Roof Patterns

Roof elements play a major part in how the overall building design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

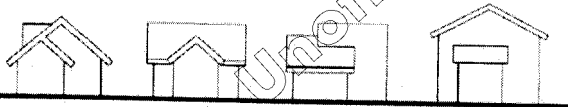
- Allowable roof pitches for sloped roofs are between 3:12 and 12:12 (roof pitch less than 4:12 may not extend up to five feet (5') above the twenty eight foot (28') Building Height)
- Allowable roof types are: gable, hip, partial hip and flat.
- Shed roofs may only be used as secondary roof forms (shed roofs may have a pitch of no less than 2:12)
- Flat roofs are also an allowable roof form (flat roofs may be sloped for drainage)

Roof forms need to be broken down to address human scale so as not to become boxy. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the buildings mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Park Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces.

Building designs will incorporate a primary roof form with secondary elements attached to the primary form. See Massing & Composition for additional criteria.

The following roof shapes are not permitted:

- Mansard, fake mansard, Gambrel or Domed



Variation in Roof Forms Contributes to a more Visually Rich Neighborhood

Roof Overhangs

Roof overhangs protect walls and openings and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 36". Roof overhangs less than 12" requires Design Review Board approval. Overhangs of 0" are allowed on flat roofs. Wood, composite and aluminum are allowed materials for fascia and soffit.

Park Homes

ARCHITECTURAL PATTERNS



Overhangs protect walls



Appropriate roof overhangs

Roof Materials

Allowed roofing materials are:

- Architectural composition shingles, min.30 year
- Copper, must oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Membrane roofing (at flat roofs)
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

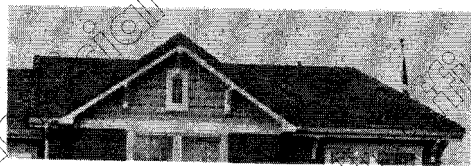
Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing



Primary roof form broken up with secondary roof elements



Roof is broken up to relate to human scale

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should only be considered when all other alternatives have been explored fully. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the Design Review Board.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Horizontal direct vent fireplaces are allowed but chimneys are encouraged. When used, chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or larger must be enclosed in an appropriate architectural structure to match building components. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the Design Review Board.

• Solar Panels are allowed and encouraged and should be placed to maximize their effectiveness while also minimizing their visual impacts on adjacent owners and the community as a whole.

Gutters and Downspouts

Gutters and downspouts should be metal or copper, have a factory finished metallic patina, painted to match the surface to which they are attached or match the trim color of the home.

Rain Storage Devices

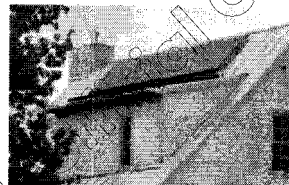
All rain storage devices must be placed underground.



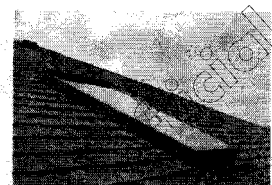
Mechanical vents reflect architectural style



Gutters match surface or trim color



Solar panels located to maximize effectiveness and minimize visual impact



Skylight placed flush to roof and color blends well with roof

Park Homes

ARCHITECTURAL PATTERNS

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org).

Antennae and Satellite Dishes

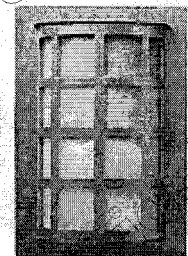
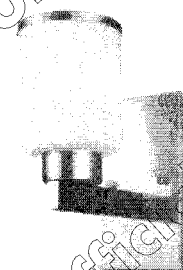
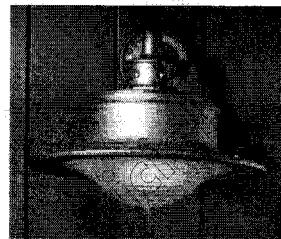
When possible, satellite dishes, television or radio aerials, or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review Board approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street.

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Park Homes

ARCHITECTURAL PATTERNS

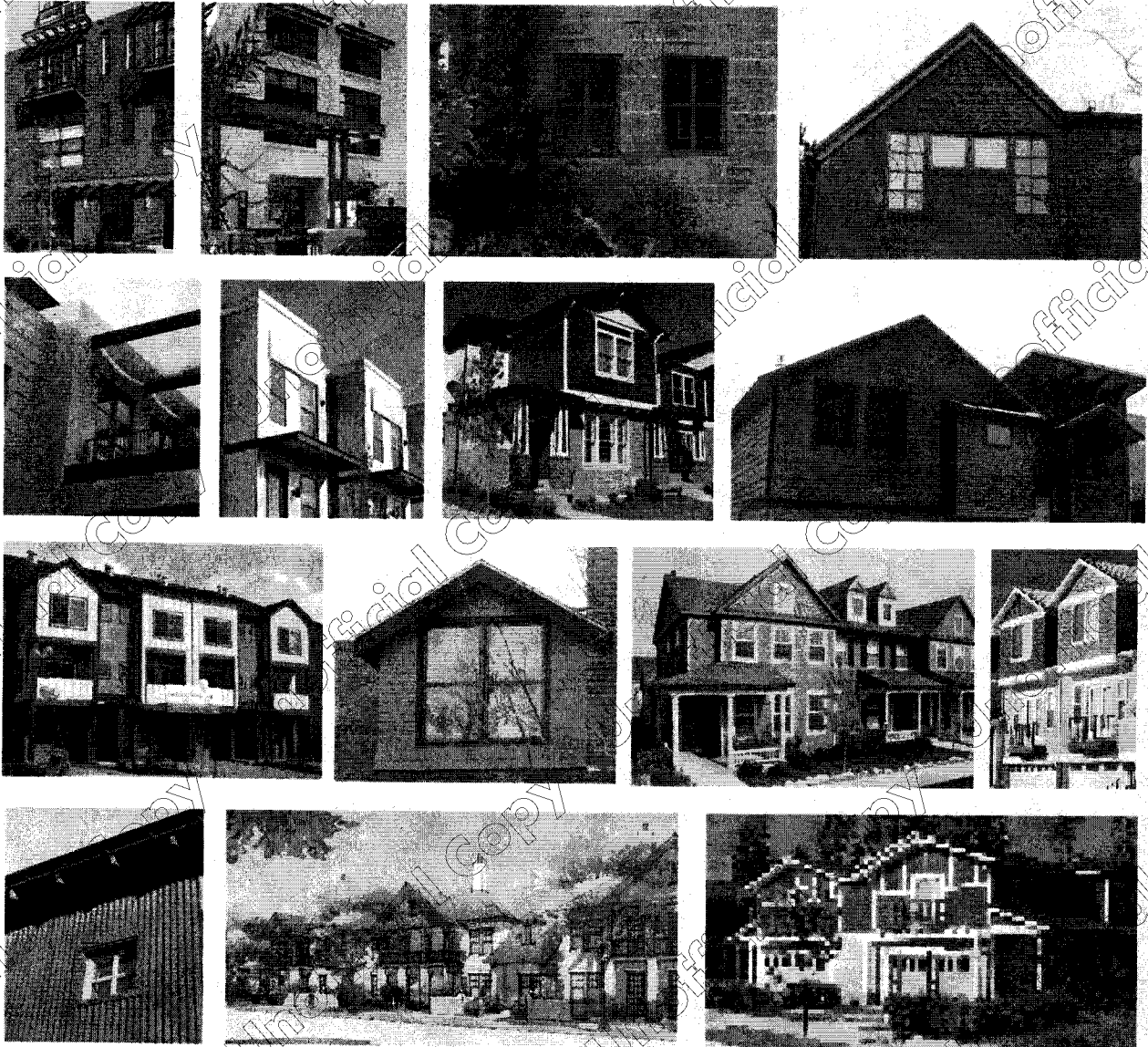
Example Gallery

Exterior Colors

The Park Homes have a diverse range of building size. With this diversity comes an opportunity to introduce a broad range of color. Smaller buildings should follow the standard established by the Cottage Homes guidelines & utilize primary colors. White & light gray are not considered primary colors. Multi-family buildings should utilize colorful earth tones in an effort to lessen their visible mass.

Key Elements

- Varied Wall Planes & Massing
 - Expressive Trim
 - Exposed Structural Elements
 - Low Sloping/Flat Roofs
 - Emphasis on Front Porches
 - Mining Meets Modern
 - Not Resort Mountain Timber
 - Mountain Contemporary
- Simple Forms
 - Garages Secondary
 - Grouped Windows
 - Creative Materials



Park Homes

ARCHITECTURAL PATTERNS

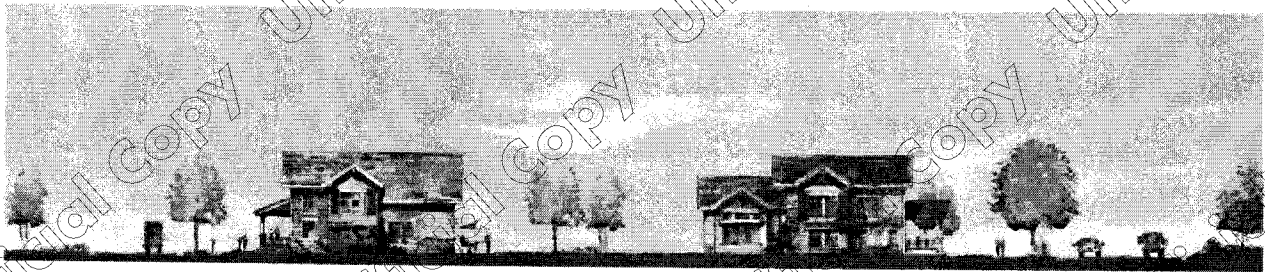
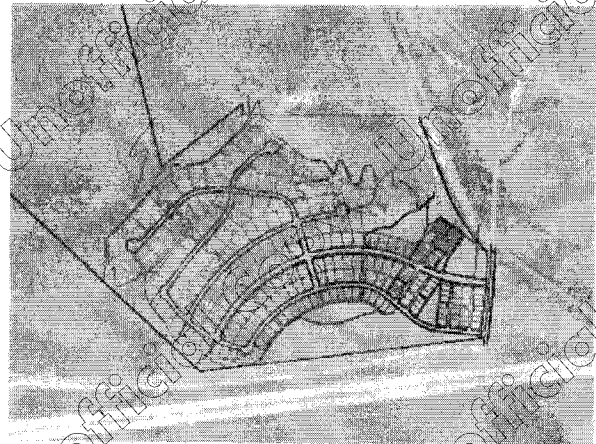
Cottage Homes

**C o m m u n i t y & A r c h i t e c t u r e
P a t t e r n s**

Street Patterns



Typical Cottage Homes are single story, story and a half and two story homes placed on traditional lots located in the heart of the neighborhood. The Cottage Homes place an emphasis on the homes front facade with prominent street oriented entry's and front porches and by incorporating recessed garages or detached garages and, where feasible, garages that are accessed from the side street. The Cottage Homes are placed close to the street and sidewalks creating an intimate setting that should include appropriate front yard landscaping and garden fencing common to traditional neighborhoods while still providing on street parking and sufficient snow storage areas.



Piper Way

Cottage Home

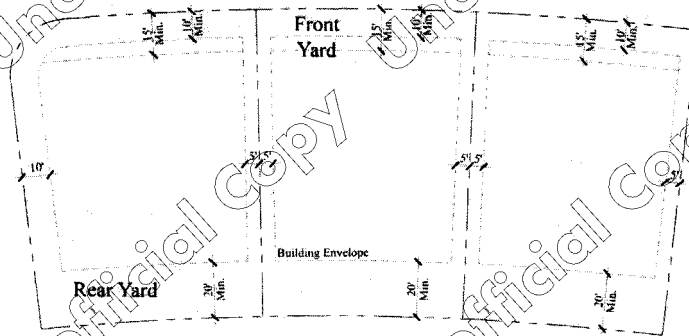
Cottage Home

Ledger Way

Cottage Homes

COMMUNITY PATTERNS

Building Placement



Cottage Lots:

Cottage Homes consist of single family detached homes on lots that range in size from approximately 4,200 square feet to 10,500 square feet.

Front Yard Setback: 15' to Main House - 20' to front of garage. Front Porches or Single Story Bays may extend to within 10' of the property line

Side Yard Setback: Minimum 5'

Side Yard Street Setback (Corner Lot): Minimum 10' to Main House - 15' to front of garage (side load garage).

Rear Yard Setback: Minimum 20'

Attached Garages: Garage door width must not exceed 55% of the width of the front facade of the house. Attached Garages shall be a maximum of 26' wide. Garages shall be setback a minimum of 5' behind Facade.

Detached Garages: Shall be a maximum of 24' wide and shall be a maximum of 18' in height. Detached garages shall be setback a minimum of 5' behind facade.

Garage Doors: Two (2) car wide garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.

Parking: No enclosed structures for the storage or parking of boats and/or motor homes are permitted.

Front Yard Exceptions: (1) Uncovered steps leading to the Main Building provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrails, and do not cause any danger or hazard to traffic by obstructing view of a street or intersection; (2) Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Yard; (3) Porches and Bay Windows, not more than ten feet (10') wide, projecting not more than five feet (5') into the Front Yard;

Side & Rear Yard Exceptions: (1) Bay Windows not more than twelve feet (12') wide, projecting not more than two feet (2') into the Side/Rear Yard; (2) Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side/Rear Yard; (3) Window wells and light wells projecting not more than three feet (3') into the Side/Rear Yard; (4) Roof overhangs and eaves projecting not more than three feet (3') into the Side/Rear Yard; (5) Hot tubs and decks located at least five feet (5') from the Side/Rear Lot Line; (6) Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or Structure to which it is attached. In no case shall an exception be allowed if contrary to the International Building Code.

Front, Side & Rear Yard Exceptions: (1) Fences, retaining walls, stairs, pathways, trails, sidewalks, patios, driveways, similar Structures, screened mechanical and utility equipment, and approved Parking Areas are allowed as exceptions in the Front/Side/Rear Yards as approved by the Design Review Board.

Cottage Homes

COMMUNITY PATTERNS

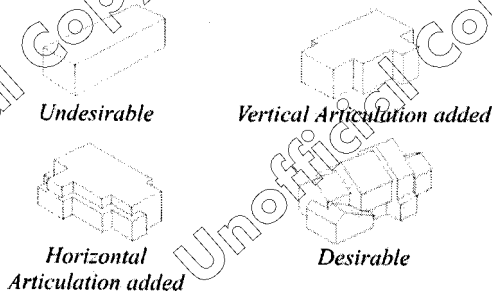
Massing & Composition

Built Forms Follow Contours

Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.

Scale of Buildings

It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 45' in length on any side elevation and 25' on front and rear elevations without a break or step. If the maximum length is reached, any combination of vertical and horizontal stepping can be added together to achieve a minimum of 3' shift, subject to the architectural style of the home.



This requirement is applied to ensure building mass does not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest. Additive building volumes give the home an appearance that it was built over time.

Repetition

Buildings of similar plans must offer up differentiation in elevations and color. To ensure diversity, identical building elevations shall not be permitted on the same street frontage or directly across the street for a distance of no less than three-hundred (300) feet. The Design Review Board shall review these requirements on a case-by-case basis per specific site conditions. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and a half story or one-story home. There should be substantial variation in individual building forms.

Cottage Homes

ARCHITECTURAL PATTERNS

Residence Size

Residences in the Cottage Homes area will have a minimum square footage of 900 sq ft for single story structures. The first floor area (defined as that floor that is accessed by the front door) shall not be less than 600 sq. ft. for two-story structures. The maximum square footage for any residence is 3,500 sq. ft. (all areas noted are gross living areas and exclude porches, decks, garages and basements) as defined by the Park City Land Management Code.

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting. Allowable building heights are limited by the Park City Land Management Code. No Structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. Accessory Structures shall not exceed a maximum height of eighteen feet (18') to the peak of the roof.

The following exceptions apply only to the Main Structure:

- (1) A gable, hip or similar pitched roof may extend up to five feet (5') above Building Height, if the roof pitch is 4:12 or greater.
- (2) Chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building.

Side Elevations

All Cottage units with side elevations exposed or clearly visible from a public road shall pay special attention to the massing and composition to ensure appropriate scale and form to fit visually into the landscape and windows should occur in these visible end walls. Additional landscape measures may be required to achieve this requirement.



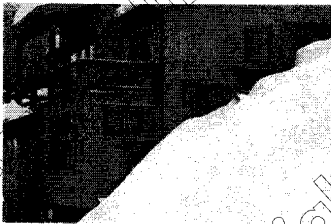
Avoid Consecutive Massing

Walls

Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. Foundation walls must step down with the grade change so that their exposed surface is minimized. Maximum exposed foundation wall height is four feet (4'). All exposed concrete must be finished for appearance with foundation plaster, stone veneer, board formed concrete or paint.

Retaining Walls should appear to be an extension of the foundation walls of the structure. Retaining Wall materials may include stacked rock or materials to match foundation wall material subject to Design Review Board approval.



Foundation wall too exposed

Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Cottage Homes.

Approved materials are:

- Natural Stone
- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Composite Board siding or approved similar
- Stucco (as approved by the Design Review Board)
- Steel (as approved by the Design Review Board)
- Masonry



Cottage Homes

ARCHITECTURAL PATTERNS

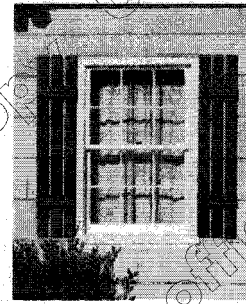
Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building façade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

- Wall Decoration - Painted, relief or trimmed detail work is not recommended.
- Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.
- Bay Windows and Flower Boxes - These should be designed in a simple and direct manner.



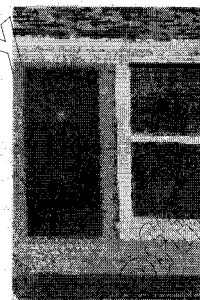
Shutters sized to match openings



Shutters are simple and straightforward



Simple Bay Window adds interest to home



Does not appear operable

Porches

Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street.

Massing of porch elements also can help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height.

Integration of the front porch is required in the Cottage Homes area.

- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 8" above finished grade unless ADA access is required to the home. Not all porches will be the same height. Porch height should vary in that porch height is a function of the topography and style of the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 6' with a minimum of 60 square feet.

- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers



Appropriate porch detailing



Authentic flooring materials



Porch roof forms are consistent with home



Porches above grade

Cottage Homes

ARCHITECTURAL PATTERNS

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and vertical in orientation. Windows are often single, paired or in strips of three (3) or more. Octagonal, circles and hexagon shaped windows will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.

Window placement is critical and should be studied carefully for aesthetic appeal, rhythm, and proportion.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the review of the Design Review Board.

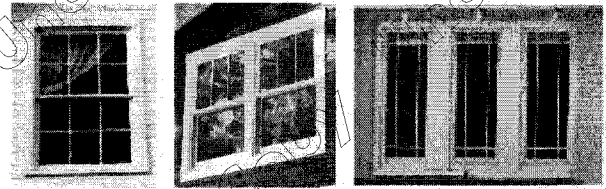
Doors

Exterior door openings into conditioned space should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest.

Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

Doors are encouraged to be colorful architectural focal points. Full glass storm doors are allowed.

The use of limited glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.



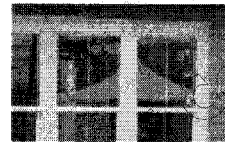
Windows predominantly rectangular and vertical in proportion



Window heads must be level

Trim

Within the Cottage Home product expressive trim is identified as a key architectural element. Trim shall be proportioned to the size of the opening with a minimum width of three and one-half inches. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



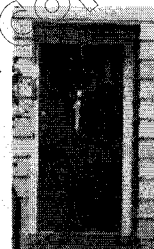
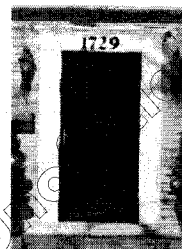
Trim proportioned to size of opening



Trim should be simple, flat



Expressive trim



Doors should be colorful, architectural focal points

Cottage Homes

ARCHITECTURAL PATTERNS

Garages & Garage Doors

Garages

Garages are required in the Cottage Homes area of the development. They can be attached or detached and must accommodate at least one car. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. Garages parallel to the street must be setback a minimum of 5' from the front elevation or element of the main structure or be side entry designs. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).

Garage Doors

Garage doors must be provided with detailing that is tied to the homes overall design themes. Segmented doors are allowed if they are constructed to appear to be one of the traditional door types, or similar, as shown in the images (see images this page) and are subject to Design Review Board approval.

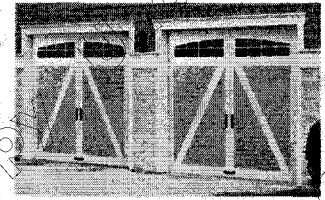
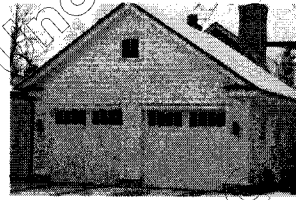
- Doors should be paneled and may incorporate glass.
- Doors are encouraged to be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- Three car garages are permitted in the Cottage Homes area but must incorporate a tandem garage or a front and side entry garage combination to do so.
- No garage door over 9' high will be approved.
- Doors may include Diagonal, X-Bracing or Z-Braced Planks or Panels if consistent with the design of the home.

Driveways

Shared Driveways are allowed and encouraged but their width at the curb must be minimized. Driveways are encouraged to be concrete, colored concrete, stamped colored concrete, unit pavers turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be properly maintained.

Cottage Homes

ARCHITECTURAL PATTERNS



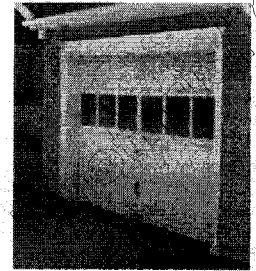
Single garage doors are preferred



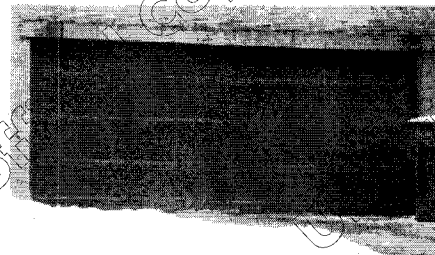
Front loaded garage is secondary to the home



Not this - door dominates visually



Paneled door incorporates glass



Not this - Garage door is dominant element



Segmented doors - help to visually appear as two separate doors

Roof Patterns & Materials

Roofing Patterns

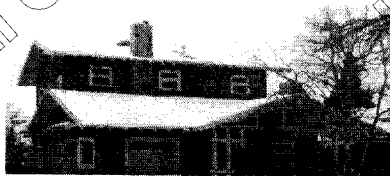
Roofscapes dramatically shape a neighborhood and therefore require special design attention. In Historic Neighborhoods, it is obvious that a variety of roof forms, masses and slopes give great diversity to communities. Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable roof pitches for sloped roofs are between 3:12 and 12:12 (roof pitch less than 4:12 may not extend up to five feet (5') above the twenty eight foot (28') Building Height)
- Allowable roof types are: gable, hip, partial hip and flat
- Shed roofs may only be used as secondary roof forms (shed roofs may have a pitch of no less than 2:12)
- Flat roofs are also an allowable roof form (flat roofs may be sloped for drainage)
- Roof dormers are encouraged to punctuate second story roof mass

Roof forms should remain simple. All two story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into the Cottage Homes where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces. Building designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



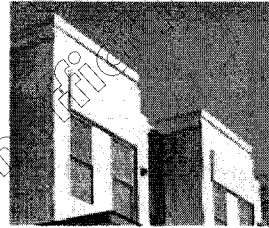
Two story homes incorporate single story elements

Cottage Homes

ARCHITECTURAL PATTERNS

Roof Overhangs

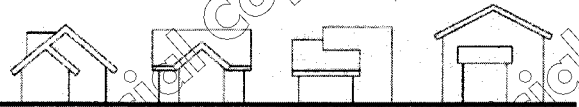
Roof overhangs protect walls and openings and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 36". Roof overhangs less than 12" requires Design Review Board approval. Overhangs of 0" are allowed on flat roofs. Wood, composite and aluminum are allowed materials for fascia and soffit.



Flat roof elements are appropriate and encouraged.



Metal as secondary roof element



Variation in roof forms contributes to a more visually rich neighborhood

Roof Materials

Allowed roofing materials are:

- Architectural composition shingles, min. 30 year
- Copper, must oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Membrane roofing (at flat roofs)
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should only be considered when all other alternatives have been explored fully. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions must be approved by the Design Review Board.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Horizontal direct vent fireplaces are allowed but chimneys are encouraged. When used, chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the Design Review Board.

• Solar Panels are allowed and encouraged but must be placed to minimize their visual impact to the neighborhood while maximizing their effectiveness.

Gutters and Downspouts

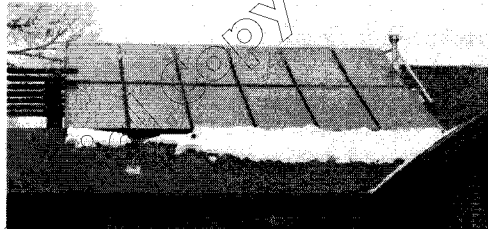
Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface to which they are attached.

Rain Storage Devices

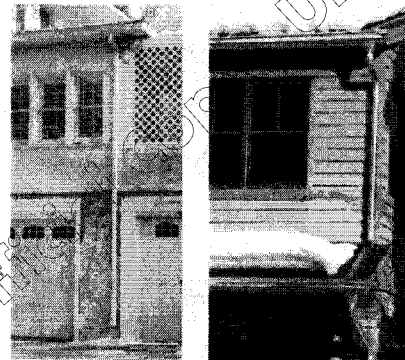
All rain storage devices must be placed underground.



Skylights are flat to roof and do not extend to eavelines or roof peaks



Solar panels visual impacts are minimized



Gutters match trim or are appropriate for the architectural style

Cottage Homes

ARCHITECTURAL PATTERNS

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org).

Antennae and Satellite Dishes

When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review Board approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street.

Accessory Structures

No accessory structures are permitted.



Lights should complement architectural style but remain simple in form

Cottage Homes

ARCHITECTURAL PATTERNS

Example Gallery

Exterior Colors

With the smaller homes on smaller lots there is a much higher density within the Cottage Home area than in other areas of the development. The use of rich and lively colors will help to add visual interest to this area as well as help create a strong sense of place. Earth tones are allowed but primary colors are encouraged. Building color palletes will be limited to a body, trim and window color.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Varied Roof Forms
- Emphasis on Front Porches
- Colorful Exteriors
- Vertical Proportions for Windows
- Classic Forms
- Simple Forms
- Garages Secondary
- Grouped Windows
- Use of Special Windows
- Architecture Forward
- Not Mountain Timber



Cottage Homes

ARCHITECTURAL PATTERNS

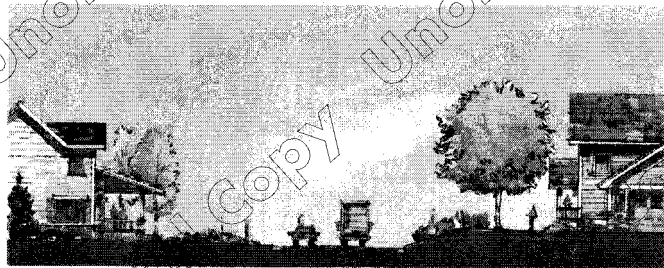
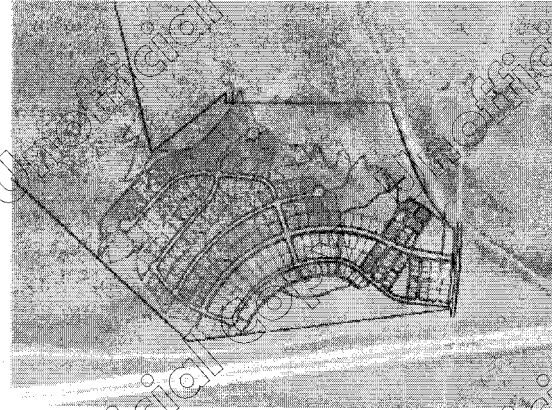
Homesteads

**C o m m u n i t y & A r c h i t e c t u r e
P a t t e r n s**

Street Patterns



Homesteads are typically one and one-half to two story homes on the largest lots within the neighborhood providing for a varied streetscape. All Homestead lots are accessed from the Street creating a need to vary driveway alignments and garage orientations. Homestead streetscapes must provide for a variety of landscapes while also providing adequate snow storage opportunities. Emphasis should remain on the front facades and the front doors and porches for all Homesteads maintaining a consistency within the project across all product types.



Homestead

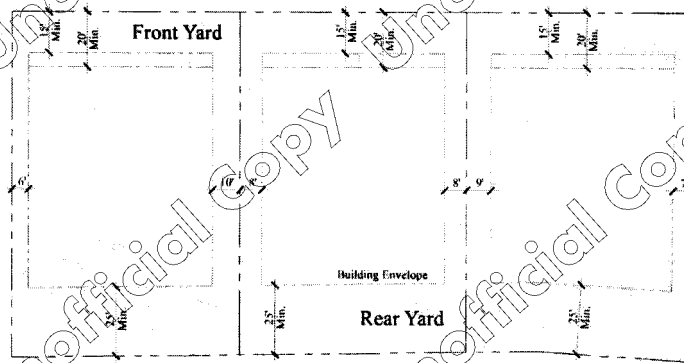
Calamity Lane

Homestead

Homesteads

COMMUNITY PATTERNS

Building Placement



Homestead Lots:

Homesteads consist of larger single family detached homes on lots that generally range in size from 8,000 square feet to 25,000 square feet.

Front Yard Setback: 20' to Main House - 30' to front of garage. Front Porches or Single Story Bays may extend to within 15' of the property line.

Side Yard Setback: Minimum 6' - total combined side yard setbacks shall equal 16'

Side Yard Street Setback (Corner Lot): Minimum 15' to Main House - 25' to front of garage (side load garage). Wrapped porches may extend to within 10' of the property line.

Rear Yard Setback: Minimum 25'

Attached Garages: Garage door width must not exceed 50% of the width of the front facade of the house. Attached Garages shall be a maximum of 38' wide. Garages shall be setback a minimum of 10' behind Facade.

Detached Garages: Shall be a maximum of 24' wide and shall be a maximum of 18' in height. Detached garages shall be setback a minimum of 10' behind Facade.

Garage Doors: Two (2) car wide garage doors may be a maximum 18' wide. Single doors may be a maximum of 10' wide.

Homesteads

COMMUNITY PATTERNS

Front Yard Exceptions: (1) Uncovered steps leading to the Main Building provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrails, and do not cause any danger or hazard to traffic by obstructing view of a street or intersection; (2) Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Yard; (3) Porches and Bay Windows, not more than ten feet (10') wide, projecting not more than three feet (3') into the Front Yard;

Side & Rear Yard Exceptions: (1) Bay Windows not more than twelve feet (12') wide, projecting not more than two feet (2') into the Side/Rear Yard; (2) Chimneys not more than five feet (5') wide projecting not more than two feet (2') into the Side/Rear Yard; (3) Window wells and light wells projecting not more than three feet (3') into the Side/Rear Yard; (4) Roof overhangs and eaves projecting not more than three feet (3') into the Side/Rear Yard; (5) Hot tubs and decks located at least five feet (5') from the Side/Rear Lot Line; (6) Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the window or Structure to which it is attached. In no case shall an exception be allowed if contrary to the International Building Code.

Front, Side & Rear Yard Exceptions: (1) Fences, retaining walls, stairs, pathways, trails, sidewalks, patios, driveways, similar Structures, screened mechanical and utility equipment, and approved Parking Areas are allowed as exceptions in the Front/Side/Rear Yards as approved by the Design Review Board.

Massing & Composition

Built Forms Follow Contours

Building placement should respect existing land forms. Structures should follow contours and fit into existing land massing, rather than ignore or dominate these forms.



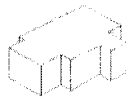
Home responds to natural grade

Scale of Buildings

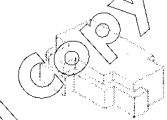
It is important that the massing of the buildings be scaled in such a way that it relates to the people living there and harmonizes with the area and its natural features. No unbroken expanse of building mass may exceed 45' in length on any side elevation and 25' on front and rear elevations without a break or step. If the maximum length is reached, any combination of vertical and horizontal stepping can be added together to achieve a minimum of 3' shift, subject to the architectural style of the home.



Undesirable



Vertical Articulation added



Horizontal Articulation added



Desirable

This requirement is applied to ensure that building mass does not become overpowering. Changing the plains of walls, changing direction, and providing some variety in the roof form yields diversity and visual interest. Additive building volumes give the home an appearance that it was built over time.

Repetition

Buildings of similar plans must offer up differentiation in elevations and color. To ensure diversity, identical building elevations shall not be permitted on the same street frontage or directly across the street for a distance of no less than three-hundred (300) feet. The Design Review Board shall review these requirements on a case-by-case basis per specific site

Homesteads

ARCHITECTURAL PATTERNS

conditions. Homes with similar heights may only occur consecutively along a street three times before a change in massing is required. For example, three adjacent two-story homes must be followed by a one and a half story or one-story home. There should be substantial variation in individual building forms.



Not this - Similar two-story homes repeated too often

Residence Size

Residences in the Homesteads will have a minimum square footage of 2,000 sq ft for single story structures. The first floor area shall not be less than 1,500 sq. ft. for two story structures and the second level shall be no more than 2/3 the main floor area. The maximum square footage for residences varies throughout the Homesteads (all areas noted are gross living areas and exclude porches, decks, garages and basements) as defined by the Park City Land Management Code. Refer to the recorded community plat for individual lot requirements.

Building Height

The intent of the height guideline is to present a human-scale roofscape, one that steps with the contours of the terrain and recalls the natural setting. Allowable building heights are limited by the Park City Land Management Code. No Structure shall be erected to a height greater than twenty-eight feet (28') from existing grade. Accessory Structures shall not exceed a maximum height of eighteen feet (18') to the peak of the roof.

The following exceptions apply only to the Main Structure:

- (1) A gable, hip or similar pitched roof may extend up to five feet (5') above Building Height, if the roof pitch is 4:12 or greater.
- (2) Chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building.

Side & Rear Elevations

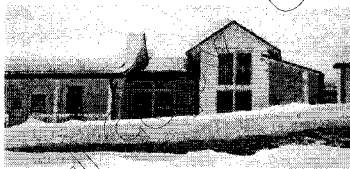
All Homesteads shall pay special attention to the side elevations and shall be treated the same as the front elevation with similar materials, windows, scale, etc...

Walls

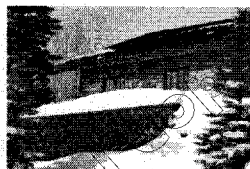
Foundation and Retaining Walls

Foundation walls form the base or grounding element of the structure. Foundation walls must step down with the grade change so that the exposed surface is minimized. Maximum exposed foundation wall height is four feet (4'). All exposed concrete must be finished for appearance with foundation plaster, stone veneer, board formed concrete or paint.

Retaining Walls should appear to be an extension of the foundation walls of the structure. Retaining Wall materials may include stacked rock or materials to match foundation wall material subject to Design Review Board approval.



Stone wall matches home



Not this

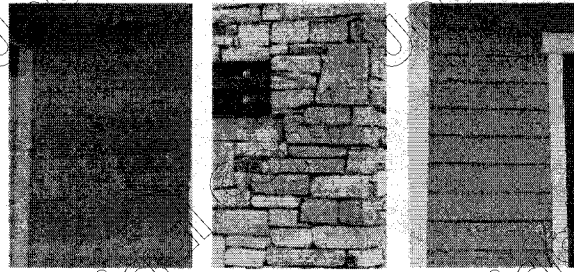
Building Walls

Building walls are those walls above the foundation walls that form the middle of the structure. The treatment of these walls provides an opportunity to visually unify this phase of the development. The use of different materials is encouraged to give distinction to the varied forms of the building. Materials on building walls will be limited to three different types for any single structure in the Homesteads.

Approved materials are:

- Wood shingles
- Natural Stone - Rectilinear stone only (No river rock)
- Horizontal wood siding
- Board and batten vertical wood siding
- Machine sawn wood shingles
- Composite Board siding or approved similar
- Stucco (as approved by the Design Review Board)*
- Steel (as approved by the Design Review Board)
- Masonry
- Exposed aggregate concrete
- Board formed concrete

* Stucco may only be used as an accent material.



Varied wall materials provide interest and distinction to wall planes

Wall Appurtenances

Detail elements applied to the exterior wall such as wall decoration, shutters, bay windows and flower boxes can add visual interest to the building facade. Care should be taken to not overstate or overly decorate. These elements should be functional and not simply replications of things seen elsewhere.

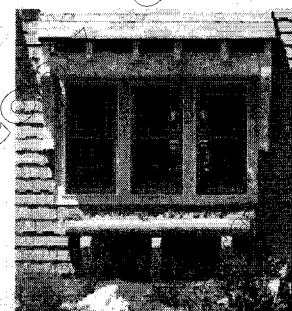
• Wall Decoration - Painted, relief or trimmed detail work is not recommended.

• Window and Door Shutters - They should appear operable and matched to size openings. They may be made of wood or fiberglass that resembles wood. Their design should be simple and straightforward, with out undue decoration. Painted shutters are encouraged on single windows and fully glazed doors. Hardware shall be corrosion-resistant in a compatible color. Styles may be louvered, raised or flat paneled or planked and awning shutters are permitted.

• Bay Windows and Flower Boxes - These should be designed in a simple and direct manner



Window bay extends over garage to minimize visual impact



Flower boxes detail and charm

Homesteads

ARCHITECTURAL PATTERNS

Porches

Porches

A core ideal of the development is the use of covered front porches to promote a human scale, sense of entry and emphasize relationship to the street.

Massing of porch elements can also help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height.

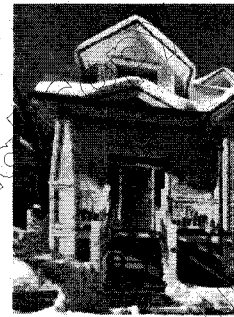
The use of porch elements in the Homestead area is highly encouraged.

- Porches shall usually be located at the front setback line.
- Porches will often have deep eaves repeating the same rafter treatment as the main roof.
- Porch roof forms shall be consistent with the architectural style of the home.
- Porches must be a minimum of 8" above finished grade unless ADA access is required to the home. Not all porches will be the same height. Porch height should vary in that porch height is a function of the topography and style of the home. The front porch steps must be designed as an integral element to the design and style of the home and not just "stuck on" the front of the home.
- Porches can be used to wrap the corner of a house or fill the void created by an "L" shaped plan. Wrapped porches are strongly recommended for Corner Lots.
- Creativity consistent with the architectural style of the house shall be used in designing columns, posts, brackets, railing, trim and molding.
- Columns, where provided, must terminate at the porch deck or extend to within 4" of finished grade.
- Minimum porch depth is 8' with a minimum of 80 square feet.

- All porches shall be properly detailed with authentic porch edge conditions, including a cantilevered "lip" or edge. If the porch surface is left as natural or colored concrete the face of the cantilevered lip must also remain as natural or colored concrete. If the porch surface is finished with another material, then that material should wrap the face of the porch lip.

Appropriate Porch flooring surfaces include:

- Wood or Composite Decking
- Natural or Approved Colored Concrete
- Tile or Concrete Pavers
- Natural Stone



Columns and posts are an integral part of architectural style



Front steps are integral part of home



Porch roof breaks up two story element



Porch raised above finished grade

Homesteads

ARCHITECTURAL PATTERNS

Windows & Doors

Windows

Windows should be predominantly rectangular in shape and vertical in orientation. Windows are often single, paired or in strips of three (3) or more. Octagonal, circles and hexagon shaped windows will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.

Window placement is critical and should be studied carefully for aesthetic appeal, rhythm, and proportion.

Windows may be constructed of the following materials:

- Wood
- Wood clad with color fast vinyl or aluminum
- Metal clad windows must be coated with an approved finish
- Vinyl

Note: The glass and frames used in windows and skylights cannot be highly reflective. The lenses of skylights must be clear, gray or bronze. All skylights must be low profile. No bubble type skylights will be permitted. Skylight locations should integrate well with the exterior design and not seem random. Light pollution from skylights will not be permitted. The type and location of skylights are subject to the review of the Design Review Board.

Doors

Exterior door openings into conditioned space should be protected from weather. Porches, overhangs and other architectural features can shield openings and add interest.

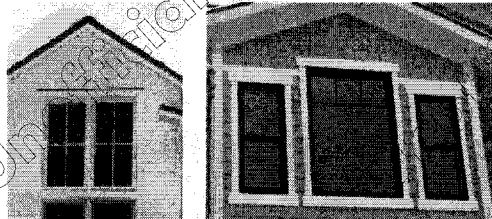
Doorways should be rectangular in shape. They should be made of a material and finished in a manner that is complimentary to the other exterior materials being used.

Doors are encouraged to be architectural focal points. Full glass storm doors are allowed.

The use of glass in entry doors is encouraged, ex. ½ lights with divided lights. Full glass doors are discouraged.

Homestead Homes

ARCHITECTURAL PATTERNS



Windows are rectangular and window heads must remain level



Window is a feature element within this wall plane

Trim

Expressive trim is identified as a key architectural element. Trim, when used, shall be proportioned to the size of the opening with a minimum width of three and one-half inches. Trim shall project a minimum of one-half inch past the leading edge of the adjacent siding. Most trim shall be flat. Any shapes must have a simple profile. Siding must abut trim (trim shall not be installed on top of siding).



Doors should be significant architectural features of the Homestead homes

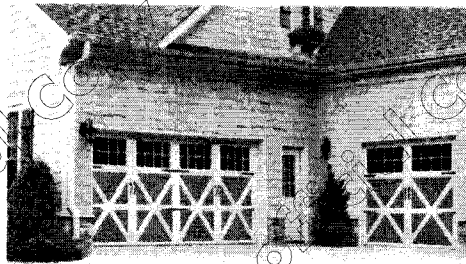
Garages & Garage Doors

Garages

Garages are required in the Homestead area of the development. They can be attached or detached and must accommodate two cars at a minimum. Garages must not dominate the residence when viewed from the street, especially in areas visible from right-of-ways, common areas and adjacent home sites. Side entry garages are preferred where feasible. Side entry garages may be placed at the front setback. Front entry garages must be setback a minimum of 10' from the front facade of the main structure. The use of overhangs and significant architectural details are encouraged to visually lessen the impact of the garage entrance(s).

Garage Doors

- Garage doors must be provided with detailing that is tied to the homes overall design themes.
- Doors should be paneled and may incorporate glass.
- Doors are encouraged to be painted or stained colors similar to the body of the home to lessen their visual impact.
- Single-car garage doors are preferred. The use of single doors allows for more variety in the garage elevation.
- If more than a two car garage is planned, no more than a two-car garage door or two single-car garage doors can occur on the same wall plane. Must offset third door wall plain by a minimum of 24". No more than three garage doors may occur in the same elevation. Tandem garages are allowed.
- No garage door over 9' high will be approved.
- Doors may include Diagonal, X-Bracing or Z-Braced Planks or Panels if consistent with the design of the home.



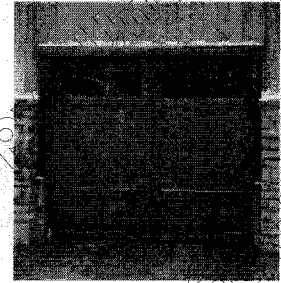
Segmented doors - help to visually appear as two separate doors

Homesteads

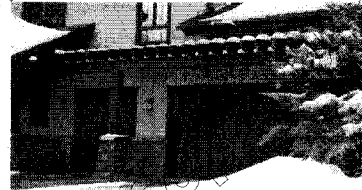
ARCHITECTURAL PATTERNS



Patio over garage lessens its visual impact



Door stain compliments the homes architectural style



Not this - Garage doors for three cars occur on the same wall plane

Driveways

Driveway accesses are to be a maximum of 14 feet wide, except where they provide a turnaround or parking at a garage. Driveways and parking designs are to consider snow shed and snow storage requirements. Every effort shall be made to minimize the paved areas of driveways and turnarounds while still conforming to parking requirements.

Only one driveway entry is permitted per Homesite. All driveways are to follow alignments that minimize grading, tree/shrub removal, or other disruption of the Homesite.

Driveways that cross challenging slopes may require special grading and/or retaining wall treatments.

Owners and their Consultants are to design site-specific solutions that maintain a balance between minimizing site disturbance and creating driveways that do not compromise the community aesthetic.

Driveway and garage layouts are to minimize the visibility of garage doors and driveway parking from off-site.

Driveways are encouraged to be natural stone, unit pavers, concrete, colored concrete, stamped colored concrete, unit pavers, turf block or other permeable pavers or other pattern and texture methods approved by the Design Review Board. Asphalt drives will be permitted but must be properly maintained.

Roof Patterns & Materials

Roofing Patterns

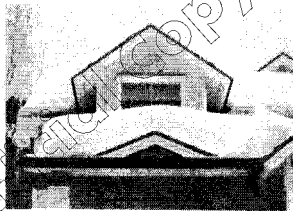
Roof elements play a major part in how the overall residence design relates to human scale and to the topography of the site. Roof forms can also help bring developments together visually through the use of reoccurring underlying principles.

- Allowable roof pitches for sloped roofs are between 3:12 and 12:12 (roof pitch less than 4:12 may not extend up to five feet (5') above the twenty eight foot (28') Building Height)
- Allowable roof types are: gable, hip, partial hip and flat
- Shed roofs may only be used as secondary roof forms (shed roofs may have a pitch of no less than 2:12)
- Flat roofs are also an allowable roof form (flat roofs may be sloped for drainage)
- Roof dormers are encouraged to punctuate second story roof mass

Roof forms should remain simple. All two story homes need to incorporate single story or secondary elements which will help the overall forms to sit within the topography better. Generally roof structures and roof lines should step with the topography of the site creating the appearance that the homes mass steps with and follows the slope of the site. Flat roofs should be incorporated into Homesteads where feasible and utilized for snow storage, water collection, reduced roof impacts and the creation of "green" landscaped roofs, roof gardens or patio spaces. Building designs will incorporate a primary roof form (roof area in excess of 250 sq. ft.) with secondary elements (roof area less than 250 sq. ft.) attached to the primary form.

The following roof shapes are not permitted:

- Mansard, Fake Mansard, Gambrel and Domed



Roof dormer punctuates second story mass



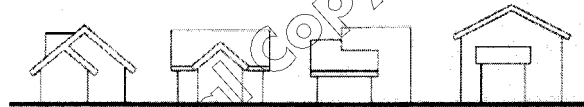
Simple roof forms

Roof Overhangs

Roof overhangs protect walls and openings and contribute to the buildings character. Roofs should overhang walls a minimum of 12" and a max of 36". Roof overhangs less than 12" requires Design Review Board approval. Overhangs of 0" are allowed on flat roofs. Wood, composite and aluminum are allowed materials for fascia and soffit.



Prominent overhangs contribute to a home's character



Variation in roof forms contributes to a more visually rich neighborhood

Roof Materials

Allowed roofing materials are:

- Architectural composition shingles, min. 30 year
- Copper, must oxidize and turn bronze
- Zinc, flat finish
- Cor-ten steel
- Membrane roofing (at flat roofs)
- Solar Shingles
- Green roofs

The following materials can be used with approved color selection:

- Aluminum
- Steel

Standing Seam Metal or corrugated roofs shall be primarily allowed on accent and porch roofs.

The following roofing materials are not allowed:

- Wood Shakes
- Highly reflective metals
- Asphalt rolled roofing

Homesteads

ARCHITECTURAL PATTERNS

Roof Appurtenances

Roof Appurtenances

Approved Dormer Shapes:

- Shed Dormers
- Gable Dormers
- Hip Dormers

• Snow Diverters should be used wherever sufficient amounts of snow may accumulate over occupied areas such as entries, patios, porches, driveways and decks. Special care should be taken with metal roofing as it is prone to releasing snow which can cause injury to people or damage to property.

• Snow Melt Systems should be only considered when all other alternatives have been explored. Proper roof design is imperative to eliminate the dependency of snow melt systems and their energy consumption.

• Roof top stairs, mechanical and electrical areas are required to be placed within the roof structure and are not permitted to be placed on the roof unless shielded. Shielding solutions will be approved by the Design Review Board.

• Ornaments like finials, scroll work on the ridge or barge and eave boards or decorative turrets are discouraged.

• Skylights are not to be highly reflective and must be installed flush against the roof. They should not extend to the eave line. As mentioned elsewhere in these guidelines bubble type skylights will not be approved. Light pollution from skylights will not be permitted.

• Horizontal direct vent fireplaces are allowed but chimneys are encouraged. When used, chimneys must be enclosed in a chase. The chase may be clad with wood siding, stucco, stone or approved metal. Chimney caps are required and must be constructed of approved material. Exposed metal chimneys and spark arrestors are not permitted.

• Mechanical vents 6" or bigger must be enclosed in a chimney. When chimneys are required their size, shape and height should match that of other chimney elements on the roof. All other unenclosed exposed vents must be coated to match the roof color.

• Clerestories should be placed within the field of the roof and cannot extend to the eave lines except as approved by the Design Review Board.

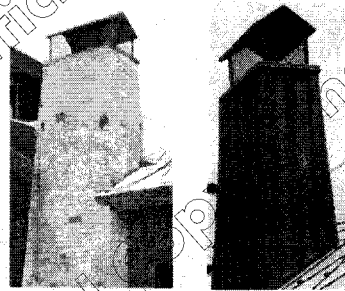
• Solar Panels are allowed and encouraged but must be placed to minimize their visual impact to the neighborhood while maximizing their effectiveness.

Gutters and Downspouts

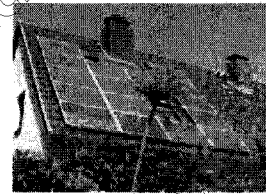
Gutters and downspouts should be metal or copper, have a factory finished metallic patina or painted to match the surface they are attached to.

Rain Storage Devices

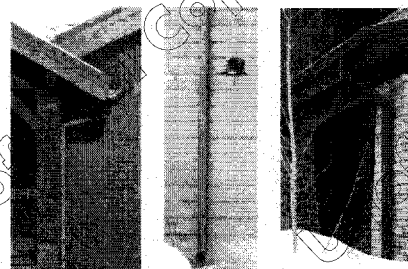
Any above ground rain storage devices should be appropriately screened from neighboring properties and roadways. All devices should be painted to match the building color or be of similar materials to limit the visual impacts. Below grade devices are encouraged where possible.



Chimneys enclosed with stone and wood provide architectural feature



Solar panels visual impacts are minimized



Gutters must complement the homes style

Homesteads

ARCHITECTURAL PATTERNS

Home Appurtenances

Mechanical Equipment

Care must be given in designing a home to the location of utility equipment to avoid prominent exposure of mechanical equipment and meters to public view. Compressors, meters, utility boxes and miscellaneous equipment shall be grouped and located and screened to minimize the impact on neighbors and the community.

Utility meters are typically required to have impact protection. The location and design of this impact protection shall be included on the construction plans. The design shall satisfy the building department and utility provider requirements.

Screens can be comprised of either landscaping or landscaping and wood that is compatibly detailed to harmonize with the homes exterior. Exposed vents, grilles and other mechanical, electrical and plumbing components should be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens.

No roof mounted mechanical equipment is allowed unless mounted on a flat roof element and is not visible from public view.

Lighting

Front porch lights should be a primary architectural focus. Outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from light sources. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars. Exterior lighting shall be kept to a minimum and shall be limited to porches, courtyards, garage entries, addresses and to mark paths.

The light source must conform to Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org).

Homesteads

ARCHITECTURAL PATTERNS

Antennae and Satellite Dishes

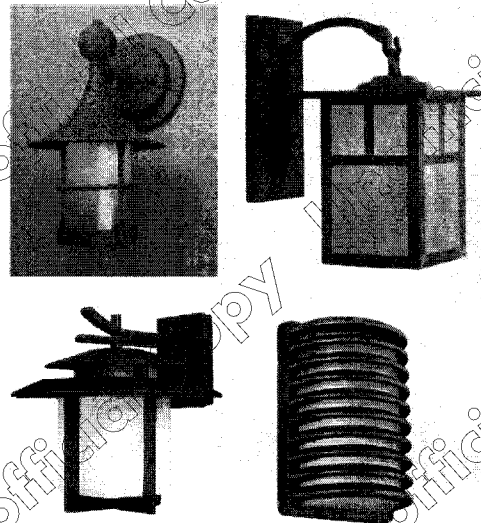
When possible, satellite dishes, television or radio aerials or antennas should be installed so as to be screened from the road, adjacent home sites or public areas. No satellite dish may be installed that is larger than 39" in diameter. Removal of trees to improve reception is prohibited. The screen wall is subject to Design Review Board approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the home site and its visual effect on the overall street scene or as viewed from adjacent home sites. Umbrella covers over satellite dishes are prohibited.

Trash Containers

Space shall be provided in an adequate and appropriate side or rear yard or interior portion of the garage to accommodate at least one trash and one large recycling container per unit and must be concealed from view from the Street.

Accessory Structures

Accessory structures will be permitted per Park City Municipal Code. It is important that the massing and scale, as well as forms, materials, and other detailing be coordinated with the main buildings. Design and materials shall be consistent with the guidelines for the homes.



Lights should complement architectural style but remain simple in form

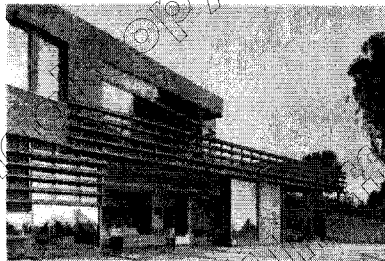
Example Gallery

Exterior Colors

Since the sizes of residences in the Homestead area are larger than in other areas of the development the use of earth tone colors are encouraged. The use of earth tone colors will allow the larger forms to blend better with the natural landscape and create some distinction between this area and other areas of the development. The use of accent colors will be allowed and is encouraged at entries and gathering points.

Key Elements

- Varied Wall Planes & Massing
- Expressive Trim
- Exposed Structural Elements
- Varied Roof Forms
- Emphasis on Front Porches
- Stone Integrating Building to Site
- Not Resort Mountain Timber
- Mountain Contemporary
- Simple Forms
- Garages Secondary
- Grouped Windows
- Creative Materials
- Mountain Cottage
- Second Story Porches



Homesteads

ARCHITECTURAL PATTERNS

Landscape Guidelines

Landscape Appurtenances

Paths, Outdoor Stairs and Terraces

Paths, outdoor stairs and terraces are to follow the natural topography and respond to existing vegetation patterns. Retaining walls and building foundations are to be used together with paths, outdoor stairs and terraces to tie the architecture to the land. All Improvements are to be located within the Enhanced and Transitional Landscape Zones.

Approved materials for outdoor use include stone, chipped stone, decomposed granite and/or wood. The use of stone that is similar to or matches that found naturally within the Wasatch Mountain region is encouraged for terraces, stairs, paths and other landscape structures.

Outdoor Fireplaces

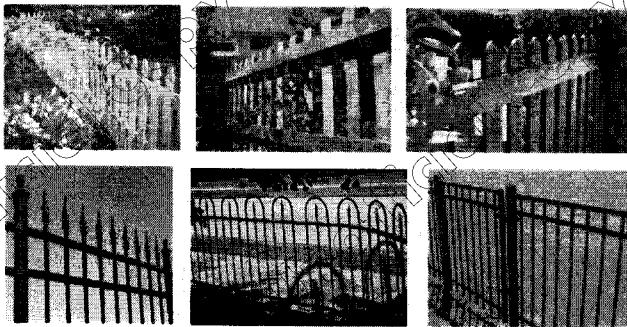
Outdoor wood burning fire pits or fireplaces are prohibited. Apparatus that utilize alternate energy sources are encouraged.

Lighting

All outdoor landscape lighting should be low voltage lighting and meet night sky requirements. All outdoor lighting must be controlled with a timer or motion sensor to limit lighting use and shall conform to Park City Municipal Corporation Municipal Code / Land Management Code standards (found at www.parkcity.org).

Fences, Garden Walls and Gates

The use and placement of fences are to be minimized. In the Park Home and Cottage Home lots fences are allowed in the front, side and rear yards. Front yard fences shall be a minimum of 30" in height and a maximum of 42" in height. Side yard and rear yard fencing may be a maximum of 6 feet in height and may not start until 10 feet behind the front facade of the home.



Fences should be open picket or rail fences

Privacy fences (maximum of 6 feet in height) will be allowed in the small lot single family detached Park Homes in both the side and rear yards. Privacy fences may be allowed in the Cottage Homes in rear yards where lots back other lots and in side yards up to the rear of the home. All other fences should be open picket or rail fencing to provide physical separation but not complete visual separation. Additional screening may be achieved through the use of landscape and/or landscape screens.

No fences are allowed within the Homestead Lots with the exception of pet enclosures or pool fencing. Pool fences shall be a minimum of 6 feet in height or as required by Code. Pool and spa fences may require additional detailing and landscape treatments, as specified by the Design Review Board to mitigate off-site visibility.

Fences used as pet enclosures may likewise extend up to 6 feet in height provided they are not visible from the street. Wire mesh, finished to recede into the landscape, may be added to wood rail fence at pet enclosures. Pet enclosure size and location shall be as approved by the Design Review Board.

Fence and gate designs are to utilize styles consistent with the homes architectural vernacular. Materials may include wood picket, metal picket, wrought iron, stone or a combination. No solid color (black is ok for metal fences) or highly reflective fence materials will be allowed. Gates are permitted only as a component of an approved fence or wall and are to be located within the Enhanced Landscape Zone and not at driveway entries. Vegetation is to be planted in front of and behind fences to blend them with the surrounding vegetation.

Trellises

Trellises are permitted and should occur in the landscape or as an attachment to the home. Trellis material should match materials used on the home and should be appropriately scaled and located to function as a secondary element.

Trellises provide visual interest to the home and landscape



Landscape Appurtenances

Play Structures

Play structures, trampolines, swing sets, slides, or other such devices are allowed only when the application is made in advance with the Design Review Board. Approval for such equipment may be granted when it is proposed to be placed within fenced, rear yard areas, is constructed and finished with materials which are complementary to the structure, is limited in height to eight feet or less, and for which the colors of the equipment are in keeping with the intent of these guidelines.

Tennis, Sports Courts and Basketball Standards

Due to the extensive clearing required by tennis courts, they will not be permitted.

Sport courts will be allowed only when acceptable measures to minimize their impacts are included in the plan. Wall-mounted or freestanding basketball goals may be allowed subject to the Design Review Board approval. Support posts of a freestanding basketball goal shall be painted to blend unobtrusively with its visual backdrop surrounding, and the backboard must be clear. No Lighting may be used for any of the above mentioned uses.

Address Markers

Address marker designs for homes within Park City Heights should meet Park City standards (Title 12).

Sound Barriers

No sound walls or sound prevention structures are permitted within Park City Heights. Sound mitigation may be provided with landscaping, berms, appropriate home and site design incorporating sound mitigation construction practices as approved by the Design Review Board.

Pools, Spas and Water Features

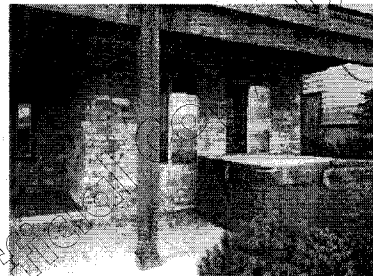
All pools, spas and water features are to adhere to the following Guidelines:

Pools, Spas and other water features are to be located within the Enhanced Landscape Zone only. These must be visually connected to the Residence and designed as an integral part of the house's exterior design.

The introduction of landscaped water features, such as artificial creeks, is not allowed. Small decorative fountains are permitted within courtyards and/or other outdoor spaces.

Swimming pools will be approved within the Homesteads only and on a Lot by Lot basis. Pool safety measures are to be made in accordance with local governmental regulations. All pool heaters or pool heat sources must be powered by alternative energy sources or offsets.

All above ground Spas should be located to minimize the visual impact of the spa structure to adjacent homes and to the street. Privacy screening may be required.



Spa is tucked under a deck and screened with an evergreen shrub hedge

Spa and water feature equipment enclosures are to appear as extensions of the home and/or located in underground vaults to contain noise. Solid noise absorbing covers for equipment will be required after installation if it is discovered that the equipment is audible from adjacent properties.

Grading and Retaining

Site Grading

Mass grading of the property has resulted because of impacted soils and other expansive and fat clays. As continued phases are developed, additional grading and soil mitigation may result in continued mass grading. The impacted soils will be regraded and landscaped or revegetated to prevent erosion. The objective in site grading shall be to preserve the integrity of the natural landscape if/where it exists, by responding sensitively to existing topography, maintaining the natural drainage patterns and conserving the general visual character of the site. Work on roads, driveways or lots shall be done in a manner that minimizes disruption and alteration of existing topography. Grading, clearing and retaining activities shall be in accordance with Park City standards.

Grading shall be limited to what is reasonably necessary. The maximum gradient allowed on cut and fill slopes shall not exceed 2:1. However, because soil on fill slopes as steep as 2:1 is difficult to protect from erosion, it is recommended that these slopes be gentler in gradient wherever the terrain permits (3:1 is a more workable maximum gradient for successful revegetation). All approved cut and fill slopes shall be revegetated by the placement of topsoil, plant materials, and/or the approved seed mix appropriate for slope stabilization. Topsoil will be the key to the revegetation effort and will require enough thickness so as to be effective in the revegetation success.

Clearing and Grubbing

Clearing and grubbing of vegetation and soils in areas that have not been mass graded, shall be minimized from April thru July to avoid disturbance of nesting birds, unless a detailed search for active nests is conducted and submitted to the Planning Commission for review by a certified wildlife biologist.

Roadway Retaining Walls

Where possible, road cut and fill treatments shall minimize the horizontal length by utilizing a retaining wall. Retaining walls shall be natural rock. No manufactured materials will be allowed. All stone shall be of a consistent color throughout the project and should generally be a beige or light tan sandstone similar to the Sunrise Blend available in Brown's Canyon.



Wall Color

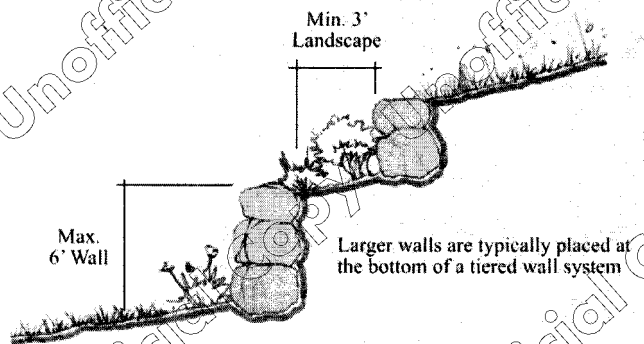


Minimum 3' landscaped shelf between walls

Site/Lot Retaining Walls

Proposed retaining walls shall not exceed 6 feet where they are necessary. A system of 4' to 6' walls (i.e. tiered walls) with no individual wall exceeding 6' may be used. The walls shall be separated by a minimum 3' landscaped area from top back of lower wall to toe of upper wall.

Retaining walls located within property setbacks must be setback from the property line at least the distance equivalent to the height of the wall, e.g. a 4' wall must be located a minimum of 4' from the property line. A maximum 4:1 slope shall also be provided from the bottom of the wall to the property line to ensure a smooth transition between lots.



Tiered/Retaining Wall Section

Grading and Retaining

Driveways

Driveways shall be placed along roads to help reduce the visual effects of cuts and fills. Each Homestead lot may be accessed by a single driveway only. Access drives, especially in the Homesteads, shall be located so as to preserve and avoid important natural features, such as large or significant plant materials, drainage ways, and rock outcroppings, so as to minimize disruption of the existing landscape. Retaining walls may be required on driveways to reduce the visual effect and should be incorporated into the design and construction of the road providing access to the lot.

Lot Grading

All lot development must generally conform to the existing landform. Grading shall be minimized where possible. The extent of any site grading shall be approved by the Design Review Board based on a determination not only of its impact on the natural landform and existing vegetation, but also on the determination of the visual impacts that may result from the grading. The construction of cut and fill slopes will be performed to neat and clean lines that are visually appealing. Excavation or fill must be limited to four (4) feet vertically outside of the structure that is exposed to view. Walk-out basements must meet this requirement. The Design Review Board reserves the authority to disapprove of any exposed excavation or fill transition that is abrupt or unnatural in appearance.

Topsoil should be separated from other excavated material and stockpiled on site for later re-use. As much as possible, cut and fill grading quantities should balance to minimize excessive excavation or fill requirements. Every attempt must be made to minimize cut and fill necessary for the construction of a home to reduce heavy truck traffic to the home site. The project developer is providing an on-site excavation storage area for any materials to be re-used. This storage area will be available at a minimum thru Phase 1 and 2 of the development. No excess fill may be placed on a lot. Fill locations within the development may be appropriate for excess fill placement and lot owners are encouraged to coordinate with the master developer for location and timing if possible. If no site is available within the project it is the responsibility of the lot owner to legally dispose of excess fill material outside of the project.

Revegetation

All disturbed areas must be revegetated with approved plant material or seed mix per Park city standards to reduce propagation of noxious weeds and minimize adverse storm water impacts. See Plant List C for the approved Native Grass seed mix and application rate.

Noxious Weeds

Noxious weeds must be managed consistent with the Park City Municipal Code and the Summit County Weed Management Plan.

Noxious weeds which become established on graded land in the project area should be physically removed or herbicide treated to prevent their spread throughout the project area and onto adjacent lands.



Dyer's Woad



Thistle

General Landscape Guidelines

Landscape Improvements should incorporate, rehabilitate and enhance existing vegetation when appropriate, utilize indigenous and/or regional species, and minimize areas of intensive irrigation.

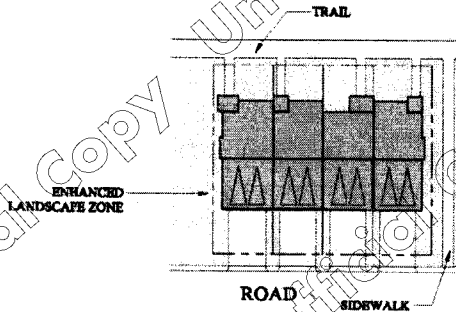
New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation near the developments edges.

The general landscape design for each Homesite is to gradually transition from the Home to the lot edge or Natural Area to match adjacent landscapes and/or enhance existing native landscape patterns.

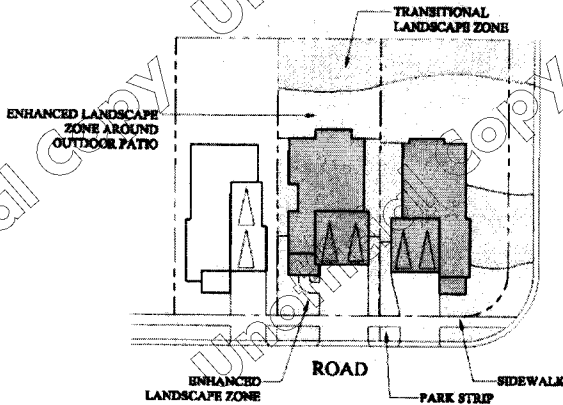
Three Landscape Zones have been created within the development areas:

- Enhanced Landscape Zone
- Transitional Landscape Zone
- Natural Landscape Zone

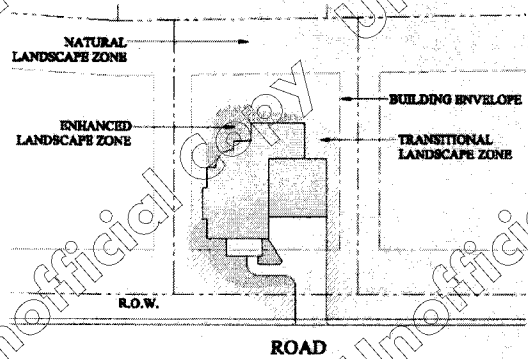
Park Home Lot



Cottage Home Lot



Homestead Lot



Wildlife

Due to the proximity to the natural open space surrounding the proposed development and the potential to attract foraging animals, landscape plans should be sensitive to the use and protection of plants that may be desirable to animals.

Approved Plant List

The Design Review Board has approved a list of plants deemed to be inherently compatible with the natural Park City landscape, including indigenous and non-indigenous species. Such plants are listed in Plant Lists A, B and C of this Design Guide. Proposed plants not on the Approved Plant List are to be identified on all landscape submissions with a full description of the plant and the intent of its proposed use.



Diverse landscape with minimal irrigation needs



The use of turf should be minimized and placed for maximum use or visual appeal.

Enhanced Landscape Zone

The Enhanced Landscape Zone is that portion of the lot adjacent to the home and exterior living spaces including front porches, patios and terraces. In the Park Home and Cottage Home lots the Enhanced Landscape Zone may extend to the Street right-of-way (ROW). Plant lists A, B and C contains a list of plant materials that are appropriate for use in the Enhanced Landscape Zone.

Plant materials may be planted in more formal planting patterns within the Enhanced Landscape Zone adjacent to the home. Planting beyond this area should begin to transition to a more natural and random planting pattern.

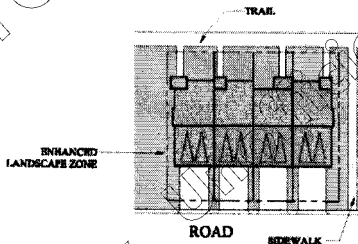


Enhanced landscaping around porches should be emphasized

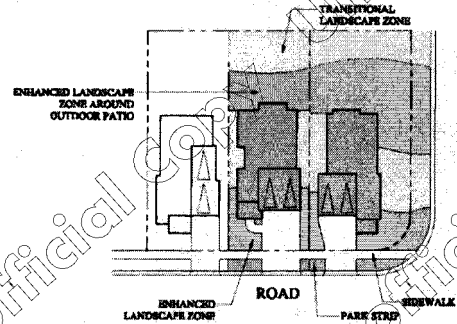
New plantings are to be used to frame important viewsheds, reduce the visual impact of the residence, and screen outdoor service areas and other improvements from adjacent Homesites and off-site views. Larger scale planting materials including trees and large shrubs are to be planted adjacent to buildings to soften the architectural edge and blend buildings with the landscape.

Manicured or groomed yards shall only be located within the Enhanced Landscape Zones. Grasses are to be used only as specimen plants. Plant material and irrigation in the ROW and/or park strip shall be installed and maintained by the Lot Owner and is subject to any requirements of Park City Municipal Code.

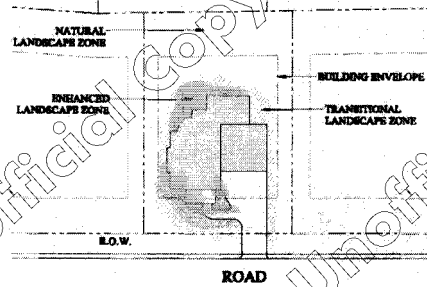
Park Home Lot



Cottage Home Lot



Homestead Lot



Park Strip Landscaping

The intent of the park strip landscaping standard is that thirty-three percent (33%) or more of the park strip surface be covered with vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Large diameter rocks and boulders may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from street trees. Organic mulch shall be used near street trees. No annuals are allowed within the park strip landscape.

Transitional Landscape Zone

The Transitional Landscape Zone is that portion of a homesite that falls outside of the Enhanced Landscape Zone but is disturbed during construction and within which an Owner must enhance/revegetate the landscape. All areas of the homesite which were disturbed by construction activity must be restored and revegetated, and must be appropriately tended, until the new landscape and natural vegetation is reestablished. The Transitional Landscape Zone is that area that transitions from the Enhanced Landscape Zone to an adjacent homesite or to a Natural Landscape Zone. Plant lists B and C contain a list of plant materials that are appropriate for use in the Transitional Landscape Zone.

In order to blend improvements with the site, plant materials are to be planted in natural groupings to mimic the natural planting patterns found on and around the site.

The line of interface between this Transitional Zone and the natural landscape or adjacent home shall occur along a soft irregular edge creating a smooth, natural transition.

New plantings are to be used to frame important viewsheds, reduce the visual impact of the residence, and screen outdoor service areas and other improvements from adjacent Homesites and off-site views.

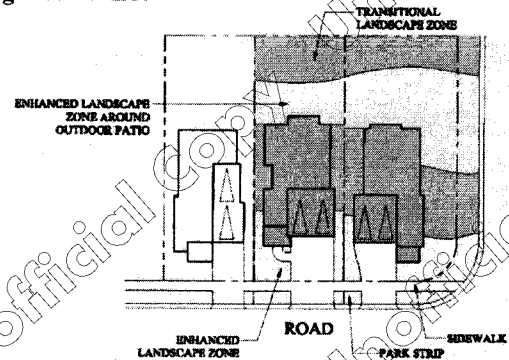
Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Only Drip Irrigation is allowed in the Transitional Zone.

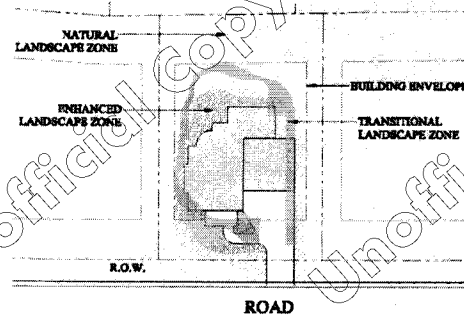


Landscaping should transition from enhanced plantings to adjacent homes or native areas

Cottage Home Lot



Homestead Lot



Park Strip Landscaping

The intent of the park strip landscaping standard is that thirty three percent (33%) or more of the park strip surface be covered with vegetation within three (3) years of planting or when planting has reached maturity, whichever comes first. For lots with two (2) or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

Large diameter rocks and boulders may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of eighteen inches (18") away from street trees. Organic mulch shall be used near street trees. No annuals are allowed within the park strip landscape.

Natural Landscape Zone

The Natural Landscape Zone is that portion of the lot that lies outside of the homes disturbed area of construction, and must remain as natural area, or revegetated area to the standards outlined in this section.

Most Cottage and Park Home lots will not contain natural landscape zones. Only those lots adjacent to existing natural open space may have natural landscape zones within the lot area.

The Natural Landscape Zone is to be planted only with those plant materials identified within Plant List C.

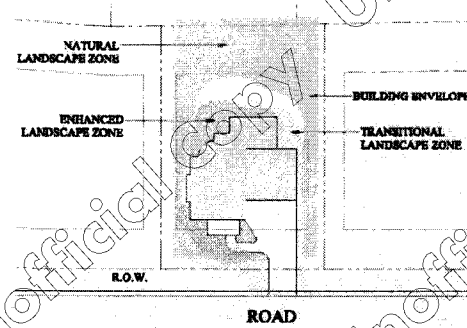
Landscape transitions to existing open spaces should be carefully planted so as to best create a seamless revegetated landscape. In addition, the density and mix of any added plant material in the Natural Landscape Zone will be required to approximate the density and mix found in the general area.

Excluding trees, permanent irrigation of the Natural Area on homesites with existing vegetation is not permitted, since the indigenous vegetation does not require additional water. Permanent irrigation of the Natural Area can lead to disease and death of the native plants, and aid in the spread of undesirable plant species or weeds.

Temporary irrigation of all revegetation in the Natural Areas is allowed. Permanent irrigation for newly planted trees is permitted.

Plant material and irrigation in the ROW shall be installed and maintained by the Lot Owner.

Homestead Lot



Plant List A

Trees

Celtis reticulata - Western Hackberry
 Malus spp. - Crabapple
 Pinus contorta - Lodgepole Pine
 Prunus padus - Mayday Tree
 Pyrus calleryana - Flowering Pear
 Robinia pseudoacacia - Black Locust

Shrubs

Cornus alba - Variegated Dogwood
 Cornus sericea flaviramea - Yellowtwig Dogwood
 Cotoneaster acutifolius - Peking Cotoneaster
 Euonymus alatus 'compacta' - Burning Bush
 Pinus mugo - Mugo Pine
 Pinus mugo - Big Tuna Mugo Pine
 Prunus besseyi - Western Sand Cherry
 Prunus tomentosa - Nanking Cherry
 Syringa vulgaris - Lilac

Perennials

Alcea rosea - Hollyhock
 Alchemilla spp. - Lady's Mantle
 Armeria maritima - Sea Thrift or Sea Pink
 Artemisia spp. - Silermound
 Astilbe spp. - Astilbe
 Centaurea dealbata - Bachelor Button
 Cerastium tomentosum - Snow in Summer
 Chrysanthemum spp. - Daisy
 Coreopsis - Coreopsis
 Delphinium - Larkspur
 Dianthus - Dianthus
 Dicentra spectabilis - Bleeding Heart
 Doronicum spp. - Leopard's Bane
 Hemerocallis - Daylily
 Heuchera - Coral Bells
 Iris missouriensis - Western Blue Flag
 Iris siberica - Siberian Iris
 Lavendula spp. - Lavender
 Liatris spp. - Gayfeather
 Lysimachia punctata - Loosestrife
 Monarda didyma - Bee balm
 Nepeta mussini - Catmint
 Papaver orientale - Oriental Poppy
 Prunella - Prunella
 Pulsatilla vulgaris - Pasque Flower
 Rudbeckia spp. - Black-eyed Susan

Sagina subulata - Irish Moss
 Salvia spp. - Sage
 Tradescantia spp. - Spider Wart
 Pulsatilla vulgaris - Pasque Flower
 Rudbeckia spp. - Black-eyed Susan
 Sagina subulata - Irish Moss
 Salvia spp. - Sage
 Tradescantia spp. - Spider Wart

Grasses

Aristida purpurea - Purple Threeawn
 Bouteloua curtipendula - Side Oats Grama
 Elymus cineris - Great Basin Wild Rye
 Lolium spp. - Ryegrass
 Miscanthus spp. - Maidengrass
 Panicum spp. - Switchgrass
 Phalaris spp. - Ribbongrass
 Poa alpina - Alpine Bluegrass
 Poa secunda - Sandberg Bluegrass
 Schizachyrium spp. - Little Bluestem

Groundcover

Aegopodium podagraria - Bishop's Weed
 Ajuga spp. - Bugleweed
 Arctostaphylos uva-ursi - Kinnikinnick
 Fragaria sp. - Strawberry
 Gallium odoratum - Sweet Woodruff
 Hypericum calycinum - St. John's Wort
 Juniperus horizontalis - Wiltoni Juniper
 Juniperus sabina - Calgary Carpet & Buffalo
 Lamium spp. - Nettle
 Lysimachia nummularia - Creeping Jenny
 Phlox subulata - Creeping Phlox
 Potentilla verna nana - Spring Cinquefoil
 Saponaria sp. - Soapwort
 Thymus spp. - Thyme
 Veronica spp. - Veronica
 Vinca minor - Vinca

Vines

Clematis sp. - Clematis
 Lonicera x brownii 'Dropmore Scarlet' - Dropmore Scarlet
 Honeysuckle
 Parthenocissus quinquefolia - Virginia Creeper

Plant List B

Trees

Abies concolor - White Fir
 Acer x freemanii - Autumn Blaze Maple
 Acer ginnala - Amur Maple
 Acer platanoides - Norway Maple
 Acer truncatum - Norwegian Sunset Maple
 Acer truncatum - Crimson Sunset Maple
 Alnus incana - Thinleaf Alder
 Amelanchier x grandiflora - Autumn Brilliance Serviceberry
 Crataegus crus-galli 'Inermis' - Thornless Cockspur Hawthorn
 Crataegus crus-galli 'Inermis' - Crusader Hawthorn
 Picea pungens - Colorado Green Spruce
 Pinus flexilis - Limber Pine
 Pinus mugo - Tannenbaum Mugo Pine
 Pinus nigra - Austrian Pine
 Pinus silvestris - Scotch Pine
 Populus x acuminata - Lanceleaf Cottonwood
 Populus angustifolia - Narrowleaf Cottonwood
 Populus tremuloides 'Erecta' - Swedish Aspen
 Tilia sp. - Linden

Shrubs

Caragana arborescens - Siberian Pea Shrub
 Cornus sericea - Redtwig & Alleman's Compact Dogwood
 Cornus sericea - Baileyi Dogwood
 Fallugia paradoxa - Apache Plume
 Lonicera tatarica - Tatarian Honeysuckle
 Mahonia repens - Creeping Oregon Grape
 Paxistima myrsinites - Mountain Lover or Oregon Boxwood
 Physocarpus malvaceus - Ninebark
 Potentilla fruticosa - Shrubby Cinquefoil
 Ribes alpinum - Alpine Currant
 Ribes aureum - Golden Currant
 Rosa Woodsii - Wood's Rose
 Salix spp. - Willow
 Sorbaria sorbifolia - Ashleaf Spirea
 Spiraea sp - Spiraea

Perennials

Achillea millefolium - Western Yarrow
 Aconitum columbianum - Monkshood
 Agastache rupestris - Hyssop
 Alcea sp. - Hollyhock
 Antennaria rosea - Pussy Toes
 Aquilegia caerulea - Columbine
 Arctostaphylos uva-ursi - Kinnikinnick
 Campanula spp. - Bellflower
 Fragaria spp. - Strawberry
 Gaillardia spp. - Gaillardia
 Hosta sp. - Hosta
 Linum spp. - Flax
 Lupinus spp. - Lupine
 Papaver nudicaule - Iceland Poppy
 Sedum spp. - Sedum
 Solidago sphacelata - Goldenrod
 Viguiera multiflora (Heliomeris multiflora) - Showy Goldeneye

Bulbs - As appropriate for Region

Plant List C

Trees

Abies lasiocarpa – Subalpine Fir
 Acer glabrum - Rocky Mountain Maple
 Juniperus scopulorum-Rocky Mountain Juniper
 Pinus aristata - Bristlecone Pine
 Prunus virginiana – Chokecherry
 Populus tremuloides - Quaking Aspen
 Pseudotsuga menziesii - Douglas Fir
 Quercus gambelii - Gambel Oak

Shrubs

Amelanchier alnifolia - Saskatoon Serviceberry
 Artemisia tridentata - Big Sage
 Atriplex canescens - Four Wing Saltbrush
 Cercocarpus ledifolius - Curleaf Mountain Mahogany
 Chrysothamnus nauseosus - Rubber Rabbitbrush
 Gutierrezia sarothrac - Snakeweed
 Purshia tridentata - Antelope Bitterbrush
 Rhus glabra - Smooth Sumac
 Rhus trilobata - Three Leaf/Oakbrush Sumac
 Sambucus canadensis - Adams Elderberry
 Sambucus canadensis aurea - Golden Elderberry
 Shepherdia argentea - Buffalo Berry
 Symphoricarpos occidentalis - Western Snowberry

Perennials

Allium acuminatum - Tapertip or Wild Onion
 Aster spp. - Aster
 Balsamorhiza sagittata - Arrowleaf Balsamroot
 Calochortus nuttallii - Sego Lily
 Castilleja chromosa - Indian Paintbrush
 Erigeron spp. - Fleabane
 Eriogonum umbellatum - Sulfer Flower
 Geranium spp. - Geranium
 Helianthus - Sunflower
 Oenothera spp. - Evening Primrose
 Penstemon spp. - Penstemon
 Sphaeralcea spp. - Globemallow
 Vicia americana - American Vetch
 Wyethia amplexicaulis - Mule's Ear

Grasses

Achnatherum hymenoides - Indian Ricegrass
 Bromus marginatus - Mountain Brome
 Elymus lanceolatus spp. - Streambank Wheatgrass
 Festuca longifolia - Hard Fescue
 Festuca ovina - Sheep Fescue
 Festuca rubra - Red Fescue
 Festuca rubra commutata - Chewing Fescue
 Pascopyrum smithii - Western Wheatgrass
 Pseudoroegneria spicata - Bluebunch Wheatgrass
 Poa bulbosa - Bulbous Bluegrass
 Sitanon elymoides - Bottlebrush Squirreltail
 Stipa viridula - Needle Grass

Native Grass Seed Mix

15% Slender Wheatgrass (Agropyrontrachycaulum)
 10% Nevada Bluegrass (Poanevadensis)
 9% Squirreltail (Sitanionhystrix)
 20% Bluebunch Wheatgrass (Agropyronspicatum)
 10% Western Wheatgrass (Agropyronsmithii)
 10% Thickspike Wheatgrass (Agropyrondasystachyum)
 15% Mountain Brome (Bromuscarinatus)
 0.25% Yarrow (Achilleamillifolium)
 0.5% Blueflax (Linumperenne)
 0.25% Silver Lupine (Lupinusargenteusvar.argenteus)
 10% Rye (Loliumperenne)

Seeding Rate

Broadcast - 30 pls pounds per acre

Seeding shall be applied by broadcast and raked into the top 1/4" of the top layer of soil. Hydro-mulch shall be sprayed over the prepared seeded areas. Hydro-mulch shall consist of fertilizer at the rate of six (6) pounds per one thousand (1000) square feet and "fiber mulch" at the rate of fourteen hundred pounds (1400) per acre of area

Seeding shall occur only during the following seasons:

Spring - Spring thaw to May 1st

Fall - September 15th until consistent ground freeze.

Sustainability

Building Sustainability

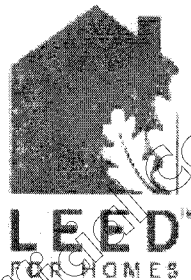
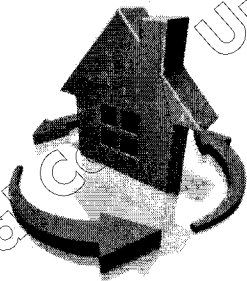
Park City Heights has been conceived and planned using sustainable site design concepts and green building principles. The main objectives are: (1) Create a standard where homes are durable, healthy, comfortable, affordable and energy-efficient; and (2) Protect, conserve and ensure the long-term availability of water, one of the community's most precious and scarce natural resources.

Sustainable building is a whole systems approach to the design, construction, and operation of the home and the community. By incorporating sustainable building standards, Park City Heights will ensure that energy and resources are used efficiently.

Sustainable buildings are designed and constructed to incorporate environmental considerations and resource efficiency into every step of the home building and land development process with the goal to minimize the home's environmental impact.

Residential building quality is a very important and integral part of a sustainable community because it directly contributes to the long-term satisfaction of the people who live there. Park City's semi-arid climate makes certain that effective and sustainable water management is a constant priority. Reducing water consumption is critical to water conservation.

To create a more sustainable community and environment the following standards apply:

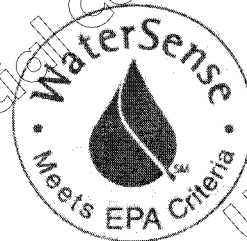


Each home shall be constructed to National Association of Home Builders National Green Building Standards Silver Certification (or other equivalent Green Building certification approved by the Planning Director) OR reach LEED for Homes Silver Rating (minimum 60 points). Owners are encouraged to achieve a higher Green Building certification rating when physically and economically viable establishing Park City Heights as the leading example in Park City's sustainability goals and objectives.

IN ADDITION

In order to achieve water conservation goals, each home must either: 1) achieve at a minimum, the Silver performance level points within Chapter 8, Water Efficiency, of the National Association of Home Builders Green Building Standards; OR 2) achieve a minimum combined 10 points within the Sustainable Sites Landscaping (SS2) and the Water Efficiency (WE) sections of LEED for Homes Checklist. Points achieved in these resource conservation categories will count towards the overall score.

An industry standard Third Party inspector shall be mutually agreed upon by the Park City Chief Building Official and the applicant prior to issuance of a building permit to provide third party inspection for compliance with Green Building requirements.



In addition to the requirements above, there are other fundamental elements that may be applied to achieve higher levels of sustainability and should be incorporated into each home. These sustainability elements include design practices that apply to three specific categories within the development:

- Building Sustainability
- Community Sustainability
- Landscape Sustainability

Building Sustainability

Home Size

All homes within Park City Heights should strive to be "modest" in scale and reflect historical development patterns of Old Town. Sustainable building requirements provide incentives for smaller, more efficiently designed homes. The size of a home is directly related to the short and long term material and energy consumption and should be carefully analyzed early in this process.

Building Materials

Designs shall encourage the use of sustainable construction materials and products, including recycled content, salvaged, and FSC-certified materials and shall promote sustainability through building practices that reduce energy consumption, as well as through the continued review of viable alternative energy sources.

Alternative (Renewable) Energy Sources

Alternative energy should be used where physically viable and economically feasible. As financing options for alternative energy systems continue to evolve it may be necessary to amend the Park City Heights Design Guides to accommodate alternative methods for employing these systems into the Park City Heights development, e.g. creation of a solar garden. While energy conservation is an integral component of sustainability, alternative energy sources may provide a more effective solution to reducing the impact and consumption of fossil fuel energy.

Solar

The use of solar equipment (e.g. panels, shingles & cells) is strongly encouraged and can be used as a Solar Electric or Solar Water Heat System. Solar Electric Systems, also known as photovoltaic (PV) systems, use solar panels to convert sunlight into electricity. Federal and State incentive programs are often available, depending on the system type and size. Systems can be roof-mounted, wall-mounted or site-mounted subject to compliance with required health and safety standards and provided that the Solar Electric System is not installed in a manner that will interfere with the solar access of an adjacent property owner. "Building integrated" photovoltaic (PV) systems are also increasingly available. PV and solar thermal systems require direct solar access for extended periods thus, careful planning is required to ensure installations are properly oriented and are not compromised by shading from adjacent buildings or vegetation.

Geothermal

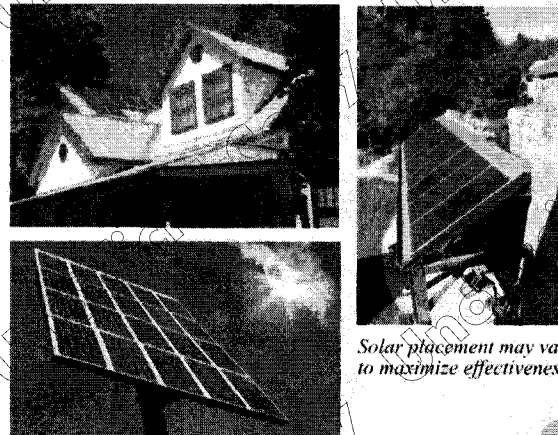
Ground Source Heat Pumps or Geexchange systems may be allowed where feasible but in no way may it interfere with adjacent properties. Solar Heating and a Ground Source Heat Pump may be combined to form a geosolar system for even greater efficiency. Any above grade equipment must be incorporated into the landscaping and be of similar color.

Wind

Wind energy systems may be allowed but must conform to the Park City Municipal Corporation Land Management Code.

Construction Waste Mitigation & Recycling

Builders are required to reduce, reuse and recycle construction waste to include wood, drywall, metals, concrete, dirt and cardboard. A project construction recycling center will be established on site. Separate recycling bins will be provided for different materials and it will be the responsibility of each contractor to ensure that jobsite material is recycled to the greatest extent possible. Builders are to incorporate strategies such as "efficient framing" techniques and "optimum value engineering" that reduces the amount of wood used in the framing process without compromising structural integrity. Framing with engineered lumber rather than dimensional lumber is encouraged. Engineered lumber makes good use of small trees and wood chips, where dimensional lumber comes from big trees and represent more raw material than alternatives such as roof trusses, I-joists (floor trusses), laminated veneer lumber (LVL), and structural insulated panels (SIPs).

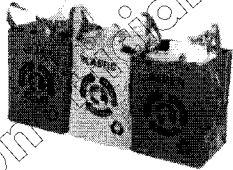


Solar placement may vary to maximize effectiveness

Building Sustainability

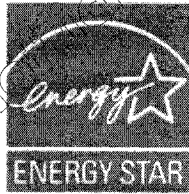
In-Home Recycling

It is required to provide an in-home recycling center in each dwelling unit where materials are separated and free from contamination. Encourage the use of available street side recycling service or materials can be taken to the Park City recycling center.



ENERGY STAR®

In addition to each home meeting the required green building requirements, all homes will be built to ENERGY STAR® Standards for the year in which the building permit is issued. All appliances installed should be ENERGY STAR approved.



Skylights

Skylights are an effective way to light and heat a home passively. Low-E glass or triple glazed acrylic units save energy and money while keeping the home more comfortable. Skylights must be integrated with the design of the home. Skylights should be designed as an integral part of the roof. Only flat skylights with clear or bronze glazing will be allowed, while bubble or dome skylights with frosted or colored glazing are not.

Light pollution from skylights will not be permitted. All light sources shall be shielded and both outdoor and indoor lighting will be carefully reviewed to assure that neighboring properties are protected from direct light sources.

Fireplaces

All fireplaces must be non wood burning and comply with Park City Municipal regulations. Apparatus that utilize alternate/renewable energy sources are encouraged.

Non Air-Conditioned Homes

Provide as an environmentally sensitive option to buyers to reduce energy consumption. This can be augmented by installing ceiling fans which improve interior comfort by circulating cold and warm air. Ceiling fans can be adjusted to either draw warm air upward during summer months or push it downward during the winter.

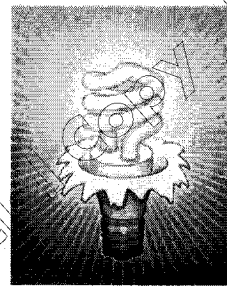
Heated Driveways

Heated Driveways may be allowed, but only if it receives its power from an Alternative Energy Source as specifically approved by the Design Review Board.

Lighting

Develop and design strategies to provide natural lighting in each home. It is encouraged to install high-efficiency lighting systems with advanced lighting controls. Include motion sensors tied to dimmable lighting controls and provide task lighting which reduces general overhead light levels.

All homes are required to install compact fluorescent lamps (CFLs), halogens, or light emitting diodes (LEDs), or other approved bulbs or light source at time of construction. These light bulbs and sources last longer and use less energy than traditional incandescent bulbs. Most states are incorporating new laws that effectively phase out the traditional light bulb. The Department of Energy has set efficiency standard levels for all light bulbs, and today's standard incandescents cannot meet those levels. The traditional incandescent light bulbs will not be allowed.



Community Sustainability

Transportation

Encourage alternative modes of transportation through site planning and building orientation that emphasize connections to sidewalks, bike paths and trail networks. Homes should be placed and built incorporating easy connections for pedestrian and bike access to trails, sidewalks and streets. These options make it easier for people to choose alternative modes of transportation that contribute to a more sustainable environment that is healthier and more enjoyable for everyone.

Open Space

Encourage design that emphasizes the natural connection to open space and parks. Provide maximum continuity of open space and preserve important natural vistas that reinforce a sense of place and relationship to the natural environment. Integrate views and access into the greenway network from homes. Promote the development of site plans that create attractive, comfortable outdoor spaces.

Topography

Integrate natural site features such as topography, views and vegetation into site design. Building placement should follow contours rather than being placed at right angles to the prevailing slope. On sloping sites, staggering placement of homes along opposite sides of the street, rather than siting homes directly opposite one another, can provide better preservation of views. Use topography to create continuous green space connectivity between homes. Retain the maximum possible amount of natural vegetation. Avoid excessive grading and cutting of hillsides.

Water Conservation

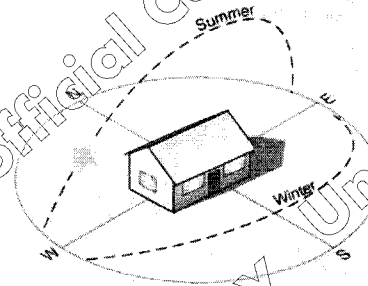
Incorporate the installation of low flow toilets and flow reducers on faucets and shower heads. Flow reducers can cut water usage of faucets by as much as 40% with little noticeable effect. Park City Heights has defined the minimum Low Flow as:

- Toilets - 1.5 gallons per flush
- Kitchen Faucets - 2.0 gallons per minute
- Bathroom Faucets - 1.8 gallons per minute
- Shower Heads - 2.4 gallons per minute

Solar Orientation

Where possible, the longer axis of the home should be oriented east/west. By orienting the home in that direction, the longer dimension of the home faces sunny south. The optimum position for maximum solar benefits is true south but you can vary the orientation within 15-20 degrees of that direction with minimal effect. This placement creates optimum conditions for the use of passive and active solar strategies reducing energy costs substantially.

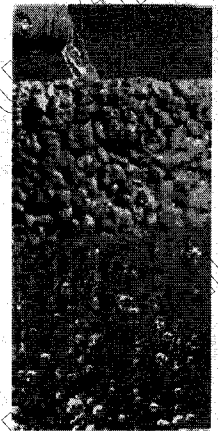
Design shall encourage site and building placement that improves energy efficiency by incorporating natural cooling and passive solar heating. This may include extended eaves, window overhangs, awnings and tree placement for natural cooling, and building and window orientation to take advantage of passive solar heating.



Proper Home Orientation can substantially reduce Energy Consumption

Stormwater Management

Pervious pavement is designed to allow percolation or infiltration of stormwater through the surface into the soil below where the water is naturally filtered and pollutants are removed. Design that uses alternatives to reduce impervious pavement is a positive step toward improving the quality of our water resource and is highly encouraged. However, pervious pavement is easily compromised by plowing that dislodges pavers and sanding which disrupts the pavements filtration process and should be reviewed carefully.



Permeable pavement option should be explored

Community Sustainability

Fire Protection

Roofing Materials & Fire Sprinklers

Roofing Materials must be non-combustible and have a Class "A" Fire Rating. No wood shake roofing material will be permitted.

All buildings over 750 square feet must be constructed with an Automatic Fire Extinguishing System installed as required and approved by Park City.

Fires

No person shall build, ignite or maintain any outdoor fire of any kind for any purpose with the exception of a permanent barbecue, portable barbecue or grill and they are located a minimum of thirty (30) feet from any combustible material or nonfire-resistant vegetation.

Defensible Space

On all Homestead lots and those lots that are directly adjacent to existing shrub or tree vegetative growth owners should place an emphasis on utilizing fire-resistant vegetation or growth within the planned landscape adjacent to all buildings and structures to minimize the potential of transmitting fire from the native growth to any structure. (generally 30' minimum). Deadwood shall be regularly removed from trees.

Landscape Sustainability

Hydrozoning

Grouping plants that have similar water requirements. Hydrozoning is a key component of a water-efficient irrigation system and landscape. Plant species with similar needs should be selected and grouped within each hydrozone. It is also effective to create microclimate zones so that plants with higher water needs are closest to the house and plants with lower water needs are on the perimeter of the garden or landscape.

Each hydrozone will contain plants that will be irrigated on the same schedule, using the same irrigation method. Generally, each hydrozone is served by one valve or control zone (although more than one valve may be required to service an area due to flow and water pressure). By using controllers with multiple run times that are able to support low-volume systems (cycle and soak) and by dividing the landscape into hydrozones, each area will receive the amount of water it needs without puddling or runoff. The result of hydrozoning is improved plant health and less water use.



Turf not a dominate component of the landscape

Turf

Turf, when used, must not be a dominant component of the landscape. Individual homesites in the Park Home and Cottage Home lots shall not contain turf areas greater than 20% of the total lot area. Individual homesites in the Homestead lots shall not contain turf areas greater than 15% of the homes total lot area. All turf area must be located within the Enhanced Landscape Zone.

Irrigation

All landscape areas within the Enhanced and Transitional Landscape Zones shall be irrigated. All irrigation provided shall be drip irrigation with the exception of turf areas. All drip tubing shall be concealed below plant bed mulch and must remain covered at all times.

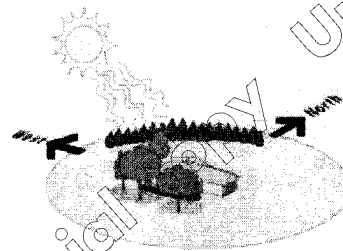
All irrigation systems shall be controlled by an automatic controller which includes a rain sensor. Rain sensors should be utilized to detect the presence of rainfall and disable the irrigation controller from operating during periods of wet weather. Rain Sensors should be adjusted to suit the requirements of the landscape and soil conditions for each home.

Rain Harvesting

Water tanks used for storing harvested rain from roofs are encouraged (see Roof Appurtenances/Rain Storage Devices for approvals). Rainwater tanks are installed to make use of rain water (rain, hail, sleet or snow) for later use especially for landscape watering, thus reducing one's reliance of culinary water for irrigation.

Shade Trees/Heat Gain

Deciduous trees placed on the south and east or west can shade your home in the summer before dropping their leaves in the winter to let the sunlight into your home. Trees can bring the ambient temperature down as much as five degrees on a hot day. This reduces heat gain, allowing for cooler ventilation. Deciduous trees and vines in front of south facing walls and windows will further cool homes.



Properly placed trees can reduce energy consumption throughout the year

Disclaimers

1. Any Commercial or Community structures proposed within the project boundaries are required to follow these Design Guides and should follow all Guides required for Park Homes.
2. Unless addressed in these Guides all additional requirements must follow the projects Codes, Covenants and Restrictions (C.C. & R'S) as adopted and/or the Park City Municipal Codes.
3. Illustrations and Photos are included throughout the Guidelines to help convey the thoughts and concepts described in the document's text. These images are intended to express general design concepts and are not meant to impose specific plans or design solutions.