

15.04.020 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.

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

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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

1. 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 by recording an "Affidavit of Mobile Home Affixture and Receipt for Surrender of Title" at the office of the Iron County Recorder.
2. Household pets.
 3. The tilling of soil, the raising of crops, horticulture and gardening.
 4. Accessory buildings and uses customarily incidental to the permitted and conditional permitted uses allowed herein. Proposed accessory buildings which will cover more than twenty-five (25) percent of the rear yard shall require a Conditional Use Permit.
 5. Churches.

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
- ~~Cluster subdivision of single-family dwellings, provided that the residential density is not increased to allow more than one (1) dwelling for each parcel which is seventy-five (75) percent of the square feet required by the district for single-family dwellings, and that the total area of the subdivision cluster be not less than five (5) acres, and that at least one-third (1/3) of the total area of the subdivision be reserved or dedicated as a permanent open space for common use of the residents, under Planned Development approval.~~
- Golf course
- Planned Development
- Public and quasi-public buildings and uses

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- Recreational Courts
- Home Occupations
- Day Care Centers and Preschools
- **Manufactured Home Subdivision**

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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

- District - R-1A
- [Lot](#) Area - 10,000 sq ft minimum
- [Lot](#) Width - 65 feet [minimum](#)
- Front Yard - 25 feet
- Side Yard - 8 feet & 12 feet
- Rear Yard - 20 feet

15.28.060 Modifying Regulations

1. **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-four (24) 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.
2. **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.
3. **Size of Building.** The ground floor area of any one-family dwelling shall not be less than [1,000 square feet, that specified by the Uniform Building Code](#), exclusive of open porches and carports.

4. **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.

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 medium and low density, single-family neighborhoods of spacious and uncrowded character.

15.30.020 Permitted Uses

1. 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 by recording an "Affidavit of Mobile Home Affixture and Receipt for Surrender of Title" at the office of the Iron County Recorder.
2. Household pets.
 3. The tilling of the soil, the raising of crops, horticulture and gardening.
 4. Churches
 5. 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](#)
- ~~Cluster subdivision of single-family dwellings, provided that the residential density is not increased to allow more than one (1) dwelling for each parcel which is seventy-five (75) percent of the square feet required by the district for single-family dwellings, and that the total area of the subdivision cluster be not less than five (5) acres, and that at least one-third (1/3) of the total area of the subdivision be reserved or dedicated as a permanent open space for common use of the residents, under Planned Development approval.~~
- Golf Course
- ~~Planned Development~~
- [Public and quasi-public buildings and uses](#)
- Recreational Courts
- Home Occupations
- ~~Day Care Centers and Preschools~~
- **Manufactured Home Subdivision**

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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

- District Area - R-1
- **Lot** Area - 10,000 sq ft minimum
- **Lot** Width - 75 feet **minimum**
- Front Yard - 25 feet
- Side Yard - 8 feet & 12 feet
- Rear Yard - 20 feet

15.30.060 Modifying Regulations

1. **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.
2. **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.
3. **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.
4. **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.

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

15.32.020 Permitted Uses

[1. Any use permitted in the R-1 Residential Zone.](#)

~~1.—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 (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 by recording an "Affidavit of Mobile Home Affixture and Receipt for Surrender of Title" at the office of the Iron County Recorder.~~

[2. Two-family dwelling \(or duplex\) of single ownership.](#)

3. Twin Home having separate ownership, when approved through the subdivision process.

4. 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 heights to avoid a flat or boxy look

2. Articulated facades – required wall plane offsets to break up massing.

3. Separated front entries

2. _____

3-5. _____ Churches

4-6. _____ Household pets

5-7. _____ 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.

6-8. _____ Bed and Breakfast Inn; Boarding House

15.32.030 Conditional Uses

• ~~Three-family dwelling~~

• ~~Four-family dwelling~~

• 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

• ~~Planned Development~~

• Public and quasi-public buildings and uses

• Recreational Courts

• Home Occupations

• Day Care Centers and Preschools

• Manufactured Home Subdivision

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15.32.040 Height Regulations

~~Same as R-1 Residential Zone. Height of building to be approved by the Planning Commission. However, no building shall be erected to a height greater than two and one-half (2½) stories or thirty-five (35) feet.~~

15.32.050 Area, Width, And Yard Regulations

- District Area - R-2
- ~~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. ~~10,000 sq ft minimum~~
- Lot Width - 75 feet minimum
- Front Yard - 25 feet
- Side Yard - 8 feet & 12 feet
- Rear Yard - 20 feet

15.32.060 Modifying Regulations

- ~~1. **Area.** The minimum lot shall be ten thousand (10,000) square feet for each one-family dwelling, with three thousand (3,000) square feet for each additional dwelling unit.~~
- 2.1. **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.
- 2. 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.
- 3. 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 ~~five seven hundred fifty (7560)~~ square feet on each side of the common wall, exclusive of open porches and carports.

4. **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.

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

- ~~1.—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 (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 by recording an "Affidavit of Mobile Home Affixture and Receipt for Surrender of Title" at the office of the Iron County Recorder.~~

1. Any use permitted in the R-1 Residential Zone or R-2 Residential Zone.
2. Three-family and four-family dwellings of single ownership
3. Triplex or Fourplex dwellings having separate ownership, when approved through the subdivision process.
4. All Triplex or Fourplex dwellings must meet the following design elements with the intent of appearing similar to 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 to avoid a flat or boxy look
 2. Articulated facades – required wall plane offsets to break up massing.
 3. Separated front entries

~~2.5.~~ _____

~~3. Apartment houses, condominiums, townhouses and other multiple dwellings~~

~~4.6.~~ _____ Bed and Breakfast Inn; Boarding House

~~5.7.~~ _____ Rest homes and care homes

~~6.8.~~ _____ Clubs and lodges

~~7.9.~~ _____ Hospitals and clinics

~~8.10.~~ _____ Churches

9.11. 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.

15.34.030 Conditional Uses

- ~~Mobile home parks~~
- ~~Planned Development~~
- ~~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**

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15.34.040 Height Regulations

~~Same as R-1 Residential Zone. No building shall be erected to a height greater than thirty-five (35) feet.~~

15.34.050 Area, Width, And Yard Regulations

- District Area - R-3
- ~~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 times the number of dwelling units. 10,000 sq ft minimum~~
- ~~Lot Width - 55 feet for a single dwelling unit and 75 feet for twin homes, duplexes, triplexes and fourplexes~~
- Front Yard - 25 feet
- Side Yard - 8 feet & 12 feet

- Rear Yard - 20 feet

15.34.060 Modifying Regulations

~~1. **Area.** The minimum lot shall be ten thousand (10,000) square feet for each one-family dwelling, with one thousand (1,000) square feet for each additional dwelling unit, and not less than seven thousand (7,000) square feet for any main building other than dwellings.~~

~~2.1.~~ **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.

~~2.~~ **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.

~~3. **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 five hundred (6590) square feet on each side of the common wall, exclusive of open porches and carports.~~

~~3.~~ _____

~~4. **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.

15.04.020 Definitions

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39. Dwelling, ~~Single-Family and Two-Family~~ mixed-use commercial (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). Development which incorporates a mix of uses, including retail commercial and/or offices and residential.~~

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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)

Bed & Breakfast - Permitted

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

- District Area - GC-1
- 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. 10,000-sq-ft minimum
- Lot Width - 60-55 feet
- 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.
-
- Front Yard Setback - 25 feet, except when located on Main Street in the Historic Preservation District with a conditional use permit.
- Side Yard Setback - No side~~rear~~ setback shall be required for commercial buildings having fire resistant walls in compliance with IRCthe building codeNone, 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.
- Rear Yard Setback- No rear setback shall be required for commercial buildings having fire resistant walls in compliance with IRCthe building codeNone, except 15 feet where rear yard abuts a residential zone
- 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.
- 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.

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15.36.050 Modifying Regulations

1. Area, Width, and Location requirements shall be the same as R-43 Residential Zone for dwellings other than mixed-use dwellings.

4-2. [Mixed-use dwellings will be held in single ownership, unless permitted through the Planned Unit Development approval process and requirements in PMC 14.20.](#)

2-3. 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.

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 placed on 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.

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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.

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:

1. Review and approval by the Subdivision Review Committee (SRC) and Planning Commission.
2. Compliance with all city subdivision regulations, including road dedications, public utility easements, and stormwater management.
3. Dedication of public streets that meet city standards; private roads are not permitted.
4. 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:

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

15.47.060 Development Standards

1. Manufactured home subdivisions must adhere to the same design and infrastructure standards as conventional subdivisions, including road widths, sidewalks where required, and utility placement.
2. Manufactured homes must comply with the National Manufactured Housing Construction and Safety Standards Act of 1974 and be placed on a permanent foundation.
3. Streets must be constructed to standard city specifications and dedicated as public rights-of-way.
4. Common areas or open spaces must be included as required by city subdivision regulations and the Planning Commission.
5. Manufactured homes within the subdivision must have varied architectural styles, roof pitches, and exterior finishes to prevent a repetitive tract-home appearance.

15.47.070 Conditions for Approval

The Planning Commission may impose additional conditions to ensure:

1. The subdivision aligns with the rural aesthetic and does not create an adverse visual impact.
2. Adequate buffering and landscaping are provided to enhance the development.
3. 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.

Splitting Commercial into two Districts: General Commercial, and Downtown Commercial

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Chapter 15.36 General Commercial (GC-1)

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15.36.010 Purpose

The purpose of the General Commercial (GC-1) district is to provide areas in appropriate locations where a broad range of commercial and service-related activities may be

established to serve the needs of the community and surrounding areas. The regulations of this district promote the development of retail and service facilities that are essential for economic activity while ensuring compatibility with adjacent land uses.

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.)

Bed & Breakfast - Permitted

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

- **Lot Area:** No minimum lot area requirements for commercial lots except as required for gas pumps and off-street parking.
- **Lot Width:** Minimum 55 feet.
- **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.
- **Front Yard Setback:** 25 feet, except where a conditional use permit allows otherwise in the Historic Preservation District.
- **Side Yard Setback:** No side setback required for fire-resistant buildings, except:
 - 20 feet, where abutting a residential zone.
 - 25 feet, where adjacent to a street.
- **Rear Yard Setback:** No setback required for fire-resistant buildings, except:
 - 20 feet, where abutting a residential zone.
- **Non-Fire-Resistant Building Side and Rear Yard Setbacks:** 10 Feet Side, 20 Rear, with a minimum 25-foot setback from the street right-of-way.
- **Residential Use Setbacks:** For buildings intended exclusively for residential use, setbacks follow the R-3 zone regulations, except for mixed-use dwellings.

15.36.050 Modifying Regulations

1. Area, width, and location requirements for non-mixed-use residential dwellings follow R-3 residential standards.

2. Mixed-use dwellings must remain under single ownership unless approved through the Planned Unit Development (PUD) process per PMC 14.20.

3. Temporary stands for seasonal businesses must maintain:

- o Front yard setback: 1 foot from property line.

- o Rear yard setback: 20 feet.

- o Side yard setbacks: 10 feet (middle block lots), 25 feet (street side on corner lots), 10 feet (opposite side on corner lots).

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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.)

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

- **Lot Area:** No minimum lot area required, except as necessary for parking and utility requirements.
- **Lot Width:** Minimum 40 feet.
- **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.

- **Front Yard Setback:** Zero setback permitted.
- **Side Yard Setback:** Zero setback permitted if:
 - Fire-resistant walls are constructed per building code.
 - Adequate fire separation is maintained as per fire code.
 - Parking and emergency access requirements are met.
 - If abutting a residential zone, a 10-foot setback is required.
- **Rear Yard Setback:** No setback required for fire-resistant buildings, except:
 - 10 feet, where abutting a residential zone.
- **Non-Fire-Resistant Building Side and Rear Yard Setbacks:** 10-foot Side Setback, 20-foot Rear Setback
- **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

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