**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.
✔️ **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 walk able 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.

 **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’s 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 setting clear expectations, we 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.**