

STR CODE

Purpose:

To allow short-term rentals in a manner that maintains the rural character of the community, protects the residential housing supply, and ensures accountability. This provision is adopted to preserve the character of the community, promote responsible property stewardship, and ensure that short-term rental operators remain accountable to local standards and values.

1. Definitions

- **Short-Term Rental (STR):** A permanent dwelling or portion thereof rented for 29 consecutive days or less by the same renter.
- **Hosted STR:** Owner resides on site during rental.
- **Un-hosted STR:** Owner does not reside on site during rental.
- **Primary Residence:** The dwelling where a person resides for at least **183 days per calendar year**, as evidenced by utility bills, tax documents, voter registration, or driver's license address.
- **Operator or STR Operator:** The person who owns, manages, or is otherwise responsible for the day-to-day operation of a short-term rental.
- **Guest:** Any person who rents or occupies a short-term rental on a temporary basis.
- **Local Contact Person:** An individual designated by the STR operator who is available 24 hours a day, 7 days a week, and capable of physically responding to the rental property within **60 minutes** to resolve complaints or emergencies.
- **Booking Platform:** Any website or app (such as Airbnb, VRBO, or Booking.com) that enables STR advertising, reservation, or payment processing.
- **Nuisance Behavior:** Any behavior by STR guests or operators including, but not limited to behavior that violates local laws, including excessive noise, illegal parking, improper trash disposal, public intoxication, or disturbance of peace.

2. Permitted Zones and Restrictions on Use

Short-term rentals (STRs) are allowed **by permit** in the following zones, subject to the type of rental and compliance with all requirements of this ordinance:

- A-1 (Agricultural)
- RE (Rural Estates)
- R-1 (Single-Family Residential)
- R-1A (Residential–Agricultural)
- R-2 (Medium-Density Residential)
- R-3 (High-Density Residential)
- Commercial Zones (GC-1, DC-1)

STRs are not permitted in the following zones

- HS-1 (Highway services)
- I&M (Industrial & Manufacturing)

STRs are not allowed in Mobile homes, tents, RV’s, ETC and other non-permanent residences, regardless of zone.

3. Licensing & Registration

- STR operators must obtain:
 - A short-term rental city business license which must be renewed each year, subject to verification of insurance, tax compliance, and updated contact info
 - State and local transient room tax accounts. All legal taxes must be collected and remitted as required by the Utah State Tax Commission with Parowan City indicated as the physical location of the STR to ensure proper remittance of TRT taxes.
- Licenses are non-transferable and may be revoked for violations.

4. Operational Requirements

Good neighbor policy A “good neighbor policy” shall be posted inside each STR and shall inform guests of the STR of the requirements of this section.

Local Contact Person

- A Local Contact Person must be available at all times to respond to complaints within Sixty (60) minutes.

Trash & Property Maintenance

- Require STRs to have adequate trash service and prevent overflow
- Enforce nuisance standards

Occupancy

- **Occupancy:** No more than a maximum of 1 guest per 150 square feet of livable space within the STR is allowed.

Parking & Signage

- **Parking:** 2 standard off-street parking spaces shall be required for all STRs plus one (1) additional off-street parking space for every four (4) guests above eight (8) guests approved.
- **Signage:** Discreet signs allowed, not to exceed 2 sq. ft.

Noise and other Nuisance Behavior:

- No outdoor amplified sound between 10 p.m. and 7 a.m. and must comply with City noise ordinance.
- No large events or parties which would substantially and temporarily increase the number of guests not spending the night on the property above the occupancy limit or parking capacity without separate approval from City Staff.
- Violations of Noise and Nuisance Behavior will be grounds for revocation.

5. Limitations on New STRs

- **City-wide Cap:** No more than 10% of total housing units may operate as STRs citywide. In the event the 10% cap has been met, the City Council shall, by Resolution, direct City Staff in how to administer the process of permitting new STRs as existing STRs discontinue and as growth occurs. Owner occupied properties will not be counted towards the 10% cap.

- **HOA approval:** If STR is located within a platted subdivision, applicant must verify if they need HOA approval based on active CCRs. If so, then that approval must be given in writing by the HOA prior to the issuance of a permit.

6. Inspection or Self-Certification

- A safety inspection and approved checklist is required before license issuance and every other year thereafter.
- An on-site inspection will include a requirement of smoke detector(s), fire extinguisher(s), carbon monoxide detector(s), emergency exit information, and other safety items as deemed necessary by the City.

7. Grandfathering & Legal Nonconforming Use

- Existing STRs with active business licenses prior to the ordinance effective date may continue operation but must meet all operational requirements. Those without an active business license as of the effective date of this ordinance will not enjoy a non-conforming status and will not be permitted unless they follow the process to be permitted as a new STR.

8. Enforcement

- Violations may result in:
 - **Fines:** \$250 for first offense, \$500 for the second offense, and \$1,000 for repeat violations beyond the 2nd
 - **Revocation:** 2 violations in 12 months triggers license review for possible revocation
- The city may contract with a compliance service to monitor listings as allowed by Utah State Code 10-8-85.4

9. Appeals

- License denials or revocations may be appealed to the Planning Commission within 30 days.