

PICKLEBALL

*Park City, Utah
City website*

Pickleball Courts in residential areas are a type of Private Recreation Facility that require a Conditional Use Permit. On April 28, 2022, the City Council adopted amendments to the Land Management Code to address the unique noise produced as part of pickleball play.

The amendments for private outdoor pickleball courts on residential lots to require compliance with the Municipal Code of Park City Noise Ordinance, including requiring a Conditional Use Permit, minimum setbacks from adjacent residential properties, Homeowner Association notification, limiting hours of play, prohibiting outdoor lighting of residential courts, and requiring parking to be provided on-site.

Outdoor Pickleball Courts in residential areas:

- Require a Conditional Use Permit
 - Public notice will be sent to property owners within 300 feet of the proposed site
 - The Planning Commission will conduct a public hearing
 - The Planning Commission may condition the approval to address site-specific impacts
- Require a minimum 600-foot setback from lot lines of adjacent residential properties for pickleball courts with no noise mitigation
- May have reduced setbacks that are no less than 150 feet from adjacent residential property lines when a property owner demonstrates the outdoor pickleball court will comply with the noise ordinance
 - Property owners will be required to submit a site-specific noise study completed by a certified acoustical professional
 - Property owners must demonstrate that mitigating features, including noise-mitigating barriers, will be effective
- Require Homeowner Association notification for properties that are part of a Homeowner Association registered with the City
- Are limited to hours of play from 8 AM - 8 PM
 - The Planning Commission may establish more restrictive hours of operations upon findings that corroborate the appropriateness of alternative times of use
- Prohibit outdoor lighting of residential courts
- Require guest parking to be provided on-site
- Require additional landscaping for noise and visual mitigation measures

Once the amendments have been incorporated into the Land Management Code, please see Section 15-4-22 for more information. For questions or to provide public input, please email planning@parkcity.org or call 435-615-5063.

6-3-9 Noise Levels

A. Maximum Permissible Sound Levels: It is a violation of this chapter for any person to operate or permit to be operated any stationary source of sound in such a manner as to create a ninetieth percentile sound pressure level (L90) of any measurement period (which shall not be less than 10 minutes unless otherwise provided in this chapter) which exceeds the limits set forth for the following receiving land use districts, when measured at or within the property line of the receiving property:

Use District	10:00 p.m. - 6:00 a.m.	6:00 a.m. - 10:00 p.m.
Residential	50 dBA	55 dBA
Commercial	60 dBA	65 dBA

When a noise source can be identified and its noise measured in more than one land use category, the limits of the least restrictive use shall apply at the boundaries between different land use categories.

B. Correction for Duration of Sound:

1. It is a violation of this chapter for any person to operate, or permit to be operated, any stationary source of sound within any land use district which creates a tenth percentile sound pressure level (L10) of fifteen (15) dBA greater than the levels set forth for the receiving land use districts in subsection A of this section for any measurement period. Such period shall not be less than ten (10) minutes.
2. Notwithstanding subsection B1 of this section, it is a violation of this chapter for any person to operate, or permit to be operated, any stationary source of sound within any land use district which creates a tenth percentile sound pressure level (L10) greater than (15) dBA above the ambient sound pressure level (L90) of any measurement period. Such period shall not be less than ten (10) minutes.

C. Correction for Character of Sound:

1. For any stationary source of sound which emits a pure tone, cyclically varying sound or repetitive impulsive sound, the limits set forth in subsection A of this section shall be reduced by five (5) dBA.
2. Notwithstanding compliance with subsection C1 of this section, it is a violation of this chapter for any person to operate or permit to be operated any stationary source of sound which emits a pure tone, cyclically varying or repetitive impulsive sound which creates a noise disturbance.

HISTORY

Amended by Ord. 2017-53 on 11/16/2017