

ORDINANCE NO. 2025-11

AN ORDINANCE REPEALING AND REPLACING VARIOUS SECTIONS OF PAROWAN CITY CODE TITLE 15 (LAND USE), CREATING NEW ZONING DISTRICTS, AND AMENDING RELATED PROVISIONS TO SUPPORT THE “RURAL, DONE RIGHT” LAND USE INITIATIVE

ORDINANCE DATED MAY 29TH, 2025

WHEREAS, Parowan City seeks to preserve its rural character while allowing for measured and sustainable growth that supports affordability, family life, and the historic identity of the community; and

WHEREAS, the City Council has undertaken a comprehensive review of the City’s land use regulations in furtherance of its “Rural, Done Right” initiative to ensure that the zoning code reflects a balanced approach to rural development; and

WHEREAS, the proposed changes are intended to be more restrictive in some areas and more flexible in others, providing housing and commercial opportunities compatible with the community's small-town values and long-term vision; and

WHEREAS, after appropriate public notice and hearing in accordance with Utah Code and local ordinance, the Parowan City Planning Commission has recommended approval of the proposed code updates; and

WHEREAS, the Parowan City Council finds that the proposed amendments are in the best interest of the health, safety, and general welfare of the residents of Parowan City;

NOW, THEREFORE, BE IT ORDAINED BY THE PAROWAN CITY COUNCIL, AS FOLLOWS:

SECTION 1. AMENDMENTS TO DEFINITIONS — SECTION 15.04.020.

Parowan City Code Section 15.04.020 is hereby amended by adding or revising the following definitions:

Manufactured Home: A factory-built, single-family structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used as a dwelling when

connected to required utilities. It must comply with the National Manufactured Housing Construction and Safety Standards Act of 1974 and be placed on a permanent foundation. A manufactured home is no longer a mobile home after it has been permanently attached to a property and by recording an “Affidavit of Affixture with the Iron County Recorder and Receipt for Surrender of Title”

Manufactured Home Subdivision: A residential subdivision where 80% or more of the dwelling units are manufactured homes.

Dwelling, Mixed-Use Commercial (General Commercial District): Development which incorporates a mix of uses, including retail commercial and/or offices and residential.

SECTION 2. REPEAL AND REPLACEMENT OF CHAPTER 15.28 — SINGLE-FAMILY RESIDENTIAL (R-1A).

Chapter 15.28 of the Parowan City Code is hereby repealed and replaced in its entirety with the following:

15.28 Single-Family Residential R-1A

15.28.010 Purpose

15.28.020 Permitted Uses

15.28.030 Conditional Uses

15.28.040 Height Regulations

15.28.050 Area, Width, And Yard Regulations

15.28.060 Modifying Regulations

15.28.010 Purpose

To provide areas for low density, single-family neighborhoods of spacious and uncrowded character.

15.28.020 Permitted Uses

- A. One (1) single family dwelling built in accordance with currently adopted Uniform Building Code standards or one (1) manufactured home which satisfies each of the following criteria:
1. The home has a length not exceeding four (4) times its width.
 2. The pitch of the home's roof has a minimum vertical rise of four (4) feet for each twelve (12) feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;

3. The exterior siding consists of wood, brick, stucco, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in appearance, composition, and durability to the exterior siding commonly used in standard residential construction;
4. A continuous, permanent masonry foundation, unpierced except for required ventilation and access, is installed under the home according to the Guidelines for Manufactured Housing Installation published by the International Conference of Building Officials;
5. The tongue, axles, transporting lights, removable towing apparatus are removed after placement on the lot and before occupancy; and
6. The manufactured home is affixed to the lot and by recording an "Affidavit of Mobile Home Affixture and Receipt for Surrender of Title and Receipt for Surrender of Title" at the office of the Iron County Recorder.

B. Household pets.

C. The tilling of soil, the raising of crops, horticulture and gardening.

D. Churches.

E. Internal Accessory Dwelling Unit (IADU) consistent with PCMC 15.45

F. External Accessory Dwelling Unit (EADU) consistent with PCMC 15.49

15.28.030 Conditional Uses

- Child day care or nursery
- Cottage Courtyard or Cluster subdivision, subject to Planned Unit Development approval requirements in PMC 14.20 with a density limited to 4 residential units per acre within this zone
- Golf course
- Public and quasi-public buildings and uses
- Recreational Courts
- Home Occupations
- Day Care Centers and Preschools
- Manufactured Home Subdivision

15.28.040 Height Regulations

No building may exceed two and one-half (2½) stories or thirty-five (35) feet in height nor be less than one (1) story in height for dwelling. A story in this case is defined to be the height above the two (2) percent grade from the back of the curb or future curb.

15.28.050 Area, Width, And Yard Regulations

- A. District - R-1A
- B. Lot Area - 10,000 sq ft minimum
- C. Lot Width - 65 feet minimum
- D. Front Yard - 25 feet
- E. Side Yard - 8 feet & 12 feet
- F. Rear Yard - 20 feet

15.28.060 Modifying Regulations

- A. **Side Yards.** Main buildings other than dwellings shall have a minimum side yard of eight (8) feet, and the total of the two (2) side yards shall be twenty (20) feet. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet, except that the street side yard of a corner lot shall be the same as the front yard setback required for that district.
- B. **Rear Yards.** Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet provided that on corner lots rearing on the side of another lot the minimum rear yard for all buildings shall be the same as the minimum side yard requirement of the zoning district.
- C. **Size of Building.** The ground floor area of any one-family dwelling shall not be less than 1,000 square feet, exclusive of open porches and carports.
- D. **Location of Animals.** The keeping of animals on any lot or parcel is permitted provided all animals are maintained and housed in accordance with the terms and conditions expressly set forth in PCMC 15.08.220.

The provisions of this section shall be strictly enforced and all animals, corrals, structures and enclosures shall be kept in a reasonably clean condition.

Enforcement of this ordinance shall be subject to the provisions set forth in PCMC 15.24.

SECTION 3. REPEAL AND REPLACEMENT OF CHAPTER 15.30 — SINGLE-FAMILY RESIDENTIAL (R-1).

Chapter 15.30 is repealed and replaced in its entirety with the following:

15.30 Single-Family Residential R-1

15.30.010 Purpose

15.30.020 Permitted Uses

15.30.030 Conditional Uses

15.30.040 Height Regulations

15.30.050 Area, Width, And Yard Regulations

15.30.060 Modifying Regulations

15.30.010 Purpose

To provide areas for low density, single-family neighborhoods of spacious and uncrowded character.

15.30.020 Permitted Uses

- A. One (1) single family dwelling built in accordance with currently adopted Uniform Building Code standards or one (1) manufactured home which satisfies each of the following criteria:
1. The home has a length not exceeding four (4) times its width.
 2. The pitch of the home's roof has a minimum vertical rise of four (4) feet for each twelve (12) feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in residential construction;
 3. The exterior siding consists of wood, brick, stucco, hardboard, or aluminum (vine covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in appearance, composition, and durability to the exterior siding commonly used in standard residential construction;
 4. A continuous, permanent masonry foundation, unpierced except for required ventilation and access, is installed under the home according to the Guidelines for Manufactured Housing Installation published by the International Conference of Building Officials;

5. The tongue, axles, transporting lights, removable towing apparatus are removed after placement on the lot and before occupancy; and
 6. The manufactured home is affixed to the lot and by recording an "Affidavit of Mobile Home Affixture and Receipt for Surrender of Title" at the office of the Iron County Recorder.
 7. Internal Accessory Dwelling Unit (IADU) consistent with PCMC 15.45
 8. External Accessory Dwelling Unit (EADU) consistent with PCMC 15.49
- B. Household pets.
- C. The tilling of the soil, the raising of crops, horticulture and gardening.
- D. Churches
- E. Bed and Breakfast Inn

15.30.030 Conditional Uses

- Child day care or nursery
- Cottage Courtyard or Cluster subdivision, subject to Planned Unit Development approval requirements in PMC 14.20 with a density limited to four (4) residential units per acre within this zone
- Golf Course
- Public and quasi-public buildings and uses
- Recreational Courts
- Home Occupations
- Day Care Centers and Preschools
- Manufactured Home Subdivision

15.30.040 Height Regulations

No building may exceed two and one-half (2½) stories or thirty-five (35) feet in height nor be less than one (1) story in height for dwelling. A story in this case is defined to be the height above the two (2) percent grade from the back of the curb or future curb.

15.30.050 Area, Width, And Yard Regulations

- A. District Area - R-1
- B. Lot Area - 10,000 sq ft minimum
- C. Lot Width - 75 feet minimum
- D. Front Yard - 25 feet
- E. Side Yard - 8 feet & 12 feet
- F. Rear Yard - 20 feet

15.30.060 Modifying Regulations

- A. **Side Yards.** Main buildings other than dwellings shall have a minimum side yard of eight (8) feet, and the total of the two (2) side yards shall be twenty (20) feet. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet, except that the street side yard of a corner lot shall be the same as the front yard setback required for the district.
- B. **Rear Yards.** Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet provided that on corner lots rearing on the side of another lot the minimum rear yard for all buildings shall be the same as the minimum side yard requirement of the zoning district.
- C. **Size of Building.** The ground floor area of any one-family dwelling shall not be less than 1,000 square feet, exclusive of open porches and carports.
- D. **Location of Animals.** The keeping of animals on any lot or parcel is permitted provided all animals are maintained and housed in accordance with the terms and conditions expressly set forth in PCMC 15.08.220.

SECTION 4. REPEAL AND REPLACEMENT OF CHAPTER 15.32 — MULTIPLE-FAMILY RESIDENTIAL (R-2).

Chapter 15.32 is repealed and replaced in its entirety with the following:

15.32 Multiple Family Residential District R-2

15.32.010 Purpose

15.32.020 Permitted Uses

15.32.030 Conditional Uses

15.32.040 Height Regulations

15.32.050 Area, Width, And Yard Regulations

15.32.060 Modifying Regulations

15.32.010 Purpose

To provide for medium residential density with the opportunity for varied housing styles and character.

15.32.020 Permitted Uses

- A. Any use permitted in the R-1 Residential Zone.
- B. Two-family dwelling (or duplex) of single ownership.
- C. Twin Home having separate ownership, when approved through the subdivision process.
- D. All two-family dwellings and Twin Homes must meet the following design elements with the intent of appearing similar to look like a single-family home to ensure they blend with single-family neighborhoods, in order to preserve the rural look and feel of Parowan:
 - 1. Varied rooflines – require multiple roof pitches or
 - 2. Articulated facades – required wall plane offsets to break up massing
 - 3. Separated front entries
- E. Churches
- F. Household pets
- G. Residential facilities for handicapped persons complying with all of the criteria and requirements of 10.90 2.5, Utah Code Annotated 1953, as amended, which requirements are incorporated herein by reference.
- H. Bed and Breakfast Inn; Boarding House
- I. Internal Accessory Dwelling Unit (IADU) consistent with PCMC 15.45
- J. External Accessory Dwelling Unit (EADU) consistent with PCMC 15.49

15.32.030 Conditional Uses

- Cottage Courtyard or Cluster subdivision, subject to Planned Unit Development approval requirements in PMC 14.20 with a density limited to six (6) residential units per acre within this zone
- Public and quasi-public buildings and uses
- Recreational Courts
- Home Occupations
- Day Care Centers and Preschools
- Manufactured Home Subdivision

15.32.040 Height Regulations

Same as R-1 Residential Zone.

15.32.050 Area, Width, And Yard Regulations

- A. District Area - R-2
- B. Lot Area – For single-family detached unit dwellings, an area of not less than seven thousand five hundred (7,500) square feet shall be provided and maintained. For twin homes, each dwelling unit shall have a lot area of not less than five thousand (5,000) square feet on each side of the common separation. For duplexes, an area of not less than ten thousand (10,000) square feet shall be provided and maintained.
- C. Lot Width - 75 feet minimum
- D. Front Yard - 25 feet
- E. Side Yard - 8 feet & 12 feet
- F. Rear Yard - 20 feet

15.32.060 Modifying Regulations

- A. **Side Yards.** Main buildings other than dwellings shall have a minimum side yard of eight (8) feet, and the total of the two (2) side yards shall be twenty (20) feet. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet, except that the street side yard of a corner lot shall be the same as the front yard setback required for that district.

- B. **Rear Yard.** Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet provided that on corner lots rearing on the side of another lot the minimum rear yard for all buildings shall be the same as the minimum side yard requirement of the zoning district.
- C. **Size of Building.** The ground floor area of any single-family dwelling shall not be less than eight hundred fifty (850) square feet, exclusive of open porches and carports. Duplexes and Twin Homes shall not have less than seven hundred fifty (750) square feet on each side of the common wall, exclusive of open porches and carports.
- D. **Location of Animals.** The keeping of animals on any lot or parcel is permitted provided all animals are maintained and housed in accordance with the terms and conditions expressly set forth in PCMC 15.08.220

The provisions of this section shall be strictly enforced and all animals, corrals, structures and enclosures shall be kept in a reasonably clean condition.

Enforcement of this ordinance shall be subject to the provisions set forth in PCMC 15.24.

SECTION 5. REPEAL AND REPLACEMENT OF CHAPTER 15.34 — MULTIPLE-FAMILY RESIDENTIAL (R-3).

Chapter 15.34 is repealed and replaced in its entirety with the following:

15.34 Multiple-Family Residential District R-3

15.34.010 Purpose

15.34.020 Permitted Uses

15.34.030 Conditional Uses

15.34.040 Height Regulations

15.34.050 Area, Width, And Yard Regulations

15.34.060 Modifying Regulations

15.34.010 Purpose

To provide areas for high residential density with the opportunity for varied housing styles and character.

15.34.020 Permitted Uses

- A. Any use permitted in the R-1 Residential Zone or R-2 Residential Zone.

- B. Three-family and four-family dwelling of single ownership
- C. Triplex or Fourplex dwellings having separate ownership, when approved through the subdivision process.
- D. All Triplex or Fourplex dwellings must meet the following design elements with the intent of appearing like a single-family home to ensure they blend with single-family neighborhoods, in order to preserve the rural look and feel of Parowan:
 - 1. Varied rooflines – require multiple roof pitches or heights
 - 2. Articulated facades – required wall plane offsets to break up massing
 - 3. Separated front entries
- E. Bed and Breakfast Inn; Boarding House
- F. Rest homes and care homes
- G. Clubs and lodges
- H. Hospitals and clinics
- I. Churches
- J. Residential facilities for handicapped persons complying with all of the criteria and requirements of 10.90 2.5, Utah Code Annotated 1953, as amended, which requirements are incorporated herein by reference.
- K. Internal Accessory Dwelling Unit (IADU) consistent with PCMC 15.45
- L. External Accessory Dwelling Unit (EADU) consistent with PCMC 15.49

15.34.030 Conditional Uses

- Cottage Courtyard or Cluster subdivision, subject to Planned Unit Development approval requirements in PMC 14.20 with a density limited to eight (8) residential units per acre within this zone
- Public and quasi-public buildings and uses
- Recreational Courts
- Home Occupations
- Day Care Centers and Preschools
- Manufactured Home Subdivision

15.34.040 Height Regulations

Same as R-1 Residential Zone.

15.34.050 Area, Width, And Yard Regulations

- A. District Area - R-3
- B. Lot Area - An area of not less than six thousand (6,000) square feet for a single-family dwelling. Duplexes and Twin Homes shall be the same as in the R-2 Residential Zone. Triplexes and fourplexes of single ownership shall have a lot area of not less than 15,000 and 20,000 square feet, respectively. Triplexes and fourplexes of separate ownership shall have a lot area of not less than five thousand (5,000) square feet multiplied by the number of dwelling units. Lot Width - 55 feet for a single dwelling unit and 75 feet for twin homes, duplexes, triplexes and fourplexes.
- C. Front Yard - 25 feet
- D. Side Yard - 8 feet & 12 feet
- E. Rear Yard - 20 feet

15.34.060 Modifying Regulations

- A. **Side Yards.** Main buildings other than dwellings shall have a minimum side yard of eight (8) feet, and the total of the two (2) side yards shall be twenty (20) feet. Private garages and other accessory buildings located at least ten (10) feet behind the main building may have a side yard of two (2) feet, except that the street side yard of a corner lot shall be the same as the front yard setback required for that district.
- B. **Rear Yard.** Private garages and accessory buildings located at least ten (10) feet behind the main building may have a rear yard of two (2) feet provided that on corner lots rearing on the side of another lot the minimum rear yard for all buildings shall be the same as the minimum side yard required of the zoning district.
- C. **Size of Building.** The ground floor area of any single-family dwelling shall not be less than seven hundred fifty (750) square feet, exclusive of open porches and carports. Duplexes, Twin Homes, Triplexes, and Fourplexes shall not have less than six hundred fifty (650) square feet on each side of the common wall, exclusive of open porches and carports.

D. **Location of Animals.** The keeping of animals on any lot or parcel is permitted provided all animals are maintained and housed in accordance with the terms and conditions expressly set forth in PCMC 15.08.220.

The provisions of this section shall be strictly enforced and all animals, corrals, structures and enclosures shall be kept in a reasonably clean condition.

Enforcement of this ordinance shall be subject to the provisions set forth in PCMC 15.24.

SECTION 6. REPEAL AND REPLACEMENT OF CHAPTER 15.36 — GENERAL COMMERCIAL (GC-1).

Chapter 15.36 is repealed and replaced in its entirety with the following:

15.36 Commercial District GC-1

15.36.010 Purpose

15.36.020 Permitted Uses

15.36.030 Height Regulations

15.36.040 Area, Width, And Yard Regulations

15.36.050 Modifying Regulations

15.36.010 Purpose

To provide areas of appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are deemed to promote a combination of retail and service facilities which in character and scale are necessary to meet day-to-day needs of area residents. The following list itemizes the various uses permitted in each type of commercial and industrial zone. Uses designated as "P" are permitted in that zone, uses designated as "C" are permitted in that zone as conditional uses in accordance with reasonable restrictions to reduce the possible negative impacts of the use, "A" is permitted by Administrative Approval, and those designated as "N" are not allowed in that zone. Zones included here are General Commercial (GC), Highway Services (HS), Industrial and Manufacturing-I (I&M-1) and Industrial and Manufacturing-2 (I&M-2).

15.36.020 Permitted Uses

(SEE TABLE - Uses designated as "P" are permitted, "C" require a conditional use permit, "A" require administrative approval, and "N" are not allowed.)

	General Commercial	HS	I&M -1	I&M -2
Agricultural products or supplies (except large machinery)	P	N	P	P
Air conditioning sales & service	P	N	P	N
Airports	N	N	P	N
Amusement enterprises (outdoor)	P	P	P	N
Amusement enterprises (indoor)	P	P	N	N
Animal hospitals	P	P	P	N
Animals, under 20 head	N	N	N	P
Antique, import or souvenir shops	P	P	P	N
Apartment houses	P	N	N	N
Apparel altering & repairing	P	N	N	N
Appliance and/or electronic instruments assembly	N	N	P	P
Appliance stores	P	P	P	N
Arts and crafts shops	P	P	N	N
Asphalt mixing plants	N	N	N	P
Assembly of appliances (from previously prepared parts)	N	N	P	P
Athletic & sporting goods store (Excluding sales & service of motor vehicles or motor boats)	P	P	P	N
Auction houses (except animals)	P	N	P	N
Auction houses (including animals)	N	N	P	P
Automobile parts sales (new parts only)	P	P	P	P
Automobile rental (< 10,000 GVW) (See truck rental for vehicles over 10,000 GVW)	P	P	P	P
Automobile repair & storage (Including painting, body & fender, upholstery, brake & transmission provided it be conducted within enclosed building)	N	N	P	P
Automobile sales (used and new)	P	P	P	P
Automobile service station	P	P	P	P
Automobile wrecking yards	N	N	N	P
Bakeries, on-site retail only	P	P	P	N
Bakeries, wholesale	N	N	P	N
Banks and other financial institutions	P	P	P	N
Barber shops, beauty parlors	P	N	P	N
Barns, stables & corrals	N	N	N	P
Bed and breakfast	P	P	N	N
Beer parlors (on site consumption)	P	P	N	N

Bicycle sales and repair shops	P	P	N	N
Boats sales and service (No manufacturing)	P	P	P	N
Boat storage	N	N	P	P
Book and stationary stores	P	P	N	N
Bowling alley	P	P	N	N
Breweries	C	C	N	P
Broadcasting studios	P	N	P	N
Building materials sales yards and storage buildings (materials are customarily stored outside the main building on a year-around basis)	P	P	P	P
Building supply stores (materials are stored primarily inside the main building, including permanently attached, covered and fenced enclosures, with some seasonal sales items temporarily kept outside)	P	P	P	P
Bus terminal	P	P	P	N
Cabinet & woodwork shop	N	N	P	P
Camera store	P	P	N	N
Candy store, confectionery	P	P	N	N
Caretaker's dwelling (provided that the dwelling is incidental to the use of the land)	N	N	P	P
Carwash	P	P	P	P
Catering service (food)	P	P	P	N
Church	P	P	P	N
Christmas Tree Sales	P	P	P	P
Clinics, medical and dental	P	P	N	N
Clothing & accessory store	P	P	N	N
Clubs and fraternal societies	P	N	P	N
Coal yards	N	N	N	P
Cold storage plants	N	N	P	P
Concrete mixing and batching plants	N	N	N	P
Construction equipment rental, sales, and service (heavy equipment)	N	C	P	P
Convenience store	P	P	P	N
Correctional/intensive treatment facility	N	N	N	P
Craft & hobby store	P	P	N	N
Dance studio	P	N	P	N
Day care center	C	P	P	N
Department/variety store	P	P	P	N
Drive-ins-fast food	P	P	P	P
Drug store	P	P	P	N

Dry cleaning and laundry	P	P	P	P
Dwelling units	P	N	N	N
Electrical, heating, air conditioning and plumbing sales & service	P	N	P	N
Electrical sign shop	N	N	P	P
Electronic equipment sales & service	P	P	P	N
Employment agency	P	N	P	N
Engraving, printing	P	P	P	N
Farm buildings, fowl	N	N	N	P
Farm equipment sales, rental & service	P	P	P	P
Feed processing	N	N	N	P
Feed processing, cereal and flour mill	N	N	N	P
Fertilizer and soil conditioner manufacturing, processing and sales	N	N	N	P
Fire/police/sheriff stations	P	P	P	P
Fix-it shops (small appliance/equipment repair)	P	N	P	N
Floral shop	P	P	P	N
Food processing, wholesale (with no noise or odor nuisance)	N	N	P	P
Food processing, wholesale (with noise or odor nuisance)	N	N	N	P
Fuel, gas and oil storage facility (when approved by the fire chief)	N	N	N	P
Fur farms	N	N	N	P
Furniture stores, retail	P	P	P	N
Furniture stores, warehouse	N	N	P	N
Garden supply & plant material sales	P	N	P	N
Gift shops	P	P	P	N
Grain storage elevators	N	N	N	P
Gravel and sand pits	N	N	N	P
Grocery stores	P	P	P	N
Health clubs	P	P	P	N
Health food store	P	P	P	N
Heliport	C	C	P	P
Hospital	P	C	N	N
Hotel & Motel	P	P	N	N
House wrecking yards	N	N	N	P
Ice manufacturing and storage (wholesale)	N	N	P	P
Ice cream parlor	P	P	P	N
Indoor Shooting Range	C	C	C	C
Interior decorating & design (retail)	P	P	P	N

Janitor service & supply	P	N	P	N
Jewelry stores sales & service	P	P	N	N
Junk yards and scrap storage (when properly fenced with a site obscuring fence)	N	N	N	P
Karate Studio	P	N	P	N
Kennels	N	N	P	P
Knitting mills	N	N	P	P
Laboratory	N	N	P	P
Laboratory, dental/medical	P	N	P	N
Library	P	N	P	N
Liquor Store	P	N	P	N
Locksmith	P	N	P	P
Lube and Vehicle Service Centers	C	C	P	P
Machine shop (general)	N	N	P	P
Manufactured home sales	C	N	P	N
Manufacturing, heavy	N	N	N	P
Manufacturing, light	N	N	P	P
Manufacturing, clean	N	N	P	N
Mill working	N	N	N	P
Mortuary/funeral home	P	N	P	N
Moving & storage company	N	N	P	P
Museum	P	P	P	N
Music Store	P	N	P	N
Nursing homes	P	N	N	N
Office supply & machines, sales and service	P	N	P	N
Oil and petroleum refining	N	N	N	P
Outdoor trap shooting ranges	N	N	N	P
Park & playgrounds	P	P	N	N
Parking lots	P	P	P	P
Pawn shops	P	P	N	N
Pest control & extermination	N	N	P	P
Pet & pet supply store	P	N	P	N
Photographic studios/film processing	P	N	P	N
Power plant	N	N	N	P
Professional, business & administrative offices (Not including medical and dental)	P	N	P	P
Public Utilities	C	C	P	P
Recreational Courts/Spa/Sports Facilities	P	P	C	N

Recreational RV Park	P	P	N	N
Recreational vehicle sales, service & rental (Small - Vehicles customarily hauled to recreational sites such as snowmobiles, ATV's etc.)	P	P	P	P
Recreational vehicle sales, service & rental (Large - Vehicles customarily towed or driven such as campers, trailers, motor homes, etc.)	P	P	P	P
Recycling	C	C	P	P
Residential	P	N	N	N
Residential facility for persons with a disability (See Article XVI)	P	N	N	N
Restaurant	P	P	P	N
Salvage yards	N	N	N	P
Sawmills	N	N	N	P
Schools K-12	P	N	P	N
Service stations	P	P	P	P
Sewage service	N	N	N	P
Sexually oriented businesses	N	N	N	P
Shoe sales and repair shops	P	N	P	N
Sign painting	C	C	P	P
Solar Farms	N	N	N	C
Storage Units and Rental (not in or fronting the Historical District Boundaries)	C	N	P	P
Storage Units and Rental (in or fronting the Historical District Boundaries)	N	N	P	P
Swap Meets	N	P	P	N
Tanning, curing, storage of hides	N	N	N	P
Tattoo parlor and body piercing	P	N	P	P
Taxidermy	C	C	P	P
Temporary Circus and Carnivals	P	P	P	P
Theaters, indoor & outdoor	P	P	P	N
Tire retreading and/or vulcanizing (associated with sales)	N	N	P	P
Tire sales & service	P	P	P	P
Toy store	P	P	N	N
Trade and vocational schools	P	P	P	N
Travel trailer courts	N	P	P	N
Truck and heavy equipment rental & sales (Truck > 10,000 GVW)	P	P	P	P
Truck and heavy equipment Service (Truck > 10,000 GVW)	C	C	P	P

Truck terminal	N	N	P	P
Upholstery shops	C	C	P	N
Inside Warehouses & Sales (with a principal activity of a storage warehouse, excluding heating and chlorine gas and explosives)	P	P	P	P
Outside Warehousing & Sales (with a principal activity of a storage warehouse, excluding heating and chlorine gas and explosives)	N	N	P	P
Welding shop	C	N	P	P
Wholesale outlets	P	P	C	C

15.36.030 Height Regulations

No building shall be erected to a height greater than two and one-half (2½) stories or thirty-five (35) feet without a conditional use permit.

15.36.040 Area, Width, And Yard Regulations

- A. District Area - GC-1
- B. Area - There shall be no minimum lot area requirements for commercial lots used for commercial uses permitted in the zone except for gas pumps and off-street parking area requirements as defined by the planning commission.
- C. Lot Width - 55 feet
- D. Building Size Requirements: No requirements, except when a mixed-use dwelling is used, residential dwelling units are required to be at least 500 square feet per dwelling unit and are to be located above the ground floor and said ground floor is to be devoted exclusively to a commercial use.
- E. Front Yard Setback - 25 feet
- F. Side Yard Setback - No side setback shall be required for commercial buildings having fire resistant walls in compliance with IRC building code, except 15 feet where side yard abuts a residential zone, and 25 feet where side yard is adjacent to a street, except when located on Main Street in the Historic Preservation District with a conditional use permit.
- G. Rear Yard Setback- No rear setback shall be required for commercial buildings having fire resistant walls in compliance with IRC building code, except 15 feet where rear yard abuts a residential zone
- H. Non-Fire-Resistant Building Setbacks: For non-fire-resistant buildings, regulations as contained in the Building Code shall apply, except all buildings and structures, including but

not limited to gasoline pumps, shall be set back at least twenty (20) feet from the street right-of-way line.

- I. Residential Use Building Setbacks: For buildings arranged, intended, or designed exclusively for residential use, the setback requirements shall be the same as for dwellings in the R-3 zone, except for mixed-use dwellings.

15.36.050 Modifying Regulations

- A. Area, Width, and Location requirements shall be the same as R-3 Residential Zone for dwellings other than mixed-use dwellings.
- B. Mixed-use dwellings will be held in single ownership, unless permitted through the Planned Unit Development approval process and requirements in PMC 14.20.
- C. Temporary stands (for seasonal businesses) may be set up with the following setback requirements: front yard setback - 1 foot from property line; rear yard setback - 25 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.

SECTION 7. CREATION OF CHAPTER 15.37 — DOWNTOWN COMMERCIAL DISTRICT (DC-1).

A new Chapter 15.37 is hereby adopted as follows:

Chapter 15.37 Downtown Commercial (DC-1)

15.37.010 Purpose

The purpose of the Downtown Commercial (DC-1) district is to preserve and enhance the historical and pedestrian-oriented character of Parowan's downtown area. This district encourages a mix of retail, office, and residential uses while promoting a traditional streetscape with zero-lot-line setbacks where feasible. Special consideration is given to design aesthetics to ensure compatibility with the Historic Preservation Overlay District.

15.37.020 Permitted Uses

(SEE TABLE - Uses designated as "P" are permitted, "C" require a conditional use permit, "A" require administrative approval, and "N" are not allowed.)

	General Commercial	HS	I&M -1	I&M -2
Agricultural products or supplies (except large machinery)	P	N	P	P
Air conditioning sales & service	P	N	P	N
Airports	N	N	P	N
Amusement enterprises (outdoor)	P	P	P	N
Amusement enterprises (indoor)	P	P	N	N
Animal hospitals	P	P	P	N
Animals, under 20 head	N	N	N	P
Antique, import or souvenir shops	P	P	P	N
Apartment houses	P	N	N	N
Apparel altering & repairing	P	N	N	N
Appliance and/or electronic instruments assembly	N	N	P	P
Appliance stores	P	P	P	N
Arts and crafts shops	P	P	N	N
Asphalt mixing plants	N	N	N	P
Assembly of appliances (from previously prepared parts)	N	N	P	P
Athletic & sporting goods store (Excluding sales & service of motor vehicles or motor boats)	P	P	P	N
Auction houses (except animals)	P	N	P	N
Auction houses (including animals)	N	N	P	P
Automobile parts sales (new parts only)	P	P	P	P
Automobile rental (< 10,000 GVW) (See truck rental for vehicles over 10,000 GVW)	P	P	P	P
Automobile repair & storage (Including painting, body & fender, upholstery, brake & transmission provided it be conducted within enclosed building)	N	N	P	P
Automobile sales (used and new)	P	P	P	P
Automobile service station	P	P	P	P
Automobile wrecking yards	N	N	N	P
Bakeries, on-site retail only	P	P	P	N
Bakeries, wholesale	N	N	P	N
Banks and other financial institutions	P	P	P	N
Barber shops, beauty parlors	P	N	P	N
Barns, stables & corrals	N	N	N	P
Bed and breakfast	P	P	N	N
Beer parlors (on site consumption)	P	P	N	N
Bicycle sales and repair shops	P	P	N	N

Boats sales and service (No MANUFACTURING)	P	P	P	N
Boat storage	N	N	P	P
Book and stationary stores	P	P	N	N
Bowling alley	P	P	N	N
Breweries	C	C	N	P
Broadcasting studios	P	N	P	N
Building materials sales yards and storage buildings (materials are customarily stored outside the main building on a year-around basis)	P	P	P	P
Building supply stores (materials are stored primarily inside the main building, including permanently attached, covered and fenced enclosures, with some seasonal sales items temporarily kept outside)	P	P	P	P
Bus terminal	P	P	P	N
Cabinet & woodwork shop	N	N	P	P
Camera store	P	P	N	N
Candy store, confectionery	P	P	N	N
Caretaker's dwelling (provided that the dwelling is incidental to the use of the land)	N	N	P	P
Carwash	P	P	P	P
Catering service (food)	P	P	P	N
Church	P	P	P	N
Christmas Tree Sales	P	P	P	P
Clinics, medical and dental	P	P	N	N
Clothing & accessory store	P	P	N	N
Clubs and fraternal societies	P	N	P	N
Coal yards	N	N	N	P
Cold storage plants	N	N	P	P
Concrete mixing and batching plants	N	N	N	P
Construction equipment rental, sales, and service (heavy equipment)	N	C	P	P
Convenience store	P	P	P	N
Correctional/intensive treatment facility	N	N	N	P
Craft & hobby store	P	P	N	N
Dance studio	P	N	P	N
Day care center	C	P	P	N
Department/variety store	P	P	P	N
Drive-ins-fast food	P	P	P	P
Drug store	P	P	P	N
Dry cleaning and laundry	P	P	P	P

Dwelling units	P	N	N	N
Electrical, heating, air conditioning and plumbing sales & service	P	N	P	N
Electrical sign shop	N	N	P	P
Electronic equipment sales & service	P	P	P	N
Employment agency	P	N	P	N
Engraving, printing	P	P	P	N
Farm buildings, fowl	N	N	N	P
Farm equipment sales, rental & service	P	P	P	P
Feed processing	N	N	N	P
Feed processing, cereal and flour mill	N	N	N	P
Fertilizer and soil conditioner manufacturing, processing and sales	N	N	N	P
Fire/police/sheriff stations	P	P	P	P
Fix-it shops (small appliance/equipment repair)	P	N	P	N
Floral shop	P	P	P	N
Food processing, wholesale (with no noise or odor nuisance)	N	N	P	P
Food processing, wholesale (with noise or odor nuisance)	N	N	N	P
Fuel, gas and oil storage facility (when approved by the fire chief)	N	N	N	P
Fur farms	N	N	N	P
Furniture stores, retail	P	P	P	N
Furniture stores, warehouse	N	N	P	N
Garden supply & plant material sales	P	N	P	N
Gift shops	P	P	P	N
Grain storage elevators	N	N	N	P
Gravel and sand pits	N	N	N	P
Grocery stores	P	P	P	N
Health clubs	P	P	P	N
Health food store	P	P	P	N
Heliport	C	C	P	P
Hospital	P	C	N	N
Hotel & Motel	P	P	N	N
House wrecking yards	N	N	N	P
Ice manufacturing and storage (wholesale)	N	N	P	P
Ice cream parlor	P	P	P	N
Indoor Shooting Range	C	C	C	C
Interior decorating & design (retail)	P	P	P	N
Janitor service & supply	P	N	P	N

Jewelry stores sales & service	P	P	N	N
Junk yards and scrap storage (when properly fenced with a site obscuring fence)	N	N	N	P
Karate Studio	P	N	P	N
Kennels	N	N	P	P
Knitting mills	N	N	P	P
Laboratory	N	N	P	P
Laboratory, dental/medical	P	N	P	N
Library	P	N	P	N
Liquor Store	P	N	P	N
Locksmith	P	N	P	P
Lube and Vehicle Service Centers	C	C	P	P
Machine shop (general)	N	N	P	P
Manufactured home sales	C	N	P	N
Manufacturing, heavy	N	N	N	P
Manufacturing, light	N	N	P	P
Manufacturing, clean	N	N	P	N
Mill working	N	N	N	P
Mortuary/funeral home	P	N	P	N
Moving & storage company	N	N	P	P
Museum	P	P	P	N
Music Store	P	N	P	N
Nursing homes	P	N	N	N
Office supply & machines, sales and service	P	N	P	N
Oil and petroleum refining	N	N	N	P
Outdoor trap shooting ranges	N	N	N	P
Park & playgrounds	P	P	N	N
Parking lots	P	P	P	P
Pawn shops	P	P	N	N
Pest control & extermination	N	N	P	P
Pet & pet supply store	P	N	P	N
Photographic studios/film processing	P	N	P	N
Power plant	N	N	N	P
Professional, business & administrative offices (Not including medical and dental)	P	N	P	P
Public Utilities	C	C	P	P
Recreational Courts/Spa/Sports Facilities	P	P	C	N
Recreational RV Park	P	P	N	N

Recreational vehicle sales, service & rental (Small - Vehicles customarily hauled to recreational sites such as snowmobiles, ATV's etc.)	P	P	P	P
Recreational vehicle sales, service & rental (Large - Vehicles customarily towed or driven such as campers, trailers, motor homes, etc.)	P	P	P	P
Recycling	C	C	P	P
Residential	P	N	N	N
Residential facility for persons with a disability (See Article XVI)	P	N	N	N
Restaurant	P	P	P	N
Salvage yards	N	N	N	P
Sawmills	N	N	N	P
Schools K-12	P	N	P	N
Service stations	P	P	P	P
Sewage service	N	N	N	P
Sexually oriented businesses	N	N	N	P
Shoe sales and repair shops	P	N	P	N
Sign painting	C	C	P	P
Solar Farms	N	N	N	C
Storage Units and Rental (not in or fronting the Historical District Boundaries)	C	N	P	P
Storage Units and Rental (in or fronting the Historical District Boundaries)	N	N	P	P
Swap Meets	N	P	P	N
Tanning, curing, storage of hides	N	N	N	P
Tattoo parlor and body piercing	P	N	P	P
Taxidermy	C	C	P	P
Temporary Circus and Carnivals	P	P	P	P
Theaters, indoor & outdoor	P	P	P	N
Tire retreading and/or vulcanizing (associated with sales)	N	N	P	P
Tire sales & service	P	P	P	P
Toy store	P	P	N	N
Trade and vocational schools	P	P	P	N
Travel trailer courts	N	P	P	N
Truck and heavy equipment rental & sales (Truck > 10,000 GVW)	P	P	P	P
Truck and heavy equipment Service (Truck > 10,000 GVW)	C	C	P	P
Truck terminal	N	N	P	P

Upholstery shops	C	C	P	N
Inside Warehouses & Sales (with a principal activity of a storage warehouse, excluding heating and chlorine gas and explosives)	P	P	P	P
Outside Warehousing & Sales (with a principal activity of a storage warehouse, excluding heating and chlorine gas and explosives)	N	N	P	P
Welding shop	C	N	P	P
Wholesale outlets	P	P	C	C

15.37.030 Height Regulations

No building shall be erected to a height greater than two and one-half (2½) stories or thirty-five (35) feet without a conditional use permit.

15.37.040 Area, Width, and Yard Regulations

- A. **Lot Area:** No minimum lot area required, except as necessary for parking and utility requirements.
- B. **Lot Width:** Minimum 40 feet.
- C. **Building Size Requirements:** No requirements, except for mixed-use dwellings, which must have residential units of at least 500 square feet per unit, located above the ground floor with commercial use below.
- D. **Front Yard Setback:** Zero setback permitted.
- E. **Side Yard Setback:** Zero setback permitted if:
 - 1. Fire-resistant walls are constructed per building code.
 - 2. Adequate fire separation is maintained as per fire code.
 - 3. Parking and emergency access requirements are met.
 - 4. If abutting a residential zone, a 10-foot setback is required.
- F. **Rear Yard Setback:** No setback required for fire-resistant buildings, except:
 - 1. 10 feet, where abutting a residential zone.
- G. **Non-Fire-Resistant Building Side and Rear Yard Setbacks:** 10-foot Side Setback, 20-foot Rear Setback

H. **Residential Use Setbacks:** For buildings intended exclusively for residential use, setbacks follow the R-3 zone regulations, except for mixed-use dwellings.

15.37.050 Modifying Regulations

- A. Buildings within the Historic Preservation Overlay District must adhere to its design and aesthetic standards to maintain the historic downtown character.
- B. Mixed-use dwellings must remain under single ownership unless approved through the Planned Unit Development (PUD) process per PMC 14.20.
- C. Parking must be accommodated on-site or through city-approved shared parking agreements.
- D. Outdoor dining, pedestrian plazas, and similar enhancements are encouraged to support a vibrant downtown atmosphere.
- E. Any structure with a zero-lot-line setback must meet applicable fireproofing and safety standards.

SECTION 8. CREATION OF CHAPTER 15.47 — MANUFACTURED HOMES, MANUFACTURED HOME PARKS, AND SUBDIVISIONS.

A new Chapter 15.47 is hereby adopted as follows:

15.47 Manufactured Homes, Manufactured Home Parks, And Subdivisions

15.47.010 Purpose

15.47.020 Definitions

15.47.030 Location And Use

15.47.040 Approval Process

15.47.050 Application

15.47.060 Standards And Requirements

Chapter 15.47 Manufactured Home Subdivisions

15.47.010 Purpose

The purpose of this chapter is to establish standards and requirements for the development of manufactured home subdivisions in Parowan City. While individual manufactured homes affixed to lots are regulated as conventional housing, subdivisions consisting of 80% or more manufactured homes require a conditional use permit. The intent is to ensure that such

developments align with the rural character of the community by avoiding uniform, repetitive designs and meeting all applicable subdivision requirements.

15.47.020 Definitions

1. **Manufactured Home:** A factory-built, single-family structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used as a dwelling when connected to required utilities. It must comply with the National Manufactured Housing Construction and Safety Standards Act of 1974 and be placed on a permanent foundation. A manufactured home is no longer a mobile home after it has been permanently attached to a property and by recording an “Affidavit of Affixture with the Iron County Recorder and Receipt for Surrender of Title.”
2. **Manufactured Home Subdivision:** A residential subdivision where 80% or more of the dwelling units are manufactured homes.

15.47.030 Location and Use

Manufactured home subdivisions are allowed only through the conditional use process in residential zones where permitted. Individual manufactured homes outside of these subdivisions are regulated as conventional housing after it has been permanently attached to the property and by recording an “Affidavit of Mobile Home Affixture and Receipt for Surrender of Title” at the office of the Iron County Recorder.

15.47.040 Approval Process

All manufactured home subdivisions must go through the standard subdivision process, and must also apply for a conditional use permit following the provisions of this chapter. Standard subdivision requirements include but are not limited to:

- A. Review and approval by the Subdivision Review Committee (SRC) and the Planning and Zoning Commission.
- B. Compliance with all city subdivision regulations, including road dedications, public utility easements, and stormwater management.
- C. Dedication of public streets that meet city standards; private roads are not permitted.
- D. Conformance with all fire safety, emergency access, and public infrastructure requirements.

15.47.050 Application Requirements

A developer proposing a manufactured home subdivision must follow the standard subdivision application process, and must also submit the following:

- A. A site plan and elevations demonstrating:
 - 1. Variation in home design and layout to avoid a "cookie-cutter" or tract home appearance.
 - 2. Landscaping plans that ensure the rural character of the subdivision.
 - 3. Compliance with setback, lot size, and density requirements.
- B. A conditional use permit application with justification for the subdivision's compatibility with surrounding areas.

15.47.060 Development Standards

- A. Manufactured home subdivisions must adhere to the same design and infrastructure standards as conventional subdivisions, including road widths, sidewalks where required, and utility placement.
- B. Manufactured homes must comply with the National Manufactured Housing Construction and Safety Standards Act of 1974 and be affixed to a permanent foundation and it has been permanently attached to the property and by recording an "Affidavit of Mobile Home Affixture and Receipt for Surrender of Title" at the office of the Iron County Recorder.
- C. Streets must be constructed to standard city specifications and dedicated as public rights-of-way.
- D. Common areas or open spaces must be included as required by city subdivision regulations and/or the Planning and Zoning Commission.
- E. Manufactured homes within the subdivision must have varied architectural styles, roof pitches, and/or exterior finishes to prevent a repetitive tract-home appearance.

15.47.070 Conditions for Approval

The Planning and Zoning Commission may impose additional conditions to ensure:

- A. The subdivision aligns with the rural aesthetic and does not create an adverse visual impact.
- B. Adequate buffering and landscaping are provided to enhance the development.
- C. There is no undue burden on city services, infrastructure, or emergency response.

Failure to meet these requirements may result in denial of the conditional use permit or subdivision application.

SECTION 9. AMENDMENT TO SECTION 14.20.030 — PROCEDURE (PLANNED UNIT DEVELOPMENT).

Section 14.20.030 is hereby amended to read as follows:

14.20.030 Procedure -

- A. No permit for a Planned Unit Development shall be granted by the Parowan City Council unless the proposed site is in a zone where Planned Unit Developments are allowed by this Ordinance.

- B. Along with the application for a Planned Unit Development, the Applicant shall submit the following plans for review by the Planning and Zoning Commission.
 - 1. 1. Tentative subdivision map as provided by the Parowan Subdivision Ordinance showing alleys, driveways, parking spaces, recreational facilities, open spaces, landscaped areas, relation to other buildings, streets, and developments in the same general area, and such other and additional information as may be requested by the Planning and Zoning Commission.
 - 2. 2. Typical floor plans and elevations, complete with dimensions, except when developing for mobile homes.
 - 3. 3. A construction schedule and sequence showing the order in which the proposed development will be completed.
 - 4. Evidence showing that the proposed development is designed to produce an environment of stable and desirable characteristics, and that areas of open space, parking, recreational facilities, service and other common areas are consistent with the anticipated population of the development.
 - 5. A statement setting forth the proposed methods of conveying title, the type of statement to be granted, the right to use such common areas as are established in the plan, and whether such right is appurtenant to ownership within the development. Any appurtenant rights shall be made a covenant running with the land.
 - 6. A statement setting forth the method to be used in maintaining any common areas, which method shall include a corporation, partnership, trust, homeowners' association, or other legal entity having the right to assess individual owner within the development as necessary and according each individual owner the right to require said legal entity to properly maintain the common area.

- C. The area covered by the application shall be in one ownership, or if more than one ownership, the application shall be filed jointly by all owners of the property included in one plan.
- D. D. The number of dwelling units per acre shall not exceed five per acre in the R-1 Zone, with a minimum livable floor space of one thousand square feet per unit; seven dwelling units per acre in the R-2 Zone, with a minimum livable floor space of eight hundred fifty square feet; nine dwelling units per acre in the R-3 Zone, with a minimum livable floor space of seven hundred fifty square feet; and five dwelling units per acre, with a minimum livable floor space of one thousand feet in the A-1 Agricultural Zone.
- E. No single building shall contain more than sixteen (16) dwelling units.
- F. No single building shall exceed three (3) stories or thirty-five (35) feet in height, whichever is lower.
- G. No residential building in a Planned Unit Development shall face the rear of any other building.
- H. Whenever a Planned Unit Development is adjacent to, or on the opposite side of a street from a residential or A-1 Agricultural Zone, then for each portion of the development adjacent to or across the street from such residential or residential agricultural zone, all yards and setback regulations pertaining to the adjacent or opposite zone shall also apply to said portion of the Planned Unit Development. All open space within a Planned Unit Development shall be occupied as either usable common open space, usable private open space, active recreational areas, or planted into lawn, trees, shrubs and other suitable landscaping.
- I. The required front yard and side yard under this code which faces on a public street shall not be used for automobile parking space but shall be landscaped and maintained with lawns, trees, and shrubs harmonious with the surrounding area, except for permitted driveways.
- J. All off-street parking spaces and driveway shall be hard surfaced.
- K. In addition to dwellings, office buildings and mobile homes, the Planned Unit Development may include schools, churches, community or public recreational buildings, and other necessary and related community facilities.
- L. No Planned Unit Development may incorporate both mobile homes and permanent residential dwelling units such as are typically permitted in residential zones. Commercial office uses may be included in a Planned Unit Development.
- M. The plans submitted pursuant to this Ordinance must first be submitted to the Parowan City Planning and Zoning Commission for their review prior to application for a permit for a Planned Unit Development being filed with the City Council. The Parowan City Planning and Zoning Commission shall review the plan to determine compliance with the General Plan, the subdivision, and the zoning ordinance of Parowan City. In considering approval for the development, the Planning and Zoning Commission, among other things, shall make sure that such development will constitute a residential environment of sustained desirability and stability and that it will not produce a volume of traffic in the surrounding zones in excess of the capacity for which the access streets are designed, that requirements for utilities, off-

street parking, traffic circulation and other public requirements will be adequately met and that the ground floor of all buildings shall not exceed forty (40) percent of the area of the land within the development. The Planning and Zoning Commission may impose reasonable conditions as may be necessary to carry out the intent of this provision.

- N. The plans required herein must be prepared by an architect or Engineer licensed to practice in the State of Utah.
- O. Upon compliance with the regulations and requirements herein set forth, and upon approval of such Planned Unit Development by the Planning and Zoning Commission, the Applicant may apply to the City Council for its approval. The City Council may grant a permit for the Planned Unit Development if it finds that the development meets the requirements of the General Plan, and the zoning ordinance, and the subdivision ordinance of Parowan City and is otherwise in the best interests of the public. The requirements in excess of those set forth in this Ordinance may be imposed by the Planning and Zoning Commission and the City Council where they see necessary to serve the public interest.

SECTION 10. AMENDMENT TO SECTION 15.80.100 — AREA OF ACCESSORY BUILDINGS.

Section 15.80.100 is hereby amended to read as follows:

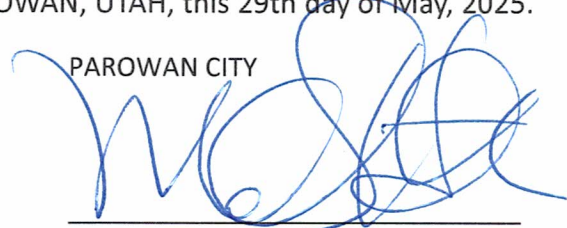
No accessory building or group of accessory buildings in any residential zone shall cover more than twenty-five (25) percent of the rear yard. This provision includes External Accessory Dwelling Units. Exceptions to this requirement may be granted by conditional use permit, by the Planning and Zoning Commission.

SECTION 11. SEVERABILITY.

If any section, clause, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder shall remain in full force and effect.

PASSED AND ADOPTED BY THE CITY COUNCIL OF PAROWAN, UTAH, this 29th day of May, 2025.

PAROWAN CITY



Mollie Halterman, Mayor

Voting on Next Page

VOTING:	AYE	NAY	ABSTAIN	ABSENT
David Burton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rochell Topham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sharon Downey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Dean	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attested by:


 Callie Bassett, City Recorder



