

ORDINANCE NO. 2023-06-01

**AN ORDINANCE AMENDING TITLE 15, CHAPTER 52, SECTIONS 030 AND 050 RELATED IN INGRESS AND EGRESS AND DEFINITIONS, TITLE 15, CHAPTER 4, SECTION 020.**

**WHEREAS**, Parowan City, Iron County, State of Utah, a body politic, is a municipal corporation organized and established for the purpose of regulating residential and commercial facilities to assure both adequate and reasonable accessibility to various zoned properties, and to assure properly spaced ingress and egress; and

**WHEREAS**, Parowan City has enacted certain ordinances to protect the health and safety of the general public, and to provide for the uniform development in zones within the City's municipal boundaries which require or necessitate parking facilities to service a commercial or residential property, including regulating the access points, surface type, and disposal of surface flows accumulating from a storm event; and

**WHEREAS**, Parowan City is a municipal corporation which has an interest in assuring that parking areas are adequately constructed with sufficient hard surface to accommodate projected vehicular traffic to service the intended purposes for which the parking area is being established, and to assure that such parking surface area is thereafter adequately maintained for the health and safety of the general public; and

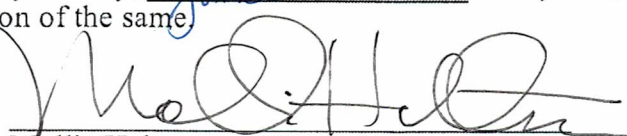
**WHEREAS**, Parowan City has considered the matter in open meeting and received public comment; and

**WHEREAS**, Parowan City has determined that it is in the best interest of the City to amend its ordinances for the stated purposes thereunder.

**NOW, THEREFORE, IT IS HEREBY ORDAINED** by the City Council of Parowan City, Iron County, Utah, that Title 15, Chapter 52, Section 030, Access Requirements, Section 050, Maintenance of Parking Lots, and Title 15, Chapter 4, Section 020 Definitions are hereby amended to read as follows:

**SEE EXHIBIT "A"**

This ordinance is hereby passed and adopted by the Parowan City Council on the 8 day of May, June 2023, and shall take effect immediately upon adoption of the same.

  
Mollie Halterman, Mayor  
Parowan City, Utah

Voting:	Aye	Nay	Abstain
James W Shurtleff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Matt Gayle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sharon Downey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Burton	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rochell Topham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

Callie Bassett  
 Callie Bassett  
 City Recorder



**2023-06-01  
EXHIBIT A**

**AMENDMENTS TO TITLE 15, CHAPTER 52, SECTIONS 030 AND 050 RELATED IN INGRES AND EGRESS  
AND DEFINITIONS, TITLE 15, CHAPTER 4, SECTION 020.**

**15.52.030 Access Requirements**

Adequate ingress and egress to and from all uses shall be provided as follows:

- A. Residential Lots. For Each residential lot not more than two (2) driveways, each of which shall be a maximum of twenty (20) feet wide at the street lot line, and such driveways shall not be closer than twelve (12) feet to each other. No driveway shall be closer than twenty (20) feet of any intersection at any corner as measured along the property line.
- B. Other than Residential Lots. Access shall be provided to meet the following requirements:
  1. Not more than two (2) driveways shall be used for each one hundred (100) feet or fraction thereof of frontage on any street with the exception of u-shaped driveways.
  2. No two (2) of said driveways shall be closer to each other than twelve (12) feet, and no driveway shall be closer to a side property line than three (3) feet.
  3. Where there is no existing curb and gutter or sidewalk, the applicant may at his option install a safety island and curb, or, in place thereof shall construct along the entire length of the property line (except in front of the permitted driveways) a curb, fence, or pipe rail not exceeding two (2) feet or less than eight (8) inches in height.
  4. All other uses not listed above as determined by the Parowan City Planning Commission, based on the nearest compatible use standards.

**15.52.050 Maintenance of Parking Lots**

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

1. Surfacing. Each off-street parking lot shall be surfaced with a HARD SURFACE. Parking lots serving a high volume of traffic shall be surfaced in such a way to provide a dustless surface. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets, it shall be piped under sidewalks. Parking facility will be maintained in good condition and in accordance with the provisions of this ordinance. See Hard Surface Definition under 15.4.50.
2. Screening. The sides and rear of any off-street parking lot which face or adjoin a residential district shall be screened from such district by a masonry wall or solid visual barrier fence not less than four (4) or more than eight (8) feet in height.
3. Landscaping. All areas not covered by hard surface parking in the parking facility shall be landscaped. Xeriscape landscaping or drip system is encouraged.
4. Lighting. Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in a residential district and from street traffic.

#### **15.04.020 Definitions**

1. **Accessory Use or Building:** A use or building on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or building.
2. **Agriculture:** The tilling of the soil, the raising of crops, horticulture and gardening, commercial greenhouses, breeding, grazing, and keeping or raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business, such as fruit packing plants, fur farms, animal hospitals, or similar uses.
3. **Agricultural Industry or Business:** An industry or business involving agricultural products in manufacturing, packaging, treatment, sales, intensive feeding, or storage, including but not limited to animal feed yards, fur farms, food packaging or processing plants, commercial poultry or egg production, and similar uses as determined by the Planning Commission.
4. **Alley:** A public access-way less than twenty-six (26) feet in width, which is designed to give secondary access to lots or abutting properties; an alley shall not be considered a street, for the purposes of this Ordinance.
5. **Animals:** Animals shall include the following: horses, cows, sheep, and goats, excluding pigs, mink, exotic and dangerous animals which are normally associated with zoos.
6. **Animal Control Officer:** The Animal Control Officer shall be the Parowan City Chief of Police, unless otherwise designated by the Parowan City Council.
7. **Apartment (General Commercial District):** For purposes of the General Commercial District, apartment is defined as three (3) or more separate residential units with at least one common wall.
8. **Automobile Service Station:** A place where gasoline, or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, and where services performed may include tube and tire repair, battery charging, storage of merchandise, lubricating of automobiles, replacement of spark plugs, lights, fans, and other small parts. The repair of non-passenger trucks and other heavy vehicles is not permitted.
9. **Average Percent of Slope:** An expression of rise or fall in elevation along a line perpendicular to the contours of the land, connecting the highest point of land to the lowest point of land within an area or within a lot. A vertical rise of one hundred (100) feet between two points one hundred (100) feet apart, measured on a horizontal plane is a one hundred (100) percent slope.
10. **Basement:** A story whose floor is more than twelve (12) inches below the average level of the adjoining ground, but where no more than one-half (1/2) of its floor-to-ceiling heights, is above the average contact level of the adjoining ground.
11. **Bed and Breakfast Inn:** A commercial establishment for the purpose of nightly rental of accommodations with the provision of the breakfast meal included in the rental fee. A Bed and Breakfast Inn is primarily intended to be a conditional use within a residential zone. A Bed and Breakfast Inn must meet the following criteria:
  - a. Must be an existing structure that is deemed suitable for occupancy and public use as required by the Uniform Building code and all other applicable codes and ordinances.
  - b. Must not have more than four (4) rentable guest rooms.
  - c. Owner/Operator must reside on the premises.
  - d. Off-street parking must be provided; two (2) spaces for owner/operator and one (1) space per guest room.
  - e. There may be one sign, not to exceed nine (9) square feet on size, the maximum dimension on a side not to exceed four and one-half (4.5) feet. The sign must be made of wood, stone, or brick. Artificial illumination of the sign may be accomplished only by the use of external, low-level, unobtrusive flood lamps.

- f. The establishment must be on a street that meets Parowan City standards and Fire Code width requirements.
  - g. Modifications to the appearance and size of the structure should be in keeping with the residential character of the neighborhood within which the establishment is located. If modifications to the existing structure are made, they may not include separate outside entrances to the guest rooms.
  - h. The site must be landscaped so as to minimize the aesthetic impact on the neighboring properties and to maintain the residential character of the neighborhood within which the establishment is located.
12. Beginning of Construction: The excavation of soil for the placing of concrete footings or foundation for a building or structure.
  13. Block: The land surrounded by streets or other rights-of-way, other than an alley, or land which is designed as a block on any recorded subdivision plat.
  14. Boarding House: A building with not more than five (5) guest rooms where, for compensation, meals are provided for at least five (5) but not more than fifteen (15) persons.
  15. Buildable Area: The portion of a lot remaining after required yards have been provided, except that land with an average grade exceeding fifteen (15) percent shall not be considered buildable area unless it is approved by conditional use permit for construction, after study by a geologist, soils engineer, or sanitarian as required by the Planning Commission.
  16. Building: Any structure used or intended to be used for the shelter, or enclosure of persons, animals, or property.
  17. Building, Accessory: A building which is subordinate to, and the use of which is incidental to, that of the main building or use on the same lot.
  18. Building, Main: The building housing the principal use of a lot.
  19. Building Code: The ordinance adopted by the Parowan City Council that prescribes the minimum standards for the construction of buildings within the City limits and is enforced by the Parowan City Building Inspector and Zoning Administrator. The building code may be referenced interchangeably as the Uniform Building Code (UBC), International Building Code (IBC), or any other name or reference similar thereto and shall be identified as the Building Code currently being enforced by Parowan City.
  20. Building, Height of: The vertical distance from the average finished grade surface to the highest point of the building roof of coping.
  21. Building Inspector Zoning Enforcement Officer: That official of officials designated by Parowan City to enforce its zoning ordinances. The Zoning Enforcement Administrator and Building Inspector shall have the authority to act interchangeably in enforcing any ordinance enacted by Parowan City except as hereafter provided. If the Zoning Enforcement Officer and Building Inspector are not the same person, each person shall have the authority to act on the capacity of the other regardless of whether they are being identified in the Parowan City Ordinances as Building Inspector or Zoning Enforcement Administrator unless specifically prohibited by local, Federal, or State law.
  22. Carport: A private garage not completely enclosed by walls or doors. For the purposes of this Ordinance, a carport shall be subject to all the regulations prescribed for a private garage.
  23. Church: A building together with its accessory buildings and uses, maintained, and controlled by a duly recognized religious organization where persons regularly assemble for worship.
  24. Conditional Use: A use of land for which a conditional use permit is required, pursuant to this Ordinance.
  25. Corral: A space, other than a building, less than one (1) acre in area, or less than one hundred (100) feet in width, used for the confinement of animals or fowl.
  26. Coverage, Building: The percent of the total site area covered by buildings.

27. District: A portion of the territory of the City of Parowan, established as a zoning district by this Ordinance, within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of the Ordinance; also includes “zone”, and “zoning district”.
28. Driveway: A private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which the driveway is located.
29. Dwelling: Any building or portion thereof designed or used as the more or less permanent residence of sleeping place of one or more persons or families, but not including a tent, recreational coach, hotel, hospital, or nursing home.
30. Dwelling, Mobile Home: See “Mobile Home”.
31. Dwelling, Single-Family: A building arranged or designed to be occupied by one (1) family, the structure having only one (1) dwelling unit.
32. Dwelling, Two-Family: A building arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units.
33. Dwelling, Single-Family and Two-Family (General Commercial District): The right to construct, renovate, enlarge, or otherwise maintain a residential dwelling on any lot currently zoned General Commercial. No single or two-family dwellings shall be permitted on any future property zoned General Commercial which has not already been established on the effective date of this ordinance (June 23, 2005).
34. Dwelling, Multiple-Family: A building arranged or designed to be occupied by more than two (2) families, and having more than two (2) dwelling units.
35. Dwelling Unit: One or more rooms in a dwelling, apartment hotel or apartment motel, designed for or occupied by one (1) family for living or sleeping purposes and having one (1) but not more than one (1) kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units.
36. Earth Shelter Home: A dwelling specifically designed for energy saving purposes to be below the finished grade and covered by earth or sod. A lived-in basement of an uncompleted single-family dwelling shall not constitute an earth shelter home.
37. Easement: That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said property(ies). The easement may be for use under, on, or above said lot or lots.
38. Essential Facilities: Utilities or sanitary and public safety facilities provided by a public utility or other governmental agency for overhead or surface or underground services, excluding any building, electrical sub-station, or transmission line of fifty (50) KV or greater capacity, except by conditional use permit.
39. Fence: A physical barrier to delineate, contain, or designate an area designed for a specific use i.e., an enclosure for a dwelling unit; and area for storage, etc.
40. Flood Hazard: A hazard to land or improvements due to inundation of overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge, or damage buildings, or erode the banks of water courses.
41. Frontage, Lot: The lineal measurement of the front lot line.
42. Garage, Private: A detached accessory building, or a portion of a main building, used or intended to be used for the storage of motor vehicles, recreational coaches, boats, or other recreational vehicles, but not including the parking or storage of trucks or vans having a capacity in excess of one and one-half (1 ½) tons.
43. Garage, Repair: A structure or portion thereof, other than a private garage, used for the repair of self-propelled vehicles, trailers, or boats, including general repair, rebuilding, or reconditioning of engines, motor vehicles and recreational coaches, and collision repair service.
45. Grade:

- a. For buildings adjoining one (1) street only, the elevation of the sidewalk at the center of the wall adjoining the street.
  - b. For buildings adjoining more than one (1) street, the average of the elevations of the sidewalk at the centers of all walls adjoining the streets.
  - c. For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the centers of all exterior walls of the building.
  - d. Any wall parallel or nearly parallel to and not more than five (5) feet from a street line is to be considered as adjoining the street.
46. Governing Body: The elected legislative body of the City of Parowan.
  47. Habitat Conservation: Real Property that has been set aside, dedicated, reserved, encumbered, declared, or restricted for the use of preserving or conserving endangered wild plant or animal habitat for a term of years or in perpetuity.
  48. Handicapped Person: A person who has a severe, chronic disability attributable to a mental or physical impairment or to a combination of mental and physical impairments, which is likely to continue indefinitely, and which results in a substantial functional limitation in three or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, or economic self-sufficiency; and who requires a combination or sequence of special interdisciplinary or generic care, treatment, or other services that are individually planned and coordinated to allow the person to function in, and contribute to, a residential neighborhood.
  49. Handicapped Persons – Residential Facility: A single-family or multiple-family dwelling unit, consistent with existing zoning of the desired location, that is occupied on a 24-hour per day basis by eight (8) or fewer handicapped persons in a family-type arrangement under the supervision of a house family or manager, and that conforms to all applicable standards and requirements of the Department of Social Services, and is operated by or operated under contract with that department.
  50. Hard Surface: Hard Surface means asphalt, concrete, brick or aggregate with an asphaltic or cement binder which is compliant with Parowan City’s engineering standards and having an overall depth of 6.0 inches. Or as approved by the Planning and Zoning Commission, other permanent types of surfacing which prevent the raising of dust or loose particles.
  51. Home Occupation: Any use conducted entirely within a dwelling and carried out by persons residing in the dwelling unit, which is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not exceed twenty-five (25) percent of the total ground floor area of the home.
  52. Household Pets. Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, and canaries, or other similar domestic birds, and miniature pot-bellied pigs as to constitute a kennel as defined in this Ordinance. Household pets shall not include the keeping of dangerous animals.
  53. Infill Development: Any multi-family residential or non-residential development that occurs on vacant under used property that exists within a more intensely developed area of the city.
  54. Junk: Old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris or other waste or salvage materials, dismantled, junked, or wrecked automobiles or parts thereof; and old or scrap ferrous or non-ferrous metal materials.
  55. Kennel: Any premises where three (3) or more dogs older than four (4) months are kept.
  56. Local Attorney: The attorney employed by or officially representing the City of Parowan.
  57. Local Building Inspector: The Parowan City Building Inspector employed by or officially representing the City of Parowan.
  58. Local Engineer: The engineer employed by or officially representing the City of Parowan.
  59. Local Jurisdiction: The City of Parowan.
  60. Local Planner: The planner employed by or officially representing the city of Parowan.

61. Lot: A parcel or unit of land described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map, or shown on a plat used in the lease or sale or offer of lease or sale of land resulting from the division or a larger tract into three (3) or more smaller units.
62. Lot, Corner: A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.
63. Lot, Depth: The horizontal distance between the front and the rear lot lines measured in the main direction of the side lot lines.
64. Lot Lines: The property lines bounding the lot.
65. Lot Line, Front: For an interior lot, the lot line adjoining the street; for a corner lot or through lot, the lot line adjoining either the street, as elected by the lot owner.
66. Lot Line, Rear: Ordinarily, that line of a lot which is opposite and most distant from the front line of the lot. In the case of a triangular or gore-shaped lot, a line ten (10) feet in length with the parcel parallel to and at a maximum distance from the front lot line. In cases where these definitions are not applicable, the Parowan City Building Inspector shall designate the rear lot line.
67. Lot Line, Side: Any boundary line not a front or rear lot line. A side lot line separating a lot from another lot or lots in an interior side lot line; a side lot line separating a lot from a street is a street side lot line.
68. Lot, Right-of-Way: A strip of land of not less than sixteen (16) feet in width connecting a lot to a street side lot line.
69. Mobile Home: A detached, single-family dwelling unit of not less than forty-five (45) feet in length, designed for long-term occupancy, and to be transported on its own wheels (permanent or detachable), or on a flatbed or other trailer; it shall contain a flush toilet, sleeping accommodations, and a tub or shower bath, kitchen facilities, and plumbing and electrical connections provided for attachment to appropriate external systems, and ready for occupancy except for connections to utilities and other minor work. Pre-sectionalized, modular, or prefabricated homes not placed on a permanent foundation shall be regarded and regulated as mobile homes.
70. Mobile Home, "Single-Wide": A mobile home conforming to the above definition of a mobile home, being a single unit not less than ten (10) feet wide and having a gross floor area of not more than 1000 square feet.
71. Mobile Home, "Double-Wide": A mobile home conforming to the above definition of a mobile home and having a gross floor area of not less than 1,000 square feet. Double-wide mobile homes shall be regarded and regulated as conventional housing when they conform to all applicable building and housing codes, and are placed on a permanent foundation which meets all applicable building and housing codes, incorporates a pitched roof into its design, utilizes block or equivalent skirting around the bottom of the unit, and has the towing tongue and wheels removed.
72. Mobile Home Lot: A lot within a mobile home subdivision, designed and to be used for the accommodation of one (1) mobile home.
73. Mobile Home Park: A space designed and approved by the City of Parowan for occupancy by mobile homes, to be under a single ownership or management, and meeting all requirements of the Parowan City Zoning Ordinance and the Parowan City Mobile Home Park Ordinance for mobile home parks.
74. Mobile Home Space: A space within a mobile home park, designed and to be used for the accommodation of one (1) mobile home.
75. Mobile Home Subdivision: A subdivision designed and intended for residential use where the lots are to be individually owned or leased, and occupied by mobile homes exclusively.

76. Modular Home: A permanent dwelling structure built in pre-fabricated units, which are assembled and erected on the site, or at another location and brought as a unit to the site; said modular home is classed as a mobile home until it is placed on a permanent foundation and complies with all governing building codes.
77. Motel: A building or group of buildings for the drive-in accommodation of transient guests, comprising individual sleeping or living units, and designed and located to serve the motoring public.
78. Nonconforming Building or Structure: A building or structure which does not conform to the regulations for height, coverage, or yards of the district in which it is situated, but which was in conformity with applicable regulations, if any, at the time of its erection.
79. Nonconforming Use: The use of a building or structure or land which does not conform to use regulations for the district in which it is situated, but which was in conformity with applicable regulations, if any, at the time of its establishment.
80. Official Map: A map which has been adopted as the official map of the City of Parowan, showing zoning designations, existing public streets, streets on plats of subdivisions which have been approved by the Parowan City Planning Commission, and/or other street extensions, widenings, narrowing, or variations which have been surveyed and definitely located.
81. Off-street Parking Space: The space required to park one (1) passenger vehicle, which space shall meet the requirements of this Ordinance.
82. Open Space: Area formally reserved, improved, or maintained in parks, trails, courts, playgrounds, sports fields, swimming pools, agricultural production, golf courses, and other similar recreational areas. Open space shall not include habitat conservation area.
83. Parking Lot: An open area, other than a street, used for the parking of more than four (4) automobiles and available for public use, whether free, for compensation, or accommodation for clients or customers.
84. Planned Unit Development: Development characterized by a unified site design for a number of housing units, clustering of buildings and providing common open space density increases and a mix of building types and land uses.
85. Plot Plan: A plat of a lot, drawn to scale, showing its actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, and such other information as may be required by the Parowan City Planning Commission.
86. Recreational Coach or Recreational Vehicle: A vehicle, such as a travel trailer, tent camper, camp car or other vehicle with or without motive power, designed and/or constructed to travel on the public thoroughfare in accordance with the provisions of the Utah Vehicle Code, and designed for use as human habitation or a temporary and recreational nature.
87. Sign: A presentation or representation of words, letters, figures, designs, picture, or colors, publicly displayed so as to give notice relative to a person, a business, an article of merchandise, a service an assemblage, a solicitation, or a request for aid; also, the structure or framework or any natural object on which any sign is erected or is intended to be erected or exhibited or which is being used or is intended to be used for sign purposes.
88. Sign Area: The area in square feet of the smallest rectangle enclosing the total exterior surface of a sign having but on (1) exposed exterior surface. Should the sign have more than one (1) surface, the sign area shall be the aggregate of all surfaces measured as above which can be seen from any one (1) direction at one (1) time.
89. Sign: A sign displayed to indicate the name or nature of a building, or of a use.
90. Sign, Development: A sign indicating the name of, and information pertinent to, new construction.
91. Sign, Civic: A sign identifying name, and or, function of a public building.
92. Sign, Real Estate: A sign identifying property for sale, lease, or rent.
93. Sign, Residential: A sign identifying a residence.

94. Site Plan: A plan required by, and providing the information required by PCMC 15.02.080.
95. Solar Energy System: Any mechanism that heats or provides electricity to a residence or other building, using energy from the sun.
96. Stable, Public: Any stable where horses are boarded and/or kept for hire.
97. Story, Half: A partial story under a gable, hip, or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls do not extend more than four (4) feet above the floor of such story, and the ceiling area of which does not exceed two-thirds (2/3) of the floor area of the same half story.
98. Structure: Anything constructed, the use of which requires fixed location on the ground, or attachment to something having a fixed location upon the ground; includes "building".
99. Temporary Seasonal Business: Fruit stands and sno-cone shacks. Temporary stands may be set up with the following setback requirements: front yard setback – 1 foot from property line; rear yard setback – 30 feet; side yards on middle block lots – 10 feet each side; side yards on corner lots – 25 feet on street side and 10 feet on opposite side.
100. Yard: A required open space on a lot, unoccupied and unobstructed from the ground upward, except as permitted elsewhere in this Ordinance.
101. Yard, Front: A space on the same lot with a building, between the front line of the building (exclusive of steps), and the front lot line, and extending the full width of the lot. The "depths" of the front yard is the minimum distance between the front lot line and the front line of the building.
102. Yard, Rear: A space on the same lot with a building, between the side line of the building (exclusive of steps, chimneys, and open stairways), and the rear lot line, and extending the full width of the lot. The "depth" of the rear yard is the minimum distance between the rear lot line and the rear line of the building.
103. Zone: See "District".
104. Zoning Administrator: The local official designated by the Parowan City Council to enforce the regulations of this Ordinance. The Zoning Administrator will also be the Parowan City Building Inspector, unless the Parowan City Council designates otherwise.