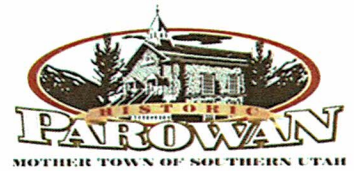


Rural Done Right:

Shaping Parowan's Future with Smart Growth



Parowan is a special place – a city with deep roots, strong families, and a rural way of life that we cherish. As our community continues to grow, we are taking proactive steps to ensure that growth happens in a way that preserves our small-town, supports families, and strengthens local businesses. That's why we are making key updates to our zoning code and land-use policies to reflect a vision we call **"Rural Done Right."**

Our Commitment to Parowan's Future

We believe in a balanced approach to growth that protects our rural character while allowing for some reasonable and responsible development. Our guiding principles are:

- ✓ **Keeping Parowan Rural** – Preserving our historic character, and small-town atmosphere and limiting housing options to fit within a rural theme.
- ✓ **Slow, Managed Growth** – Ensuring development aligns with our community values and infrastructure capacity. Working within the law to restrict growth to responsible levels.
- ✓ **Pro-Family** – Creating housing opportunities that support young families and long-time residents alike.
- ✓ **Pro-Business** – Encouraging responsible commercial growth that strengthens our local economy.
- ✓ **Pro-Heritage** – Honoring our history and ensuring new development fits our town's traditional identity.

Key Changes & Improvements



Protecting Our Rural Character

To ensure Parowan retains its small-town feel, we will no longer allow high-density, urban-style multifamily housing such as:

- ⊘ Townhouses
- ⊘ Condominiums
- ⊘ Apartment buildings
- ⊘ Planned Unit Developments (PUDs)

Planned Unit Developments (PUDs) often have narrow streets and other design elements that are not consistent with a rural environment. Instead, we are promoting subdivisions and housing styles that blend with our existing neighborhoods.

Additionally, **all residential buildings** – including those in R-2 and R-3 zones—**must maintain a traditional, single-family home look and feel** to ensure new development complements Parowan's rural character.



Encouraging Affordable, Rural-Friendly Housing

We recognize the need for affordable housing while maintaining our rural charm. To support families and first-time home buyers, we are:

- ✓ Allowing **twin homes** with separate ownership and a common wall in R-2 zones.
- ✓ Permitting **stacked 3-plexes and 4-plexes** with separate individual ownership allowed in R-3, as long as they resemble single-family home structure. However, the construction and layout must be varied in such as way as to not resemble "cookie cutter" homes in style or layout.
- ✓ Promoting **Cottage Court housing** in all residential zones, with density restrictions to ensure they fit naturally in the community.
- ✓ Allowing **smaller lot and home sizes** in R-2 and R-3 for single-family homes to improve affordability. Since land costs are one of the largest factors in home prices, this step is crucial if we want our kids to be able to live in Parowan. This brings the concept of a starter home for our kids within reach. What was your first home?

Additionally, we are launching a **First-Time Home Buyer Program** that includes discounts on impact and building fees to help young families achieve homeownership in Parowan. Families and the energy that they bring will ensure that we keep the vibrant character and heritage of our City alive.



Ensuring Housing Quality & Availability

✗ **Restricting Manufactured Housing** – Manufactured homes will only be allowed in subdivisions that require a conditional use permit to **ensure quality and consistency** with the rural character of the community. Again, the construction and layout must be varied in such as way as to not resemble "cookie cutter" homes in building style or subdivision layout. We want to build neighborhoods, not tracts.

✗ **Limiting Short-Term Rentals** – Short-term rentals will **only be allowed for property owners who live on-site**. This ensures that available housing is not bought up by outside corporations, which could reduce the number of homes available for local families.



Supporting Historic & Business-Friendly Growth

- ✓ Allowing **mixed-use residential** in commercial zones, as long as new buildings maintain a historic look and complement downtown. This will promote a walkable downtown and allow for affordable residential options that fit with our historic buildings. It will also provide for rural friendly retail opportunities for locally owned business to thrive.
- ✓ Updating zoning codes to ensure commercial and residential growth aligns with Parowan's rural aesthetic and lifestyle.



Protecting Our Farmland & Natural Resources

To prevent excessive sprawl into our valuable agricultural lands, we are:

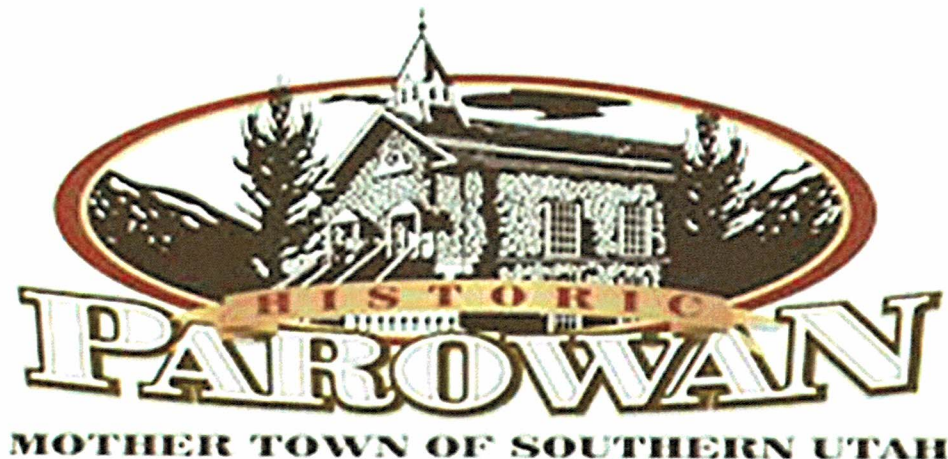
- ✓ **Shrinking our Annexation Policy Plan & Map** to limit the city's growth footprint.
- ✓ **Strengthening water & sewer policies** by ensuring city utilities are not extended beyond city boundaries, helping to maintain control over where and how development occurs and that we don't outgrow our vital resources.

A Partnership for the Future

We want to build a strong, collaborative relationship with property owners. This is not about saying "No" to growth – it is about shaping a future that respects our values and enhances the quality of life for everyone in Parowan while ensuring that our city stays a "small town".

By including all stakeholders, primarily our citizens, and setting clear expectations, we can ensure that growth in Parowan happens **the right way** – preserving our **rural heritage** while making space for the next generation of families and businesses that call our community home.

Growing Smart, Staying Rural, Doing it Right.



Residential Zoning Summary:

	R-1			R-2			R-3			Commercial		
	<u>Detail</u>	<u>Notes</u>	<u>Detail</u>	<u>Notes</u>	<u>Detail</u>	<u>Notes</u>	<u>Detail</u>	<u>Notes</u>	<u>Detail</u>	<u>Notes</u>	<u>Detail</u>	<u>Notes</u>
Single Family	10,000	lot size	7,500	lot size	6,000	lot size	No	lot size	No		No	
Twin	No		10,000	Lot size *2 lot comb. Tot. SFR Look	10,000		No	Lot size 2 lot comb. Tot. SFR Look Single own, or sept own w/HOA. SFR Look	No		No	
Stacked 3-4plex	No		No		20,000		No	max 8 SFR/acre	No		No	
Cottage Courtyard	Conditional	max 4 SFR/acre	Conditional	max 6 SFR/acre	Conditional		Conditional		Conditional		Conditional	
Mixed Use Res.	No		No		No		No		No		Conditional	
Livable House Size	1,000	minimum sq. ft.	850	minimum sq. ft.	750	minimum sq. ft.	750		500		500	
P.U.D.s	No		No		No		No		Conditional		Conditional	
Townhomes	No		No		No		No		No		No	
Condominiums	No		No		No		No		No		No	
Apartments	No		No		No		No		No		No	
Other Multiple Dwellings	No		No		No		No		No		No	
Bed & Breakfast	No		No		No		No		No		No	
Mobile Home Parks	No		No		No		No		Yes		Yes	
Manufactured Homes	Conditional		Conditional		Conditional		Conditional		No		No	
Manufactured Hm. Park	Conditional		Conditional		Conditional		Conditional		No		No	

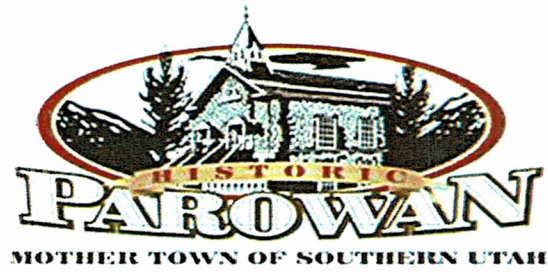
C.U.P. - Historic Style
Apartment sq. ft. min
Commercial PUD or Mixed Use

Summary of Proposed Changes to Parowan City's Appeal Authority

- **Structure & Appointment:**
 - The Appeal Authority consists of a single member, appointed by the Mayor with City Council approval. The term is undefined, and the member can be removed without cause by the City Council.
 - The member should have technical expertise in municipal land use and a strong understanding of Parowan City ordinances.
- **Duties & Powers:**
 - Reviews appeals of administrative decisions regarding zoning and land use.
 - Can grant variances if: 1) Strict enforcement of zoning creates an undue hardship. 2) Unique circumstances exist for the property. 3) The variance is necessary to maintain property rights and does not harm the general plan. AND 4) The variance upholds the intent of the zoning ordinance.
 - Hardships must be specific to the property and not economic or self-imposed.
 - Variances, once approved, run with the land and must be recorded with the Iron County Recorder.
 - The Appeal Authority cannot grant use variances.
 - Conditions may be imposed to mitigate negative impacts of a variance.
- **Meetings & Records:**
 - Meetings are open to the public and held as determined by the Appeal Authority.
 - The Authority may administer oaths and require witness attendance.
 - Official records, including meeting minutes and appeal decisions, are maintained by the City Clerk.
- **Appeal Process:**
 - Appeals can be filed by any aggrieved person, officer, department, or board.
 - Appeals must be submitted within 15 days of the administrative decision.
 - Filing an appeal generally pauses enforcement actions unless public safety is at risk.
- **Decision & Further Review:**
 - The Appeal Authority can uphold, reverse, or modify decisions.
 - The City Council sets procedural rules for the Appeal Authority.
 - Any party aggrieved by a decision may seek judicial review within 30 days of the decision being filed.

Summary of Proposed Changes to Cargo Storage Container Regulations in Parowan

- **Permit Requirement:** A permit is required for both temporary and permanent placement of cargo storage containers.
- **Temporary Use for Construction:**
 - Allowed only with an active building permit.
 - Permit is valid until the associated building permit expires.
 - No foundation, ventilation, or tie-downs required unless electricity is installed.
- **Temporary Use for Loading/Unloading:**
 - Allowed for up to 10 consecutive days. An extension of up to 20 additional days may be granted by the Zoning Administrator.
- **Permanent Placement:**
 - Allowed in all zones but must comply with accessory building regulations.
 - Limited to two (2) containers in Commercial and Highway Services Zones; more requires a Conditional Use Permit.
 - Must be placed in the side or rear yard, subject to setback and sight obstruction rules. Side yard placement requires Planning and Zoning Commission approval.
 - Containers must be structurally sound, free of graffiti, and painted in earth tones or colors that complement surrounding structures.
 - Cannot be used for habitation, business operations, or hazardous material storage. The exception to habitation and business use is if it is used as a building material and not able to be recognized as a storage container from the exterior.
 - Stacking is prohibited unless the container is part of a structure and is not visible as a container.
 - Must be placed on a stable surface to prevent rodent habitation.
- **Historic District Restrictions:**
 - Prohibited in Historic Preservation zones unless approved by the Historic Preservation Committee.
- **Existing Containers:**
 - Containers placed before the ordinance's effective date may remain but cannot be expanded, relocated, or modified unless brought into compliance.
- **Enforcement:**
 - Violations are classified as infractions, subject to penalties under Utah State law.



Parowan City Organization Chart

