

ORDINANCE NO. 2025-10

**AN ORDINANCE AMENDING TITLE 15 OF THE PAROWAN CITY CODE TO MODIFY 15.56.020
AND ENACT SECTION 15.56.035 REGARDING LENGTH OF STAY IN RV PARKS**

WHEREAS, Parowan City is authorized under Utah Code Annotated §§ 10-9a-101 et seq. to enact and amend land use regulations for the health, safety, and welfare of the public; and

WHEREAS, the Parowan City Council finds it necessary and appropriate to update its RV park regulations to allow limited long-term occupancy under conditions that maintain the predominantly short-term character of such facilities; and

WHEREAS, the City's current code limits the length of stay in RV parks to twenty-nine (29) days, but does not provide a mechanism for regulated longer-term stays; and

WHEREAS, the Parowan City Planning Commission held a duly noticed public hearing on this matter and recommended adoption of the proposed amendment; and

WHEREAS, the City Council finds that the proposed code amendment promotes the public interest, provides needed flexibility, and remains consistent with the City's general plan;

NOW, THEREFORE, BE IT ORDAINED by the Parowan City Council, Iron County, Utah, as follows:

SECTION 1. Amendment of Code.

Title 15.56 of the Parowan City Code is hereby amended to update section 15.56.030 (B) - which shall read as follows:

B. This ordinance applies to any tract of land developed for the purpose of locating two or more RVs for temporary leased lodging of a transient nature, or of a non-permanent nature in longer stay sections of an RV park conditionally allowed under PCMC 15.56.035.

SECTION 2. Enactment of Code.

10.56.035 Length of Stay

A. Purpose:

The purpose of this section is to establish clear standards regarding allowable length of stay in recreational vehicle (RV) parks, while allowing limited long-term occupancy under regulated

conditions. This section is intended to preserve the short-term, recreational nature of RV parks and to prevent the development or appearance of permanent residential use within such facilities.

B. General Standard:

Except as otherwise provided in this section, the maximum allowable length of stay for any recreational vehicle or occupant within an RV park shall be twenty-nine (29) consecutive days.

C. Long-Term Stay Area – Conditional Use:

1. An RV park may establish one (1) designated area within the park for long-term stays, subject to approval of a conditional use permit.
2. The designated long-term stay area shall not exceed thirty percent (30%) of the total rental sites of the RV park.
3. Occupancy within the long-term stay area shall not exceed nine (9) consecutive months in any twelve (12) month period for any individual RV or occupant.
4. The remaining portion of the RV park, outside of the approved long-term stay area, shall remain subject to the general twenty-nine (29) day maximum stay requirement.

D. Conditions and Compliance:

As part of the conditional use permit process, the City may impose reasonable conditions to ensure that the long-term stay area remains visually and functionally consistent with the short-term recreational character of the RV park. Conditions may include, but are not limited to, restrictions on the placement of permanent structures, outdoor storage, skirting, fencing, or other features that give the appearance of permanent or fixed residential use. The operator of the RV park shall maintain accurate records of occupancy and shall make such records available to the City upon request to verify compliance with this section.

SECTION 3. Effective Date.

This ordinance shall become effective upon publication or posting as required by law.

PASSED AND ADOPTED by the City Council of Parowan City, Iron County, Utah, this 24th day of April, 2025.

(voting on next page)

Mollie Halterman, Mayor
Parowan City, Utah

VOTING:	AYE	NAY	ABSTAIN	ABSENT
David Burton	✓	—	—	—
Rochell Topham	—	✓	—	—
Sharon Downey	✓	—	—	—
John Dean	✓	—	—	—
David Harris	✓	—	—	—

Attested by:

Callie Bassett, City Recorder



