

ORDINANCE NO. 2025-05
AN ORDINANCE AMENDING CHAPTER 65 OF TITLE 15 OF THE PAROWAN CITY MUNICIPAL CODE
RELATING TO CARGO STORAGE CONTAINERS

ORDINANCE DATED MARCH 13th, 2025

WHEREAS, the City of Parowan recognizes the need to update its regulations regarding cargo storage containers to better serve the needs of residents and businesses while maintaining safety, aesthetics, and compliance with city planning objectives; and

WHEREAS, the City has reviewed the existing ordinance and determined that modifications are necessary to make the regulations less restrictive and more user-friendly; and

WHEREAS, the Parowan City Council has held all required public meetings and received recommendations from the Planning and Zoning Commission regarding the proposed changes; and

WHEREAS, the Parowan City Council finds that these updates are in the best interest of the public health, safety, and general welfare of the residents of Parowan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PAROWAN, UTAH:

Section 1. Amendment

15.65 of the Parowan City Municipal Code is hereby amended and replaced in its entirety with the following language:

15.65: CARGO STORAGE CONTAINERS

15.65.010 Purpose:

The purpose of the cargo storage container standards is to establish regulations for the use of cargo storage containers within the city limits of the City of Parowan; requiring a permit for the placement of such containers; providing standards for use of cargo storage containers; and to establish enforcement provisions of this ordinance.

15.65.020 Definitions:

1. **Cargo Storage Container**: means, generally, an all-steel container (some with wooden floors) with the strength to withstand shipment, storage, and handling. Such containers include reusable steel boxes, freight containers, enclosed highway tractor trailers, and bulk shipping containers; originally a standardized reusable vessel designed for and used in the packing, shipping, movement, transportation, or storage of freight, articles, goods, or commodities; generally capable of being mounted or moved on a rail car, truck trailer, or loaded on a ship.

2. **Active Building Permit:** means an unexpired and unrevoked building permit for which the building inspector has not performed a final inspection and has not issued a certificate of occupancy.
3. **Applicant:** means an owner, occupant, or authorized agent, or a contractor or person with control of the property or lot.
4. **City:** means City of Parowan, Iron County, Utah.
5. **Cargo Storage Container Permit:** means a permit to place a Cargo Storage Container on an Applicant's property, either temporarily or permanently.
6. **Sight Obstruction:** means a cargo storage container placed in such a way that it obstructs the normal observations and use of driveways, sidewalks, streets, alleys, and any public way.

15.65.030 Application, Location, and Use of Temporary Storage Containers for Construction:

This ordinance applies to any tract of land developed for commercial or residential purposes (but not including Industrial Zones) within the City limits. The location and use of Cargo Storage Containers shall be as follows:

1. Temporary Cargo Storage Containers for Construction:

1. No person shall store, maintain, or otherwise keep a cargo or shipping container temporarily on any lot or parcel of property within the City without first having obtained and possessing an active construction building permit issued by the City, where construction is ongoing, and Applicant has obtained from the City a Cargo Storage Permit.
 2. Prior to placement, the property owner must submit an application including a site plan indicating the location of all buildings, structures, fences, and the proposed location of the cargo storage container, as well as zone compliance.
 3. Permits are valid until a building permit has expired.
2. Cargo Storage Containers must abide by the following standards:
1. A foundation is not required since they are temporary structures.
 2. Ventilation is not required.
 3. Electricity is optional but not required.
 4. Tie-downs are not required unless electricity is installed.
3. **Historic District:** No Cargo Storage Containers shall be placed or remain in a Historic Preservation Zone without written approval of the Historical Preservation Committee.

15.65.040 Application, Location, and Use of Temporary Storage Containers for Loading and Unloading:

A Temporary Cargo Storage Container being utilized for loading or unloading of goods shall be located at

such property for a maximum of ten (10) consecutive days, including the days of delivery and removal. An extension may be granted by the Zoning Administrator for up to twenty (20) additional days.

15.65.050 Location, Placement, and Use of Permanent Storage Containers in All Zones:

1. Storage Containers are treated as Accessory Buildings and are subject to P.M.C. 15.08.100 regarding area limitations.
2. Placement is restricted to side or rear yards and must meet setback requirements. Side yard placement requires Planning and Zoning Commission approval.
3. Containers must be maintained free of graffiti and painted an earth-tone or complementary color.
4. Containers must be structurally sound and in good repair.
5. Containers cannot be used for human habitation or business operations unless incorporated into a structure meeting all building codes and is unrecognizable as a container.
6. Hazardous materials storage is prohibited.
7. Stacking of containers is prohibited unless used within a permanent structure as described in Section 5.
8. Containers must be placed behind the primary structure unless otherwise approved by Planning and Zoning.
9. Containers must be located on a level prepared surface to prevent rodent habitation.
10. **Historic District:** No permanent Cargo Storage Containers shall be placed in a Historic Preservation Zone without written approval of the Historical Preservation Committee.

15.65.060 Application Procedures:

1. Applications must be submitted to the Zoning Administrator for review.
2. Denied applications may be appealed to the Parowan City Appeal Authority per P.M.C. 15.14.
3. Renters may apply only with written consent from the property owner.

15.65.070 Existing Storage Containers:

Storage Containers placed before the effective date of this ordinance may continue but may not be expanded, relocated, or modified without complying with this ordinance.

15.65.080 Enforcement:

Violations of this ordinance constitute an infraction punishable under Utah State law.

Section 2. Severability

If any section, clause, or provision of this ordinance is found to be invalid, the remainder shall remain in effect.

PASSED AND ADOPTED by the City Council and Mayor of the City of Parowan, Iron County, State of Utah, this 13th day of March 2025.

PAROWAN CITY



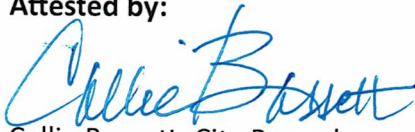
Mollie Halterman, Mayor

VOTING:

AYE | NAY | ABSTAIN | ABSENT

David Burton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rochell Topham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sharon Downey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Dean	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attested by:



Callie Bassett, City Recorder



