BOX ELDER COUNTY RESTRICTIONS												
Code Section	"P" = Permitted Use "C" = Conditional Use "A" = Applies "_" = Not Permitted	CURRENT ESTABLISHED RESIDENTIAL ZONING DISTRICTS										
		MU 160	~~MU 80~~	MU 40	A 20	~~A 1~~	A 1/2	RR 10	RR 5	~~RR 5 Mod.~~	RR 2	RR 1
3-2-070-1	ACCESSORY USES											
3-2-070-1.1	Accessory buildings and uses customarily incidental to permitted agricultural uses, provided, however, that such accessory buildings are a minimum of 20 feet from any dwelling	P	~~P~~	P	P	~~P~~	P	P	P	~~P~~	P	P
3-2-070-1.2	Any pen, corral or pasture for the keeping of animals or fowl.	P	~~P~~	P	P	~~P~~	P	P	P	~~P~~	P	P
3-2-070-1.3	Accessory buildings and uses customarily incidental to permitted uses other than those listed above	P	~~P~~	P	P	~~P~~	P	P	P	~~P~~	P	P
3-2-070-2	Accessory buildings and uses customarily incidental to conditional uses	C	~~C~~	C	C	~~C~~	C	C	C	~~C~~	C	C

		MU 160	~~MU 80~~	MU 40	A 20	~~A 1~~	A 1/2	RR 10	RR 5	~~RR 5 Mod.~~	RR 2	~~RR 1~~
3-2-070-3	Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings 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~~	C	C	C	~~P~~	C	C
3-2-070-3.1	Mobile homes for temporary living quarters (i.e. Agriculture uses, Ailing relatives).	C		C	C		C	C	C		C	C
3-2-070-4	AGRICULTURAL											
3-2-070-4.1	Agriculture, including grazing and pasturing of animals, the tilling of the soil, the raising of crops, horticulture and gardening	P	~~P~~	P	P	~~P~~	P	P	~~C~~ P	~~C~~	~~C~~ P	~~C~~ P
3-2-070-4.2	Fruit/Vegetable Stand	C	~~C~~	C	C	~~C~~	C	C	C	~~C~~	C	C

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		MU 160	~~MU 80~~	MU 40	A 20	~~A 1~~	A 1/2	RR 10	RR 5	~~RR 5 Mod.~~	RR 2	RR 1
3-2-070-4.3	Farms devoted to raising and marketing chickens, turkeys, or other fowl or poultry, fish or frogs, mink, rabbits, including wholesale and retail sale.	P	~~P~~	P	P	~~C~~	C	P	C	~~P~~	C	C
3-2-070-4.4	Farms devoted to Apiary and Aviary	P	~~P~~	P	P	-	-	C	C	~~P~~	C	-
3-2-070-4.5	Forestry except forest industry	P	~~P~~	P	P	-	-	P	P	-	P	-
3-2-070-4.6	Forest Industry, such as a saw mill, wood products, plant, etc.	C	~~C~~	C	-	-	-	-	-	-	-	-
3-2-070-4.7	Agricultural Industry	C	~~C~~	C	C	-	-	C	C	~~P~~	C	-
~~3-2-070-4.8~~	~~Family Food Production~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
3-2-070-5	Kennel	C	~~C~~	C	C	~~C~~	C	C	C	~~C~~	C	C
3-2-070-6	Dude ranch, family vacation ranch	C	~~C~~	C	C	-	-	C	C	~~C~~	C	-
3-2-070-7	**DWELLINGS**											
3-2-070-7.1	Single-Family dwelling	C	~~C~~	C	P	~~P~~	P	P	P	~~P~~	P	P
3-2-070-7.2	Two-Family dwelling	C	~~C~~	C	P	-	-	-	P	-	P	-
3-2-070-7.3	Three-Family dwelling	C	~~C~~	C	C	-	-	-	-	-	-	-
~~3-2-070-7.4~~	~~Four-Family dwelling~~	-	-	-	-	-	-	-	-	-	-	-
3-2-070-7.~~5~~ 4	Residential facilities for ~~handicapped or~~ elderly persons and persons with a disability	C	~~C~~	C	C	~~C~~	C	C	C	~~C~~	C	C
3-2-070-7.~~6~~ 5	Accessory Dwelling Unit (Ord. 376, 11-6-13)	C	~~C~~	C	C	~~C~~	C	C	C	~~C~~	C	C

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		MU 160	~~MU 80~~	MU 40	A 20	~~A 1~~	A 1/2	RR 10	RR 5	~~RR 5 Mod.~~	RR 2	RR 1
3-2-070-8	Home occupation	C	~~C~~	C	C	~~C~~	C	C	C	~~C~~	C	C
3-2-070-9	~~Child day care and nursery~~ Home Business	-	~~-~~	-	-	~~C~~	C	C	C	~~C~~	C	C
3-2-070-10	Household pets	P	~~P~~	P	P	~~P~~	P	P	P	~~P~~	P	P
3-2-070-11	Small Power Generation	P		P	P		P	P	P		P	P
3-2-070-12	Large Power Generation	C	~~C~~	C	C	~~-~~	-	~~-~~ C	-	~~-~~	-	-
3-2-070-13	Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory	C	~~C~~	C	C	~~-~~	-	C	C	~~-~~	C	-
3-2-070-14	Public stable, riding academy or riding ring, horse show barn or other equestrian facilities under single management	~~C~~ P	~~C~~	~~C~~ P	~~C~~ P	~~-~~	-	~~C~~ P	~~C~~ P	~~-~~	~~C~~ P	-
		MU 160	~~MU 80~~	MU 40	A 20	~~A 1~~	A 1/2	RR 10	RR 5	~~RR 5 Mod.~~	RR 2	RR 1
3-2-070-15	~~Correctional institutions, p~~Public or quasi-public facilities, essential service facilities, airports, ~~private~~ schools ~~(with a curriculum corresponding to public schools)~~, churches, dams and reservoirs, ~~radio and television transmitting stations or towers (including repeating towers),~~ cemeteries, ~~roads (public and private),~~	C	~~C~~	C	C	~~C~~	C	C	C	~~-~~	C	C

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	~~recreation trails,~~ railroad and ~~utility lines rights-of-way, and~~ substations~~, etc. approved by the County Commission~~											
3-2-070-16	~~Subdivisions and planned unit development~~ Wireless telecommunication towers, radio and television transmitting stations or towers (including repeating towers)	C	~~C~~	C	C	~~C~~	C	C	C	~~C~~	C	C

3-2-080. Regulations for Uses.

		MU 160	~~MU 80~~	MU 40	A 20	~~A 1~~	A 1/2	RR 10	RR 5	~~RR 5 Mod.~~	RR 2	RR 1
3-2-080-1	**AREA REGULATIONS**											
3-2-080-1.1	The minimum lot area in acres for any main use in the districts regulated by this Chapter shall be	160	~~80~~	40	20	~~1~~	1/2	10	5	~~5~~	2	1
3-2-080-2	**WIDTH AND FRONTAGE REGULATIONS**											
3-2-080-2.1	The minimum width in feet for any lot in the districts regulated by this Chapter, except as modified by planned unit development, shall be	1320	~~1320~~	1320	500	~~200~~	100	330	250	~~200~~	250	200
3-2-080-3	**FRONT YARD REGULATIONS**											
3-2-080-3.1	The minimum depth in feet for the front yard for main buildings and accessory buildings in districts regulated by this chapter shall be	30	~~30~~	30	30	~~30~~	30	30	30	~~30~~	30	30
3-2-080-3.2	Where the existing minimum right-of-way on which the lot front is less than 66 feet, the setback shall be measured from the center line and in feet shall be no less than	63	~~63~~	63	63	~~63~~	63	63	63	~~63~~	~~65~~ 63	63
3-2-080-3.3	Where the proposed minimum right-of-way is more than 66 feet, the setback in feet shall be ½ proposed right-of-way plus 30 feet	A	~~A~~	A	A	~~A~~	A	A	A	~~A~~	A	A
		MU	~~MU~~	MU	A	~~A~~	A	RR	RR	~~RR~~	RR	RR

		160	~~80~~	40	20	~~1~~	1/2	10	5	~~5 Mod.~~	2	1
3-2-080-3.4	Accessory buildings may have the same minimum front yard depth as the main buildings if they have the same side yard required for main buildings; otherwise they shall be set the following distance in feet from the rear of the main building	8	~~8~~	8	8	~~8~~	8	8	8	~~8~~	8	8
3-2-080-4	**REAR YARD REGULATIONS**											
3-2-080-4.1	The minimum depth in feet for the rear yard in the districts regulated by this Chapter shall be for main buildings	60	~~60~~	60	60	~~30~~	30	50	50	~~50~~	30	30
3-2-080-4.2	Accessory buildings **(Ord. 381) * Minimum setback reduced to 3 feet so long as they do not encroach on a public utility easement.**	10	~~10~~	10	10	~~3*~~	3*	10	10	~~10~~	10	3*
3-2-080-4.3	The minimum side yard in feet for any main building in districts regulated by this Chapter shall be	60	~~60~~	60	60	~~15~~	~~8~~ 15	60	20	~~20~~	20	15
3-2-080-4.4	Accessory buildings **(Ord. 381) * Minimum setback reduced to 3 feet so long as they do not encroach on a public utility easement.**	~~60~~ 10	~~60~~	~~60~~ 10	10	~~3*~~	3*	10	10	~~10~~	10	3*
3-2-080-5	**HEIGHT REGULATIONS**											
3-2-080-5.1	The maximum 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~~	A	A	A	~~A~~	A	A
3-2-080-6	**COVERAGE REGULATIONS**											
	The maximum coverage in percent for any lot in the districts regulated by this Chapter shall be	-	~~-~~	-	-	~~20~~	40	5	10	~~10~~	25	20

3-2-080-7	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.)											
		MU 160	~~MU 80~~	MU 40	A 20	~~A 1~~	A 1/2	RR 10	RR 5	~~RR 5 Mod.~~	RR 2	RR 1
3-2-080-7.1	Street Grading	A	~~A~~	A	A	~~A~~	A	A	A	~~A~~	A	A
3-2-080-7.2	Street Base	A	~~A~~	A	A	~~A~~	A	A	A	~~A~~	A	A
3-2-080-7.3	Street Dust Treatment (oil or similar treatment)	A	~~A~~	A	A	~~-~~	-	-	-	~~-~~	-	-
3-2-080-7.4	Street Paving	-	~~-~~	-	-	~~A~~	A	A	A	~~A~~	A	A
~~3-2-080-7.5~~	~~Curb and Gutter~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~3-2-080-7.6~~	~~Sidewalk~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
3-2-080-7.~~7~~ 5	Surface Drainage Facilities	A	~~A~~	A	A	~~A~~	A	A	A	~~A~~	A	A
3-2-080-7.~~8~~ 6	Wastewater Disposal Facilities	A	~~A~~	A	A	~~A~~	A	A	A	~~A~~	A	A
3-2-080-7.~~9~~ 7	Culinary Water Facilities	A	~~A~~	A	A	~~A~~	A	A	A	~~A~~	A	A
3-2-080-7.~~10~~ 8	Fire Fighting Facilities	A	~~A~~	A	A	~~A~~	A	A	A	~~A~~	A	A
3-2-080-7.~~11~~ 9	Street Name Signs	A	~~A~~	A	A	~~A~~	A	A	A	~~A~~	A	A
3-2-080-7.~~12~~ 10	Street Monuments	-	~~-~~	-	-	~~A~~	A	A	A	~~A~~	A	A
3-2-080-7.~~13~~ 11	Survey Monuments Boxes	A	~~A~~	A	A	~~A~~	A	A	A	~~A~~	A	A

~~3-2-080-7.14~~	~~Shade Trees (along public streets)~~	-	-	-	-	-	-	-	-	-	-	~~A~~
~~3-2-080-7.15~~	~~Street Lights~~	-	-	-	-	-	-	-	-	-	-	~~A~~
3-2-080-7.~~16~~ 12	Address Numbers	A	A	A	A	A	A	A	A	A	A	A
3-2-080-7.~~16~~ 13	Public Utilities (Power, gas, telephone, etc.)	A	A	A	A	A	A	A	A	A	A	A

Home Business. "A business that manufactures or provides a service for agricultural and residential uses with fewer than 10 employees and that is incidental and secondary to the use of the structure or dwelling for residential purposes and does not change the current character of the dwelling or neighborhood."