

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

Chapter 3-4 – Commercial & Manufacturing

Sections.

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- 3-4-020. Scope.
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- 3-4-070. Regulations for Specific Uses. (Ordinance 301 & 337)
- 3-4-080. Regulations for Uses. (Ordinance 354)

3-4-010. Purpose.

- A. Neighborhood Commercial District (C-N).** To provide areas in appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day-to-day needs of area residents.
- B. Commercial Shopping District (C-S).** To provide areas in appropriate locations where a combination of businesses, retail commerce, entertainment, and related activities may be established, maintained and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers.
- C. Highway Commercial District (C-H).** To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained, and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities, and other appropriate highway-related activities.
- D. General Commercial District (C-G).** To provide areas in appropriate locations where a combination of business, retail commerce, entertainment, and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life, but some of which would be intrusive and disruptive in a shopping center type of commercial development.

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- E. Commercial Enterprise District (C-E).** To provide areas for more intense commercial and light industrial uses than those listed above in areas that are buffered from more heavily populated residential areas by a major highway or other less intense commercial zones. (Ordinance 301)
- F. Manufacturing – Food Products District (M-FP).** To provide areas in appropriate locations where manufacturing and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.
- G. General Industrial District (M-G).** To provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas.

3-4-020. Scope.

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

3-4-030. Definitions.

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

3-4-040. 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

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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.

3-4-050. 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.

3-4-060. 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.

3-4-070. 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.

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BOX ELDER COUNTY ZONING RESTRICTIONS								
CODE SECTION	"P" = Permitted Uses "C" = Conditional Uses "A" = Applies "- " = Not permitted	CURRENT ESTABLISHED RESIDENTIAL ZONING DISTRICTS						
		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-1	AGRICULTURAL							
3-4-070-1.1	Agricultural Industries	-	-	-	-	-	C	-
3-4-070-1.2	The Tilling of the Soil, Raising of Crops, Horticulture & Gardening	P	P	P	P	P	P	P
3-4-070-2	COMMERCIAL							
3-4-070-3	RESIDENTIAL							
3-4-070-3.1	Hotels, Tourist Courts & Motels	-	C	C	C	-	-	C
3-4-070-3.2	Recreation Coach Parks	-	C	C	C	-	-	C
3-4-070-3.3	Rooming and Boarding Houses	-	C	-	C	-	-	C
3-4-070-4	INDUSTRIAL							
3-4-070-4.1	Commercial Contract Printing	-	-	-	P	-	-	C
3-4-070-5	TRANSPORTATION							
3-4-070-5.1	Bus Terminals, Stations, etc.	C	C	P	P	-	P	P
3-4-070-5.2	Hard Surface Parking, Commercial	-	C	C	C	-	C	C
3-4-070-5.3	Private Garage	C	C	C	C	-	C	C
3-4-070-5.4	Structure Parking	-	C	C	C	-	C	C
3-4-070-6	COMMUNICATION							
3-4-070-6.1	Radio & Television Communication Facilities	-	C	C	P	-	-	P
3-4-070-7	RETAIL TRADE							
3-4-070-7.1	Antiques & Used Merchandise	-	P	-	P	-	-	P
3-4-070-7.2	Bakeries	-	P	-	P	-	-	P
3-4-070-7.3	Books & Stationery	-	P	-	P	-	-	P
3-4-070-7.4	Candy, Nuts & Confectionery	-	P	-	P	-	-	P
3-4-070-7.5	Children's & Infant Wear	-	P	-	P	-	-	P

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		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-7.6	Custom Tailoring	-	P	-	P	-	-	P
3-4-070-7.7	Dairy Products	P	P	P	P	-	-	P
3-4-070-7.8	Department Stores	-	P	-	P	-	-	P
3-4-070-7.9	Direct Selling Organization	-	P	-	P	-	-	P
3-4-070-7.10	Drinking Places (alcoholic beverages)	-	C	-	C	-	-	C
3-4-070-7.11	Drive-In Restaurants	C	C	C	C	-	-	C
3-4-070-7.12	Drug & Proprietary	C	C	-	P	-	-	P
3-4-070-7.13	Eating Places (food consumed on Premises)	C	P	P	P	-	-	P
3-4-070-7.14	Electrical Goods	-	P	-	P	-	-	P
3-4-070-7.15	Family Clothing	C	P	-	P	-	-	P
3-4-070-7.16	Farm & Garden Supplies & Equipment	C	P	-	P	-	-	P
3-4-070-7.17	Fruits & Vegetables	-	P	P	P	-	-	P
3-4-070-7.18	Furniture, Home Furnishings & Equipment, Food Products (no animal products)	-	P	-	P	P	-	P
3-4-070-7.19	Furriers and Fur Apparel	-	P	-	P	P	-	P
3-4-070-7.20	Gasoline Service Stations	C	C	P	C	-	P	P
3-4-070-7.21	Groceries (with or without meat)	P	P	P	P	-	-	P
3-4-070-7.22	Hardware & Farm Equipment	-	P	-	P	-	-	P
3-4-070-7.23	Heating & Plumbing Equipment	-	-	-	P	-	-	P
3-4-070-7.24	Household Appliances	-	P	-	P	-	-	P
3-4-070-7.25	Ice Cream Establishments	C	P	P	C	-	-	P
3-4-070-7.26	Jewelry	-	P	-	P	-	-	P
3-4-070-7.27	Limited Prices Variety Stores	-	P	-	P	-	-	P
3-4-070-7.28	Liquor- Package	-	C	-	C	-	-	C
3-4-070-7.29	Lumber & other Building Materials	-	P	-	P	-	-	P

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3-4-070-7.30	Mail Order House	P	P	-	P	-	-	P
		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-7.31	Men's & Boys' Clothing & Furnishings	-	P	-	P	-	-	P
3-4-070-7.32	Merchandise Vending Machine Operators	P	P	P	P	P	-	P
3-4-070-7.33	Motor Vehicles	-	P	-	P	-	P	P
3-4-070-7.34	Pets & Pet Supplies	-	P	-	P	-	-	P
3-4-070-7.35	Paint, Glass & Wallpaper	-	P	-	P	-	-	P
3-4-070-7.36	Radios, Televisions & Music Supplies	-	P	-	P	-	-	P
3-4-070-7.37	Shoes	-	P	-	P	-	-	P
3-4-070-7.38	Sporting Goods & Bicycles	-	P	-	P	-	-	P
3-4-070-7.39	Tires, Batteries & Accessories	-	P	P	P	-	P	P
3-4-070-7.40	Women's Accessories & Specialties	-	P	-	P	-	-	P
3-4-070-7.41	Women's Ready-to-wear	-	P	-	P	-	-	P
3-4-070-7.42	Other Retail Trades - Apparel & Accessories	-	C	-	C	-	-	C
3-4-070-7.43	Other Retail Trades - i.e., Automotive, Marine Craft, Aircraft and accessories	-	C	-	-	-	-	C
3-4-070-7.44	Other comparable Retail Activities	C	C	C	C	-	-	C
3-4-070-7.45	Shopping Complexes for Retail Trade	C	C	C	C	-	-	C
3-4-070-7-46	Small Warehouse Less Than 50,000 Square Foot Footprint in conjunction with other permitted of conditional uses							C
3-4-070-8	SERVICES							
3-4-070-8.1	Administration Office Services	-	P	-	P	-	-	P
3-4-070-8.2	Advertising Services	-	C	-	P	-	-	P
3-4-070-8.3	Animal Clinics	-	P	-	P	-	-	P

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3-4-070-8.4	Apparel Repair, Alteration & Cleaning Pick-up Services, Shoe Repair Services	P	P	-	P	-	P	P
3-4-070-8.5	Automatic Car Wash, Truck Wash	C	C	P	P	-	P	P

		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-8.6	Automobile Repair & Services	C	C	P	P	-	P	P
3-4-070-8.7	Banking & Bank-related Functions	-	P	-	P	-	-	P
3-4-070-8.8	Beauty & Barber Shops	P	P	-	P	-	-	P
3-4-070-8.9	Beauty & Barber Shops tied to Motels	P	P	P	P	-	-	P
3-4-070-8.10	Carpeting & other Floor Coverings	-	C	-	-	-	-	C
3-4-070-8.11	Comprehensive Health Care Facilities (centers)	-	C	-	-	-	-	C
3-4-070-8.12	Consumer & Mercantile Credit Reporting	-	C	-	P	-	-	P
3-4-070-8.13	Credit Services (other than banks)	-	C	-	P	-	-	P
3-4-070-8.14	Dental Laboratory Services	-	P	-	P	-	P	P
3-4-070-8.15	Duplicating, Mailing & Stenographic Services	-	-	-	P	-	P	P
3-4-070-8.16	Dwelling & other Building Maintenance Services	-	C	C	P	-	-	P
3-4-070-8.17	Electrical Services	-	C	-	P	-	-	P
3-4-070-8.18	Employment Services	-	C	-	P	-	P	P
3-4-070-8.19	Funeral & Crematory Services	-	P	-	P	-	-	P
3-4-070-8.20	General Contract Construction Services	-	C	-	P	-	-	P
3-4-070-8.21	Holding & Investment Services	-	-	-	P	-	P	P
3-4-070-8.22	Insurance Carriers, Agents, Brokers & Services	-	P	-	P	-	-	P
3-4-070-8.23	Laundering, Dry Cleaning & Dyeing Services	-	P	-	P	-	-	P

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3-4-070-8.24	Medical Cleanings -Out-Patient Services	C	P	C	P	-	P	P
3-4-070-8.25	Medical Laboratory Services	-	P	-	P	-	-	P

		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-8.26	News Syndicate Services	-	-	-	P	-	P	P
3-4-070-8.27	Painting, Wall Covering & Decorating Services	-	-	-	P	-	-	P
3-4-070-8.28	Photographic Services	C	P	-	P	-	C	P
3-4-070-8.29	Plumbing, Heating & Air-Conditions Services	C	C	-	P	-	-	P
3-4-070-8.30	Private Clubs	C	C	-	P	-	-	P
3-4-070-8.31	Professional Health Care Offices & Clinics	C	C	-	P	-	-	P
3-4-070-8.32	Medical /Dental Offices	C	C	-	C	-	-	P
3-4-070-8.33	Real Estate Agents, Brokers & Management Services	-	P	-	P	-	P	P
3-4-070-8.34	Real Estate Operative Construction Builders	-	-	-	P	-	P	P
3-4-070-8.35	Real Estate Subdividing & Land Developing Services	-	C	-	P	-	P	P
3-4-070-8.36	Roofing & Sheet Metal Services	-	C	-	P	-	P	P
3-4-070-8.37	Security Services & Commodity Brokers, Dealers, Exchanges & Services	-	-	-	P	-	-	P
3-4-070-8.38	Schools (commercial)	C	C	-	P	-	-	P
3-4-070-8.39	Other Personal Services	C	C	-	C	-	-	-
3-4-070-8.39.5	Personal Storage Facilities							C
3-4-070-8.40	Other Professional Services	-	C	-	-	-	-	-
3-4-070-9	ENTERTAINMENT							
3-4-070-9.1	Drive-In Theaters	-	C	-	-	-	-	-
3-4-070-9.2	Legitimate Theaters	-	-	-	P	-	-	P
3-4-070-9.3	Motion Picture Theaters	-	P	-	P	-	-	P

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3-4-070-9.4	Race Tracks (commercial)	-	-	-	P	-	-	P
3-4-070-9.5	Sports Activities Facilities	C	C	C	P	-	-	P
3-4-070-9.6	Other Comparable Services	C	C	-	C	-	-	-
3-4-070-9.7	Small Warehouse Less Than 50,000 Square Foot Footprint in conjunction with other permitted of conditional uses							C
		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-10	INDUSTRIAL (Ordinance 301)							
3-4-070-11	FOOD PRODUCTS MANUFACTURING (Ordinance 301)							
3-4-070-11.1	Baker Products	-	C	-	C	C	C	C
3-4-070-11.2	Beverages	-	-	-	-	-	C	-
3-4-070-11.3	Canning & Preserving of Fruits, Vegetables, Meats & Seafood	-	-	-	-	-	C	-
3-4-070-11.4	Confectionery & Related Products	-	C	-	C	C	C	C
3-4-070-11.5	Dairy Products	-	C	-	C	-	C	C
3-4-070-11.6	Grain Mill Products	-	-	-	-	C	C	-
3-4-070-11.7	Meat Products	-	-	-	-	-	C	-
3-4-070-11.8	Sugar	-	-	-	-	-	C	-
3-4-070-12	FABRICATED TEXTILE PRODUCTS MANUFACTURING (Ordinance 301)							
3-4-070-12.1	Broad & Narrow Woven Fabrics & Other Small Wares (Cotton, man-made fibers, soil & wool)	-	-	-	-	-	C	-
3-4-070-12.2	Dyeing & Finishing of Textiles (except wool fabrics & knit goods)	-	-	-	-	-	C	-
3-4-070-12.3	Knit Goods	-	-	-	-	-	C	-
3-4-070-12.4	Wearing Apparel & Accessories	-	-	-	C	C	C	C
3-4-070-12.5	Yarns & Threads	-	-	-	-	-	C	-
3-4-070-13	FURNITURE PRODUCTS MANUFACTURING (Ordinance 301)							
3-4-070-13.1	Furniture Manufacturing	-	-	-	-	-	C	-
3-4-070-13.2	Partitions, Shelving, Lockers, Office & Store Fixtures	-	-	-	-	-	C	-

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3-4-070-13.3	Wooden Containers	-	-	-	-	-	C	-
3-4-070-14	PAPER PRODUCTS MANUFACTURING (Ordinance 301)							
3-4-070-14.1	Bookbinding & related industrial	-	-	-	-	-	C	-
3-4-070-14.2	Books: Publishing & Printing	-	-	-	C	-	C	C
3-4-070-14.3	Building Paper & Building Board	-	-	-	-	-	P	-
		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-14.4	Newspapers	-	-	-	-	-	C	-
3-4-070-14.5	Publishing & Printing	-	-	-	C	-	C	C
3-4-070-14.6	Paperboard Containers & Boxes	-	-	-	-	-	C	-
3-4-070-14.7	Periodicals: Publishing & Printing	-	-	-	C	-	C	C
3-4-070-14.8	Printing Trade Services	-	C	-	C	-	C	C
3-4-070-15	PRECISION INSTRUMENTS AND JEWELRY MANUFACTURING (Ordinance 301)							
3-4-070-15.1	Costume Jewelry, Costume Novelties, Buttons, & Misc. Notions (Except precious metals)	-	-	-	-	-	C	-
3-4-070-15.2	Jewelry, Silverware & Plated Ware	-	-	-	-	-	C	-
3-4-070-15.3	Musical Instruments & Lenses	-	-	-	-	-	C	-
3-4-070-15.4	Ophthalmic Goods	-	-	-	-	-	C	-
3-4-070-15.5	Optical Instruments & Lenses	-	-	-	-	-	C	-
3-4-070-15.6	Pens, Pencils & Other Office & Artist Materials	-	-	-	-	-	C	-
3-4-070-15.7	Photographic Equipment & Supplies	-	-	-	-	-	C	-
3-4-070-15.8	Surgical, Medical & Dental Instruments & Supplies	-	-	-	-	-	C	-
3-4-070-15.9	Toys, Amusements, Sporting Goods & Athletic Goods	-	-	-	-	-	C	-
3-4-070-15.10	Watches, Clocks, Clockwork Operated Devices & Parts	-	C	-	C	-	C	C
3-4-070-16	OTHER PRODUCTS MANUFACTURING (Ordinance 301)							
3-4-070-16.1	Motion Picture Production	-	-	C	C	-	C	C
3-4-070-16.2	Pottery & Related Products	C	C	C	C	-	C	C
3-4-070-17	WOOD & PAPER MANUFACTURING (Ordinance 301)							

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3-4-070-17.1	Millwork, Veneer, Plywood & Prefabricated Structural Wood Products	-	-	-	-	-	C	-
3-4-070-17.2	Paper (except building paper)	-	-	-	-	-	C	-
3-4-070-17.3	Pulp	-	-	-	-	-	C	-
3-4-070-17.4	Sawmills & Planning Mills	-	-	-	-	-	C	-
3-4-070-18	CHEMICAL & PLASTICS MANUFACTURING							
		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-18.1	Agricultural Chemicals	-	-	-	-	-	C	-
3-4-070-18.2	Drug	-	-	-	-	-	C	-
3-4-070-18.3	Industrial Inorganic Chemicals	-	-	-	-	-	C	-
3-4-070-18.4	Miscellaneous Plastic Products	-	-	-	-	-	C	-
3-4-070-18.5	Paints, Varnishes, Lacquers, Enamels & Allied Products	-	-	-	-	-	C	-
3-4-070-18.6	Plastic Materials & Synthetic Resins, Synthetic and other Man-made fibers (except Glass)	-	-	-	-	-	C	-
3-4-070-18.7	Soap, Detergents & Cleaning Preparations, Perfumes, Cosmetic & Other Toilet Preparations	-	-	-	-	-	C	-
3-4-070-19	PETROLEUM PRODUCTS MANUFACTURING (Ordinance 301)							
3-4-070-19.1	Paving & Roofing Materials	-	-	-	-	-	C	-
3-4-070-19.2	Petroleum Refining	-	-	-	-	-	C	-
3-4-070-19.3	Rubber Footwear	-	-	-	-	-	C	-
3-4-070-19.4	Tires & Inner tubes	-	-	-	-	-	C	-
3-4-070-20	NON-METALLIC PRODUCTS MFG. (Ordinance 301)							
3-4-070-20.1	Abrasive, Asbestos & Misc. non-metallic Mineral Products	-	-	-	-	-	C	-
3-4-070-20.2	Cement (hydraulic)	-	-	-	-	-	C	-
3-4-070-20.3	Concrete Gypsum & Plaster Products	-	-	-	-	-	C	-
3-4-070-20.4	Glass & Glassware (pressed or blown), Plate Glass, Structural Clay Products	-	-	-	-	-	C	-

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3-4-070-21 METALLIC PRODUCTS MANUFACTURING (Ordinance 301)								
3-4-070-21.1	Blast Furnaces, Steel Works & the Rolling Finishing of Ferrous Metals	-	-	-	-	-	C	-
3-4-070-21.2	Iron & Steel Foundries & Manufacturing	-	-	-	-	-	C	-
3-4-070-21.3	Nonferrous Foundries	-	-	-	-	-	C	-
3-4-070-21.4	Primary Smelting & Refining of Nonferrous Metals	-	-	-	-	-	C	-
		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-21.5	Rolling, Drawing & Extruding of Nonferrous Metals	-	-	-	-	-	C	-
3-4-070-21.6	Secondary Smelting & Refining of Nonferrous Metals and Alloys	-	-	-	-	-	C	-
3-4-070-22 MACHINES PRODUCTS MANUFACTURING (Ordinance 301)								
3-4-070-22.1	Electrical Machinery, Equip & Supplies	-	-	-	-	-	C	-
3-4-070-22.2	Engineering, Laboratory & Scientific & Research Instrument & Assoc. Equipment	-	-	-	-	-	C	-
3-4-070-22.3	Instruments for Measuring, Controlling & Indicating Physical Characteristics	-	-	-	-	-	C	-
3-4-070-22.4	Machinery (except electrical)	-	-	-	-	-	C	-
3-4-070-22.5	Ordnance & Accessories	-	-	-	-	-	C	-
3-4-070-22.6	Transportation Equipment	-	-	-	-	-	C	-
3-4-070-23 TRANSPORTATION (Ordinance 301)								
3-4-070-23.1	Staging for Trucking, local and long Distance (terminals)	-	-	-	-	-	C	-
3-4-070-24 WHOLESALE TRADE & WAREHOUSING (Ordinance 301)								
3-4-070-24.1	Drugs, Chemicals & Allied Products	-	-	-	-	-	C	-
3-4-070-24.2	Dry Goods & Apparel	-	-	-	-	-	C	-
3-4-070-24.3	Electrical Goods	-	-	-	-	-	C	-
3-4-070-24.4	Farm Products & Equipment	-	-	-	-	-	C	-
3-4-070-24.5	Groceries & Related Products	-	-	-	-	-	C	-

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3-4-070-24.6	Hardware, Plumbing, Heating Equipment & Supplies	-	-	-	-	-	C	-
3-4-070-24.7	Machinery, Equipment & Supplies	-	-	-	-	-	C	-
3-4-070-24.8	Motor Vehicles & Automotive Equipment	-	-	-	-	-	C	-
3-4-070-24.9	Non-animal Food Products	-	-	-	-	C	-	-
3-4-070-24.10	Petroleum Products Distribution Warehouses & Bulk Plants	-	-	-	-	-	C	-
3-4-070-24.11	Research & Development	-	-	-	-	-	C	-
		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-24.12	Warehousing & Storage Services	-	-	-	-	C	C	-
3-4-070-24.13	Storage Services	-	-	-	-	-	-	C
3-4-070-25	INDUSTRIAL SERVICES (Ordinance 301)							
3-4-070-25.1	Concrete Service & Batching Plants	-	-	-	-	-	C	-
3-4-070-25.2	General Contract Construction Services	--	-	-	-	-	C	-
3-4-070-25.3	Masonry, Stonework, Tile Setting & Plastering Services	-	-	-	-	-	C	-
3-4-070-25.4	Roofing & Sheet Metal Services	-	-	-	-	-	C	-
3-4-070-25.5	Water & Well Drilling Services	-	-	-	-	-	C	-
3-4-070-26	MINING (Ordinance 301)							
3-4-070-26.1	Chemicals & Fertilizers (mineral) Mining	-	-	-	-	-	C	-
3-4-070-26.2	Coal Mining	-	-	-	-	-	C	-
3-4-070-26.3	Crude Petroleum & natural Gas	-	-	-	-	-	C	-
3-4-070-26.4	Dimension Stone	-	-	-	-	-	C	-
3-4-070-26.5	Land Excavations	C	C	C	C	-	C	-
3-4-070-26.6	Metal Ore Mining	-	-	-	-	-	C	-
3-4-070-26.7	Sand & Gravel –Quarrying	-	-	-	-	-	C	-
3-4-070-26.8	Other Mining & Quarrying of Non-Metallic Minerals (except fuels)	-	-	-	-	-	C	-

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3-4-070-26 (9&10)	Ordinance 337 (6-1-2010)							
3-4-070-26.9	Test Wells For Geothermal Exploration	-	-	-	-	-	P	-
3-4-070-26.10	Development of geothermal resources through production and reinjection wells	-	-	-	-	-	C	-
3-4-070-27	OUTDOOR STORAGE (Ordinance 301)							
3-4-070-27.1	Auto Wrecking Yards	-	-	-	-	-	C	-
3-4-070-27.2	Other Outdoor Storage (clean)	-	-	-	-	-	C	-
3-4-070-27.3	Petroleum Products Bulk Plants	-	-	-	-	-	C	-
3-4-070-28	INSTITUTIONAL							
3-4-070-29	RESIDENTIAL (Ordinance 301)							
3-4-070-29.1	Religious Quarters	C	C	C	C	-	C	C
3-4-070-29.2	Retirement Homes & Orphanages	C	C	C	C	-	-	C
3-4-070-30	HEALTH SERVICES (Ordinance 301)							
3-4-070-30.1	Hospital Services	-	-	C	C	-	-	C
		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-30.2	Executive, Legislative & Judicial Functions	C	C	C	C	-	C	C
3-4-070-30.3	Postal Services	C	C	C	C	-	C	C
3-4-070-31.4	Protective Functions & Their Related Activities	C	C	C	C	-	C	C
3-4-070-32	EDUCATION SERVICES (Ordinance 301)							
3-4-070-32.1	Special Training & Schooling	C	C	C	C	-	C	C
3-4-070-33	RELIGIOUS & WELFARE SERVICES (Ordinance 301)							
3-4-070-33.	Churches, Synagogues & Temples, Welfare & Charitable Services	C	C	C	C	-	C	C
3-4-070-34	PUBLIC & QUASI-PUBLIC (Ordinance 301)							
3-4-070-34.1	Art Galleries	-	P	P	C	-	-	C
3-4-070-34.2	Fairgrounds	-	-	-	-	--	-	-
3-4-070-34.3	Libraries	P	P	P	C	-	C	P

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3-4-070-34.4	Museums	-	-	P	C	-	-	P
3-4-070-34.5	Nature Exhibitions	-	-	C	C	-	-	P
3-4-070-34.6	Public Assemblies, Miscellaneous purposes	-	-	-	-	-	-	-
3-4-070-34.7	Public Information Centers	-	P	P	P	-	-	P
3-4-070-35	ENTERTAINMENT, RECREATION & OPEN SPACE GROUP OR ORGANIZED CAMPS (Ordinance 301)							
3-4-070-35.1	Gymnasiums & Athletic Clubs	C	C	C	C	-	-	P
3-4-070-35.2	Parks-General Recreation	P	P	P	C	-	-	P
3-4-070-35.3	Parks –Leisure & Ornamental p	P	P	P	P	-	C	P
3-4-070-35.4	Playgrounds	C	C	C	C	-	-	P
3-4-070-35.5	Play Lots & Tot Lots	C	C	C	C	-	-	P
3-4-070-35.6	Racetracks	-	-	-	-	-	C	-
3-4-070-35.7	Recreation Centers (general)	C	C	-	C	-	-	C
3-4-070-35.8	Swimming Pools	C	C	C	C	-	C	C
3-4-070-36	STREETS & OTHER CIRCULATION ELEMENTS (Ordinance 301)							
		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-070-36.1	Alleys	C	C	C	C	C	C	C
3-4-070-36.2	Freeways	C	C	C	C	C	C	C
3-4-070-36.3	Streets, Public	C	C	C	C	C	C	C
3-4-070-36.4	Streets, Private	C	C	C	C	C	C	C
3-4-070-36.5	Railroads & appurtenances	-	-	-	-	C	C	-
3-4-070-36.6	Airports	-	-	-	-	C	C	-
3-4-070-37	LAND DEVELOPMENTS (Ordinance 301)							
3-4-070-37.1	Subdivisions	C	C	C	C	C	C	-
3-4-070-37.2	Planned Unit Developments	C	C	C	C	C	C	-
3-4-070-37.3	Industrial Parks	-	-	-	-	C	C	-
3-4-070-37.4	Shopping Centers	C	C	-	C	-	-	C

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3-4-070-37.5	Land Development for various Commercial Industrial & manufacturing	-	-	-	-	C	C	-
3-4-070-38	UTILITIES (Ordinance 301)							
3-4-070-39	COMMUNICATION (Ordinance 301)							
3-4-070-39.1	Radio & Television Facilities	C	C	C	C	C	C	C
3-4-070-39.2	Telephone & Telegraph	C	C	C	C	C	C	C
3-4-070-39.3	Cable Television	C	C	C	C	C	C	C
3-4-070-40	UTILITIES LINES & RIGHTS-OF-WAY (Ordinance 301)							
3-4-070-40.1	Culinary Water	C	C	C	C	P	P	C
3-4-070-40.2	Electricity (substations of facilities for)	C	C	C	C	C	C	C
3-4-070-40.3	Irrigation Water	C	C	C	C	C	C	C
3-4-070-40.4	Natural Gas	C	C	C	C	C	C	C
3-4-070-40.5	Pipelines (oil & gas transmission)	C	C	C	C	C	C	C
3-4-070-41	OTHER FACILITIES (Ordinance 301)							
3-4-070-41.1	Sewage Disposal	-	-	-	-	-	C	-
3-4-070-41.2	Solid Waste	-	-	-	-	-	C	-

3-4-080. Regulations for Uses.

		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
3-4-080-1	HEIGHT REGULATIONS							
3-4-080-1.1	The Maximum Height for all buildings & Structures in districts regulated by this Chapter shall Be:							
	In Feet	35	35	35	35	75	75	35
	In Number of Stories	2 ½	3	3	3	7	7	3
3-4-080-1.2	In Structures with more than 2 ½ stories Fire Protection Design, Evacuation Facilities, and Automatic Fire Sprinkling Systems will be Required to mitigate the additional potential Of Loss of Life and/or Property.							
3-4-080-2	AREA, WIDTH, FRONTAGE, YARD & COVERAGE REGULATIONS							
3-4-080-2.1	The Minimum depth and/or length for yards in the Districts regulated by this Chapter shall Be:							

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Ordinance 354	Front yard for Manufacturing Distribution Structures	25	25	25	25	150	25	25
	Front Yard	25	25	25	25	25	25	25
	Side Yards	10	10	10	10	10	10	10
3-4-080-2.2	The Minimum Depth and/or length for Yards in the Districts Regulated by this Chapter shall be:							
Ordinance 354	Front Yard for Manufacturing & Distributing Structures	-	-	-	-	150	-	-
	Front Yard	25	25	25	25	25	25	25
	Rear Yard	20	20	20	20	20	20	20
	Side Yard	10	10	10	10	10	10	10
		C-N	C-S	C-H	C-G	M-FP	M-G	C-E
	Except as Determined by Conditional Use Permit	A	A	A	A	A	A	A
3-4-080-2.3	Minimum Setback Distance Between Structures and:							
	Surface Water that is Down Gradient From Proposed Structure Site	-	-	-	-	800	-	-
	Any Other Surface Water	-	-	-	-	500	-	-
	Residential Zoning Districts	-	-	-	-	150	-	-
3-4-080-3	IMPROVEMENTS REQUIRED TO BE COMPLETED OR IN PROGRESS BEFORE A BUILDING PERMIT MAY BE ISSUES.							
	(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.)							
3-4-080-3.1	Street Grading	A	A	A	A	A	A	A
3-4-080-3.2	Street Base	A	A	A	A	A	A	A
3-4-080-3.3	Street Paving	A	A	A	A	A	A	A
3-4-080-3.4	Curb & Gutter	A	A	A	A	A	A	A
3-4-080-3.5	Sidewalk	A	A	A	A	A	A	A
3-4-080-3.6	Fire Fighting Facilities	A	A	A	A	A	A	A
3-4-080-3.7	Street Name & Traffic Signs	A	A	A	A	A	A	A

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3-4-080-3.8	Street Monuments	A	A	A	A	A	A	A
3-4-080-3.9	Survey Monument Boxes	A	A	A	A	A	A	A
3-4-080-3.10	Street Lights	A	A	A	A	A	A	A
3-4-080-3.11	Address Numbers	A	A	A	A	A	A	A
3-4-080-3.12	Public Utilities - Power, Gas, Telephone, Cable TV, etc.	A	A	A	A	A	A	A
3-4-080-3.13	Landscaping that Adequately Screens Non-Agricultural or Non-Residential Structures When Placed Within 500 Feet of a Public Road or a Residential Zoning District	-	-	-	-	A	-	-