

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

Chapter 3-3 – Residential & Multiple Residential Districts

Sections.

- 3-3-010. Purpose.
- 3-3-020. Scope.
- 3-3-030. Definitions.
- 3-3-040. Uses Allowed.
- 3-3-050. Use Regulations.
- 3-3-060. Regulations of General Applicability.
- 3-3-070. Regulations for Specific Uses. (**Ordinance 318**)
- 3-3-080. Regulations for Uses.

3-3-010. Purpose.

Residential zones provide a wide range of residential land uses at various densities. These zones are intended to protect the stability of neighborhoods and encourage, collectively, different kinds of compatible residential development.

- A. R-1-12:** To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.
- B. R-1-8:** To provide areas of medium low-density, single-family residential neighborhoods where low and medium costs of development may occur.
- C. RM-7:** To provide areas for medium residential density with the opportunity for varied housing styles and character.
- D. RM-15:** To provide areas for medium high residential density with the opportunity for varied housing styles and character.

3-3-020. Scope.

The provisions of this Chapter shall apply to any real property located in a residential and multiple residential zones as shown on the Official Zoning Map.

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

3-3-030. Definitions.

Certain words and phrases in this Chapter, including uses, are defined in Chapter 1-3 of this Code.

3-3-040. Uses Allowed.

- A. Permitted and Conditional Uses.** Permitted and conditional uses allowed in agricultural zones shall be as set forth on the Table of Uses Allowed in this Chapter. Permitted and conditional uses are indicated by "P" or "C," respectively. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "_."
- B. Accessory Uses.** Permitted and conditional uses set forth in on the Table of Uses Allowed shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this Code.
 2. No accessory use, building, or structure shall be allowed on a lot or parcel unless a permitted or conditional use has been and is currently established.

3-3-050. Use Regulations.

No building, structure or real property shall be used and no building or structure shall hereafter be erected, structurally or substantially altered, or enlarged except as set forth in this Chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Code or other laws.

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

3-3-060. Regulations of General Applicability.

The use and development of real property in agricultural, mixed use, or rural residential zones shall conform to regulations of general applicability as set forth in the following chapters of this Code.

- A. Regulations Applicable to All Zones. See Chapter 5-1 of this Code.
- B. Off-Street Parking and Loading. See Chapter 5-2 of this Code.
- C. Signs. See Chapter 5-3 of this Code.
- D. Sensitive Lands. See Chapter 4-2 of this Code.

3-3-070. Regulations for Specific Uses.

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in this Code, such regulation shall apply in addition to the requirements of this Chapter and shall prevail over any conflicting provision of this Chapter.

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

BOX ELDER COUNTY ZONING RESTRICTIONS						
CODE SECTION	"P" = Permitted Uses "C" = Conditional Uses "A" = Applies "-" = Not permitted	CURRENT ESTABLISHED RESIDENTIAL ZONING DISTRICTS				
		R1 12	R1 8	R1 6	RM 7	RM 15
3-3-070-1.0	ACCESSORY USES					
3-3-070-1.1	Accessory Buildings and uses customarily incidental to permitted uses other than those listed below Swimming Pool	P C	P C	P C	P C	P C
3-3-070-1.2	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C
3-3-070-1.3	Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which building must be removed upon completion or abandonment of the construction work. Mobile homes for temporary living quarters and such other temporary uses found appropriate to the Planning Commission and approved by the County Commission.	C	C	C	C	C
3-3-070-2.0	SPECIAL USES					
3-3-070-2.1	Child day care or nursery	C	C	C	C	C
3-3-070-2.2	The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P
3-3-070-3.0	RESIDENTIAL					
3-3-070-3.1	Single-family dwelling	P	P	P	P	P
3-3-070-3.2	Two-family dwelling	-	-	-	P	P
3-3-070-3.3	Three-family dwelling	-	-	-	C	C
3-3-070-3.4	Four-family dwelling	-	-	-	C	C
3-3-070-3.5	Multiple-family dwelling	-	-	-	C	C
3-3-070-3.6	Groups of dwellings (including twin homes, etc.) when approved as a planned unit development	-	C	C	C	C
3-3-070-3.7	A two-family dwelling on a corner lot requires two (2) front and two (2) rear yards	-	-	-	A	A

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

		R1 12	R1 8	R1 6	RM 7	RM 15
3-3-070-3.8	Residential facilities (group homes) for the handicapped and elderly provided they are separated at least 3/4 mile from another similar facility	C	C	C	C	C
3-3-070-4	Home Occupation	C	C	C	C	C
3-3-070-5	Hospital: medical or dental clinic accessory to a hospital and located on the same premises	C	C	C	C	C
3-3-070-6	Household pets	P	P	P	P	P
3-3-070-8.0	PUBLIC AND QUASI-PUBLIC					
3-3-070-8.1	Private Educational institution having a curriculum similar to that ordinarily given in public schools	C	C	C	C	C
3-3-070-8.2	Private recreational grounds and facilities, not open to the general public, and to which to admission charge is made	C	C	C	C	C
3-3-070-8.3	Professional offices when harmonious with the general character of the district where located	C	C	C	C	C
3-3-070-8.4	Public and quasi-public buildings and uses (cemeteries, churches, essential service facilities, golf courses, substations or transmission lines 50kv or greater capacity, recreation trails, schools, streets (public and private), and railroad and utility lines and rights-of-way)	C	C	C	C	C
3-3-070-9	Ordinance 318					
3-3-070-10	Subdivisions	C	C	C	C	C
3-3-070-11	Planned Unit Developments	C	C	C	C	C
3-3-070-12	Recreational Vehicle Storage	C	C	C	C	C

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

3-3-080. Regulations for Uses.

		R1 12	R1 8	R1 6	RM 7	RM 15
3-3-080-13	AREA REGULATIONS					
3-3-080-13.1	The minimum lot area in square feet for a single-family dwelling structure in the district regulated by this chapter shall be	12,000	8,000	6,000	7,000	8,000
3-3-080-13.1	The additional lot area in square feet for each additional dwelling unit in a dwelling structure shall be	-	-	-	6,000	3,500
3-3-080-13.2	Minimum lot area in square feet for all main uses or buildings other than dwelling shall be	-	-	-	5,000	3,500
3-3-080-14.0	WIDTH REGULATIONS					
3-3-080-14.1	The minimum width in feet for any lot in the districts regulated by this chapter, except as modified by planned unit developments, shall be	90	70	60	70	70
3-3-080-15.0	FRONTAGE REGULATIONS					
3-3-080-15.1	The minimum width of any lot at the street right-of-way line in feet in the districts regulated by this Chapter, except as modified by conditional use permit, shall be	45	40	40	45	45

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

		R1 12	R1 8	R1 6	RM 7	RM 15
3-3-080-16	FRONT YARD REGULATIONS					
3-3-080-16.1	The minimum depth in feet for the front yard for main buildings in districts regulated by this Chapter shall be	30	30	30	30	30
3-3-080-16.2	Or the average of the existing buildings on the block where 50 percent or more of the frontage is developed; however, in no case					
3-3-080-16.2a	Shall be less than	25	25	20	20	20
3-3-080-16.2b	Or be required to be more than	30	30	30	30	30
3-3-080-16.3	Accessory buildings may have the same minimum front yard depth as main buildings if they have the same side yard required for main buildings; otherwise they shall be set back the following number of feet from the rear of the main building	10	8	6	6	8
3-3-080-16.4	On corner lots, main buildings shall have two front yards, and one rear yard, and one side yard	A	A	A	A	A
3-3-080-17.0	REAR YARD REGULATIONS					
3-3-080-17.1	The minimum depth in feet for the front yard in the districts regulated by this Chapter shall be	50	25	25	25	25
3-3-080-17.2	Accessory buildings may have a minimum setback of 1 foot provided that all drainage from them stays on the lot and there is at least 10 feet distance to another accessory building on an adjacent lot	A	A	A	A	A

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

		R1 12	R1 8	R1 6	RM 7	RM 15
3-3-080-17.3	Provided that on corner lots which rear on a side yard of another lot accessory buildings in all such districts shall be located not closer than 10 feet to such side yard	A	A	A	A	A
3-3-080-18.0	SIDE YARD REGULATIONS					
3-3-080-18.1	The Minimum side yard in feet for any dwelling in districts regulated by this Chapter shall be	10	8	6	6	6
3-3-080-18.2	And the total width of the two required side yards in feet shall be	24	18	16	18	18
3-3-080-18.3	Except that in no case shall the total width of the two side yards be less than the height of the building	A	A	A	A	A
3-3-080-18.4	Other main buildings shall have a minimum side yard in feet of	20	15	15	15	15
3-3-080-18.4.1	And the total width of the two required side yards in feet of no less than	40	35	35	45	45
3-3-080-18.5	The minimum side yard in feet for a private garage shall be	10	6	6	6	6
3-3-080-18.5.1	(except that private garage and other accessory buildings located 6 feet to the rear of the main buildings may have a minimum side yard of 1 foot if the walls of the building have a minimum tested fire resistance of 1 hour and are located at least 10 feet from a residence on an adjoining lot)	A	A	A	A	A
3-3-080-18.5.2	Provided that no private garage or other accessory buildings shall be located in feet closer to a dwelling on an adjacent lot than 10 feet	A	A	A	A	A

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

		R1 12	R1 8	R1 6	RM 7	RM 15
3-3-080-18.6	On corner lots, main buildings shall have two front yards and one rear yard, and one side yard	A	A	A	A	A
3-3-080-18.6.1	The side yard in feet shall be not less than	10	8	6	6	8
3-3-080-19.0	HEIGHT REGULATIONS					
3-3-080-19.1	The Minimum height for all buildings and structures in districts regulated by this Chapter shall be 35 feet or 2 ½ stories	A	A	A	A	A
3-3-080-20.0	COVERAGE REGULATIONS					
3-3-080-20.1	The Minimum coverage in percent for any lot in the districts regulated by this Chapter shall be	30	35	35	35	50
3-3-080-21	DEPTH REGULATIONS					
3-3-080-21.1	The Minimum depth of a lot in feet in districts regulated by this Chapter, except as may be modified by conditional use permit, shall be	130	100	95	95	100

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

3-3-080-22.0	IMPROVEMENTS REQUIRED TO BE COMPLETED OR IN PROGRESS BEFORE A BUILDING PERMIT MAY BE ISSUED				
	(Improvements are to be in compliance with the standards adopted by Box Elder County. Improvement prefaced with an [*] are applicable only to subdivisions or planned unit developments.)				
3-3-080-22.1	Street Grading	A	A	A	A
3-3-080-22.2	Street Base	A	A	A	A
3-3-080-22.3*	Street Paving	A	A	A	A
3-3-080-22.4*	Curb and Gutter	A	A	A	A
3-3-080-22.5*	Sidewalk	A	A	A	A
3-3-080-22.6	Surface Drainage Facilities	A	A	A	A
3-3-080-22.7	Wastewater Disposal Facilities	A	A	A	A
3-3-080-22.8	Culinary Water facilities	A	A	A	A
3-3-080-22.9	Fire fighting facilities	A	A	A	A
3-3-080-22.10*	Street Name Signs	A	A	A	A
3-3-080-22.11*	Street Monuments	A	A	A	A
3-3-080-22.12*	Survey Monuments Boxes	A	A	A	A
3-3-080-22.13*	Street Lights	A	A	A	A
3-3-080-22.14	Address Numbers	A	A	A	A
3-3-080-22.15	Public Utilities (Power, gas, telephone, cable TV, etc)	A	A	A	A