

# **Box Elder County Land Use Management & Development Code**

## **Article 3: Zoning Districts**

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### **CHAPTER 3-7 Rural Residential District RR-20 and Residential District R-1-20**

#### **Sections.**

- 3-7-010. Purpose.
- 3-7-020. Scope.
- 3-7-030. Definitions.
- 3-7-040. Uses Allowed. (Ord. 305)
- 3-7-050. Use Regulations.
- 3-7-060. Regulations of General Applicability.
- 3-7-070. Regulations for Specific Uses. (Ord. 305; 325; 376)
- 3-7-080. Regulations for Uses. (Ord. 320; 325; 355)

#### **3-7-010. 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. These zones also area intended to promote and preserve in appropriate areas conditions favorable to large-lot family life, maintaining a rural atmosphere, the keeping of limited numbers of animals and fowl; and reduce requirements for public utilities, services and infrastructure.

#### **3-7-020. Scope.**

The provisions of this Chapter shall apply to any real property located in a mixed use, agricultural, or rural residential zone as shown on the Official Zoning Map.

#### **3-7-030. Definitions.**

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

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### **3-7-040. Uses Allowed.**

- A. Permitted and Conditional Uses.** Permitted and conditional uses allowed in mixed use, agricultural, and rural residential 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.

### **3-7-050. 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.

### **3-7-060. 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.

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### 3-7-070. Regulations for Specific Uses.

(Ordinance 325 / 2-17-2010)

BOX ELDER COUNTY ZONING RESTRICTIONS				
		CURRENT ESTABLISHED RESIDENTIAL ZONING DISTRICTS		
			RR 20	R1 20
3-7-070-1.0	ACCESSORY USES			
3-7-070-1.1	Accessory buildings and uses customarily incidental to agricultural uses, provided, however, that such accessory buildings are a minimum of 20 feet from any dwelling.		P	P
3-7-070-1.2	Accessory buildings and uses customarily incidental to permitted uses other than those listed above.		P	P
3-7-070-1.3	Accessory buildings and uses customarily incidental to conditional uses.		C	C
			RR-20	R-1-20
3-7-070-1.5	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
3-7-070-2.0	SPECIAL USES			
3-7-070-2.1	Child day care or nursery		C	C
3-7-070-3.0	RESIDENTIAL		RR-20	R-1-20
3-7-070-3.1	Single-family dwelling		P	P
3-7-070-3.2	Home Occupation		C	C
3-7-070-3.3	Residential facilities for the elderly and persons with disabilities		C	C

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<b>3-7-070-3.4</b>	Household pets	<b>P</b>	<b>P</b>
<b>3-7-070-3.5</b>	Subdivisions	<b>P</b>	<b>P</b>
<b>3-7-070-3.6</b>			
<b>3-7-070-3.7</b>	Accessory Dwelling Unit ( <b>Ordinance 376</b> )	<b>C</b>	<b>C</b>

		<b>RR-20</b>	<b>R-1-20</b>
<b>3-7-070-3.7</b>	<b>Residential Wind Tower (<b>Ordinance 305</b>)</b> Approval Standards are as follows: <ol style="list-style-type: none"> <li>1. 1.5 acre lot</li> <li>2. Tower height - including any vertical projection above the tower - shall not exceed the distance measured from the base of the tower to the nearest property line.</li> <li>3. Clearance of Blades – shall not extend within 20' of ground</li> <li>4. Automatic Over Speed Controls – must meet design limits of residential wind energy system.</li> <li>5. Sound shall not exceed 60 dBA</li> <li>6. Must be a certified Residential Wind Turbine (or submit a description of the safety features of the turbine prepared by a registered mechanical engineer.</li> <li>7. Applicant must show proof they have notified utility company.</li> <li>8. Compliance with building code, and Federal Aviation Administration regulations, and National Electric Code</li> </ol>	-	<b>C</b>
<b>3-7-070-4.0</b>	<b>AGRICULTURE</b>	<b>RR-20</b>	<b>R-1-20</b>
<b>3-7-070-4.1</b>	Agriculture, including grazing and pasturing of animals, the tilling of soil, the raising of crops, horticulture and gardening	<b>P</b>	<b>P</b>
<b>3-7-070-4.2</b>	Family food production	<b>P</b>	<b>P</b>
<b>3-7-070-4.3</b>	Fruit/vegetable stand	<b>C</b>	<b>C</b>
<b>3-7-070-5.0</b>	<b>PUBLIC USES</b>		
<b>3-7-070-5.1</b>	Public or quasi-public facilities	<b>C</b>	<b>C</b>

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3-7-070-5.2	Essential service facilities	C	C
3-7-070-5.3	Private schools (with a curriculum corresponding to public schools),	C	C
3-7-070-5.4	Cemeteries	C	C
3-7-070-5.5	Churches	C	C
3-7-070-5.6	Dams and reservoirs/Retention ponds	C	C
3-7-070-5.7	Radio and television transmitting stations or towers (including repeating towers	C	C
3-7-070-5.8	Recreation trails	C	C
3-7-070-5.9	Railroad and utility lines rights-of-way and substations, etc.	C	C

### 3-7-080. Regulations for Uses. (Ordinance 325 / 2-17-2010)

		RR-20 & R-1-20
3-7-080-1	<b>AREA REGULATIONS (Ordinance 325)</b>	
3-7-080-1.1	The minimum lot area in square feet for any Main use shall be.	<b>20,000 sq. ft.</b>
3-7-080-2.0	<b>WIDTH REGULATIONS</b>	
3-7-080-2.1	The minimum width in feet for any lot in the districts regulated by this chapter shall be	<b>100 feet</b>
3-7-080-3.0	<b>FRONTAGE REGULATIONS (Ordinance 325; 355)</b>	
3-7-080-3.1	The minimum width of any lot at the street right-of-way line in feet in the districts regulated by this Chapter shall be	<b>100 feet</b>
3-7-080-3.2	The minimum width along the radius for cul-de-sac lots in feet shall be	<b>50 feet</b>
3-7-080-4.0	<b>FRONT YARD REGULATIONS</b>	
3-7-080-4.1	The minimum depth in feet for the front yard for main buildings and accessory buildings shall be	<b>30 feet</b>

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<b>3-7-080-4.2</b>	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	<b>66 feet</b>
<b>3-7-080-4.3</b>	Where the proposed minimum right-of-way is more than 66 feet,	<b>the setback in feet shall be ½ proposed right-of-way, plus 30 feet</b>
<b>3-7-080-5.0</b>	<b>REAR YARD REGULATIONS RR-20 &amp; R-1-20</b>	
<b>3-7-080-5.1</b>	The minimum depth in feet for the rear yard for main buildings shall be	<b>30 feet</b>
<b>3-7-080-5.2</b>	Accessory buildings, (Ordinance 381) *Minimum setback reduced to 3 feet so long as they do not encroach on a public utility easement.	<b>3 * feet</b>
<b>3-7-080-6.0</b>	<b>SIDE YARD REGULATIONS (Ordinance 320; 9-22-09)</b>	
<b>3-7-080-6.1</b>	The minimum side yard in feet for any main building shall be	<b>15 feet</b>
<b>3-7-080-6.2</b>	Accessory buildings, (Ordinance 381) *Minimum setback reduced to 3 feet so long as they do not encroach on a public utility easement.	<b>3* feet</b>
<b>3-7-080-7.0</b>	<b>HEIGHT REGULATIONS</b>	
<b>3-7-080-7.1</b>	The maximum height for all buildings and structures shall be	<b>35 feet or 2 ½ stories</b>
<b>3-7-080-8.0</b>	<b>COVERAGE REGULATIONS</b>	
<b>3-7-080-8.1</b>	The maximum coverage in percent for any lot shall be	<b>40%</b>
<b>IMPROVEMENTS REQUIRED TO BE COMPLETED OR IN PROGRESS BEFORE A BUILDING PERMIT MAY BE ISSUED</b>		
(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.)		
<b>3-7-080-9.1</b>	Street Grading	<b>A</b>
<b>3-7-080-9.2A</b>	Street Base	<b>A</b>
<b>3-7-080-9.2B</b>	Street Dust Treatment (oil or similar treatment)	<b>A</b>

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<b>3-7-080-9.3</b>	Street Paving	<b>A</b>
<b>3-7-080-9.4</b>	Curb and Gutter	<b>A</b>
<b>3-7-080-9.5</b>	Sidewalk	<b>A</b>
<b>3-7-080-9.6</b>	Surface Drainage Facilities	<b>A</b>
<b>3-7-080-9.7</b>	Wastewater Disposal Facilities	<b>A</b>
<b>3-7-080-9.8</b>	Culinary Water facilities	<b>A</b>
<b>3-7-080-9.9</b>	Firefighting facilities	<b>A</b>
<b>3-7-080-9.10</b>	Street Name Signs	<b>A</b>
<b>3-7-080-9.11</b>	Street Monuments	<b>A</b>
<b>3-7-080-9.12</b>	Survey Monuments Boxes	<b>A</b>
<b>3-7-080-9.13</b>	Shade Trees (along public streets)	<b>A</b>
<b>3-7-080-9.14</b>	Sidewalks	<b>A</b>
<b>3-7-080-9.15</b>	Street Lights	<b>A</b>
<b>3-7-080-9.16</b>	Address Numbers	<b>A</b>
<b>3-7-080-9.17</b>	Public Utilities (Power, gas, telephone, cable TV, etc.)	<b>A</b>