



Chapter 1-3 – Definitions

1-3-040. Definitions. (Ordinance 309 , 328 & 361)

As used in this Code, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included Herein, but defined in the building code shall be construed as defined therein.

Animals and Fowl for Recreation and Family Food Production: The keeping of animals on a lot or parcel for exclusive personal, non-commercial, use by persons residing thereon. Applicable to the R-1-20 Zone.

Type	Maximum Per ½ Acre – any combination
Cows, Donkeys, and other large animals	1
Horses	2
Goats, Sheep, Llamas, Alpacas and other small animals	7 2
Pigs, Hogs	2
Chickens, Ducks, Pigeons	10
Rabbits, Hares	20 5
Apiaries, Aviaries	5 Hives

Buildable Area: The area on a lot or parcel bounded by front, rear, and side building lines where a main building may be constructed except that land with an average grade exceeding ~~15~~ 30 percent shall not be considered geo-technically buildable ~~unless it is approved by conditional use permit.~~

Land Use Applicant: A property owner, or the property owner’s designee, who submits a land use application regarding the property owner’s land.

Land Use Application: An application required by the Box Elder County ~~Land Management and Development Code~~ and submitted by a land use applicant to obtain a land use decision and does not mean an application to enact, amend, or repeal a land use regulation.

Land Use Decision: A final action of a land use authority or appeal authority regarding a land use permit, a land use application, or the enforcement of a land use regulation, land use permit, or development agreement.



~~Land use ordinance: A planning, zoning, development, or subdivision ordinance of Box Elder County, but does not include the general plan.~~

Land Use Regulation: An ordinance, law, code, map, resolution, specification, fee, or rule that governs the use or development of land and does not include a general plan, a land use decision of the legislative body acting as the land use authority, even if the decision is expressed in a resolution or ordinance, or a temporary revision to an engineering specification that does not materially increase a land use applicant's cost of development compared to the existing specification or impact a land use applicant's use of land.

Lot, Unrestricted:

- A. A lot having an average slope of less than ~~15~~ 30 percent and containing a buildable area of at least 75 feet by 100 feet, or
- B. the minimum size of a lot permitted in the zoning district in which it is located, with an average slope of less than ~~15~~ 30 percent, or
- C. as a buildable area designated as such on the subdivision plat in which the lot is located, if the average slope of the lot is greater than ~~15~~ 30 percent.

~~Planned District: A zoning district, the boundaries of which are to be shown on the zoning map, but the regulations for which shall be determined by a general development plan to be adopted by the County Commission as part of the Box Elder County Land Development & Management Code, after a public hearing, as required for other zoning districts.~~

~~Planned Unit Development (PUD): An integrated design for development of residential, commercial or industrial uses, or limited combinations of such uses, in which the density and location regulations of the district in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements. Planned Unit Development regulations may govern the subdivision of land if it is proposed by the development to sell individual lots in the Planned Unit Development. Thus Planned Unit Development regulations can be subdivision regulations which may be chosen by the developer as an alternative to specifically designated subdivision regulations of this Code, to become effective only through the Planned Unit Development approval process.~~