

**CEDAR CITY  
ORDINANCE 0409-25-5**

**AN ORDINANCE AMENDING CEDAR CITY ORDINANCE 26-V-2 ALLOWING  
TANDEM PARKING FOR DETACHED SMALL-HOME DEVELOPMENTS.**

**WHEREAS**, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enable Cedar City to pass ordinances as are necessary and proper to provide for the safety, promote the prosperity, improve the peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city; and

**WHEREAS**, Cedar City has adopted Chapter 26 of the ordinance of Cedar City, Utah, and said provisions contain specific requirements governing the control of property through zoning laws; and

**WHEREAS**, the Cedar City Council seeks to allow greater flexibility for parking within small home developments; and

**WHEREAS**, the Cedar City Council finds it is in the best interests of the health, safety, and general welfare of the citizens of Cedar City to allow limited tandem parking within detached small-home developments.

**NOW THEREFORE**, be it ordained by the City Council of the Cedar City, in the State of Utah, as follows:

**SECTION 1:**            **AMENDMENT** “Section 26-V-2 Required Parking; Residential Uses” of the Cedar City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Section 26-V-2 Required Parking; Residential Uses

- A. One unit dwelling per lot: Two (2) parking spaces for each dwelling unit. Tandem parking shall be allowed.
- B. Two unit dwelling per lot: Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom. Tandem parking shall be allowed.
- C. Three unit dwellings: Two (2) parking spaces for each unit that contains one or two bedrooms. Units that contain three bedrooms and above: one and one third (1.30) parking stalls for each bedroom.
- D. Four unit dwellings, or more: One and one third (1.30) parking stalls per bedroom with the following exceptions:
  1. Developments that do not configure in a tandem parking arrangement and are located in a parking lot that is unenclosed shall provide one (1) parking space

per bedroom for all units containing 2 bedrooms or more. This provision shall not prohibit the installation of carports which provide a minimum of 9-feet between any upright supports.

- a. Developments which consist of 100 units or more shall provide one (1) parking space per bedroom subject to the provisions of (D)(1) above.

2. For Multi-Family Developments that have detached units that are less than 1,0000 square feet, and not more than 24 units in a development; one parking space per bedroom and, with 1- and 2-bedroom units only, up to two tandem parking spaces per unit allowed when associated with a specific unit. Guest parking shall be required at .2 spaces per unit and shall not be configured in tandem. No required spaces shall be located within or in front of an enclosed garage.

- E. When determining the number of bedrooms for parking calculations only, a bedroom shall be defined as follows: any separate habitable room providing separation for sleeping purposes regardless of proposed use or designation that is a minimum of 70 square feet and a minimum of 7 feet in any horizontal dimension that is not common space, a bathroom, closet, hall, storage, utility space, kitchen, living room, or dining room. Bedrooms as defined herein include habitable rooms so designated as a den, study, office, exercise room, sewing room, loft, playroom and other similar designations. In addition, an unfinished basement shall be counted as at least one additional bedroom.
- F. Internal Accessory Dwelling Units: One additional parking space. Any required parking spaces lost due to the creation of the unit shall be replaced.
- G. External Accessory Dwelling Units: One space per bedroom. Any required parking spaces lost due to the creation of the unit shall be replaced.
- H. Rental dwellings in the R2-2 and R3-M zones rented to more than four unrelated persons shall have 1.0 spaces per bedroom; a dwelling unit in the SHD zone rented to more than four unrelated persons shall have 0.75 spaces per occupant. Rental dwellings in any other zone may not have more than four unrelated persons. If the development consists of four units or more, than subsection (D) above shall apply in the R3-M zone.

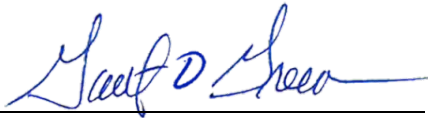
Amended by Cedar City Ordinance 0113-16-1, 0207-18-1, 0226-20-1, 0323-22, 0914-22-5 and 1109-22.

PASSED AND ADOPTED BY THE CEDAR CITY CITY COUNCIL APRIL 09, 2025.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Phillips	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
Melling	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
Riddle	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
Cox	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
Wilkey	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>

Presiding Officer

Attest



Garth O. Green, MAYOR, Cedar City



RENON SAVAGE, RECORDER,  
Cedar City

