

ORDINANCE NO. 2026-03

AN ORDINANCE ADOPTING REGULATIONS GOVERNING SHARED DRIVEWAYS AND PRIVATE LANES

WHEREAS, Parowan City is authorized under Utah Code Title 10, Chapter 9a to adopt and amend land use regulations to promote the public health, safety, and welfare; and

WHEREAS, the City has identified the need to clarify when multiple dwellings may share common access and to establish minimum standards to ensure safe and reliable access for residents, service providers, and emergency responders; and

WHEREAS, unregulated or substandard shared access ways may function as quasi-streets without meeting applicable safety or maintenance standards; and

WHEREAS, the Planning Commission has reviewed and recommended adoption of regulations governing shared driveways and private lanes following proper notice and public meeting; and

WHEREAS, the City Council has reviewed, considered, and approved the proposed regulations after due deliberation;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Parowan City, Utah:

Section 1. Adoption.

Title 15 of the Parowan City Code is hereby amended by adding the following new section:

Section 15.08.240 — Shared Driveways and Private Lanes

A. Purpose

The purpose of this section is to clarify when multiple dwellings may share a common access and to establish minimum standards for safety, maintenance, and long-term use. This section ensures adequate access for residents, service vehicles, and emergency responders, and prevents the creation of substandard quasi-streets.

B. Definitions

For purposes of this section, the following definitions shall apply:

1. **Driveway:** A private access that serves only one (1) dwelling unit or lot.

2. Shared Driveway: A private access serving up to two (2) dwelling units or lots, with a recorded cross-access easement.
3. Private Lane: A privately owned and maintained access that serves more than two (2) and not more than four (4) dwelling units or lots, built to standards established in this section.
4. Street: Any access intended to serve more than four (4) dwelling units or lots shall be constructed and dedicated as a public street in accordance with City standards.

C. Standards

1. Driveways:
 - a. Minimum width: twelve (12) feet.
 - b. May serve only one (1) dwelling unit or lot.
2. Shared Driveways (Two or Fewer Dwellings):
 - a. Minimum width: sixteen (16) feet, with an all-weather surface.
 - b. A recorded access and maintenance easement is required.
 - c. Maximum length: one hundred fifty (150) feet unless an approved turnaround is provided.
3. Private Lanes (Three to Four Dwellings):
 - a. Minimum paved width: twenty (20) feet, or twenty-four (24) to twenty-six (26) feet if required by the Fire Code.
 - b. Maximum length: four hundred (400) feet without an approved turnaround.
 - c. A hammerhead or cul-de-sac meeting Fire Marshal standards shall be provided when the lane exceeds one hundred fifty (150) feet in length.
 - d. Utilities shall be located within recorded easements of adequate width.
 - e. A recorded, perpetual access and maintenance agreement among all served lots is required.
 - f. No parking shall be permitted within the private lane except in designated pull-outs approved by the City.
4. Streets (Five or More Dwellings):
Any proposal to serve five (5) or more dwelling units or lots shall require dedication of a public street constructed in accordance with City standards.

D. General Provisions

1. Emergency Access:

All shared driveways and private lanes shall comply with the International Fire Code (IFC), as adopted by the City.

2. Trash Collection:

Where private lanes cannot accommodate collection vehicles, the City may require a designated shared trash collection point along a public street.

3. Ownership and Maintenance:

The City shall not accept responsibility for the construction, maintenance, snow removal, or repair of any shared driveway or private lane.

4. Subdivision Review:

The creation of more than two (2) lots accessed by a shared driveway or private lane shall require subdivision approval in accordance with the City's land use regulations.

Section 2. Codification.

The City Recorder is authorized to codify this ordinance and make any non-substantive formatting or numbering changes necessary for consistency within the City Code.

Section 3. Severability.

If any provision of this ordinance is held invalid or unenforceable, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

Section 4. Effective Date.

This ordinance shall take effect upon adoption and publication as required by law.

PASSED AND ADOPTED by the City Council and Mayor of the City of Parowan, Iron County, State of Utah, this 22nd day of January 2026.

Rochell Topham

Rochell Topham, Mayor Pro Tem

(Voting on next page)

VOTING: AYE | NAY | ABSTAIN | ABSENT

David Burton _____

Rochell Topham _____

Lyle Barton _____

John Dean _____

David Harris _____

Attested by:



Callie Bassett, City Recorder



