

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

Chapter 3-3 – Residential District

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3-3-010. Purpose.

The purpose of this chapter is to outline regulations for existing R-1-8 parcels within Box Elder County. The R-1-8 zone is not an option for rezones due to Box Elder County lacking the adequacy of facilities and services to serve this type of development.

R-1-8: To provide areas of medium low-density, single-family residential neighborhoods where low and medium costs of development may occur.

3-3-020. Scope.

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

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. Allowed, Permitted and Conditional Uses.** Allowed, permitted and conditional uses allowed in the residential zone shall be as set forth pursuant to Section 3-3-070 in this Chapter. Allowed uses (any land use not requiring approval by a land use authority) are indicated by an “A” in the appropriate column. Uses that may be permitted by a permitted use review issued by the zoning administrator are indicated by a "P" in the appropriate column. Uses that may be permitted by a conditional use permit are indicated by a “C” in the appropriate column. Uses that

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may be permitted by a conditional use permit issued by the zoning administrator are indicated by a “C1” in the appropriate column. 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, “-.”

- B. Accessory Uses.** Permitted and conditional uses set forth pursuant to Section 3-2-070 in this Chapter 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.

3-3-060. Regulations of General Applicability.

The use and development of real property in the residential zone 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.

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BOX ELDER COUNTY ZONING RESTRICTIONS		
CODE SECTION	“P” = Permitted Use “C” = Conditional Use “C1” = Administrative Conditional Use “A” = Allowed Use “-“ = Not permitted	CURRENT ESTABLISHED RESIDENTIAL ZONING DISTRICTS
		R-1-8
3-3-070-1	ACCESSORY USES	
3-3-070-1.1	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.	C
3-3-070-1.2	Swimming Pool	P
3-3-070-2	SPECIAL USES	
3-3-070-2.1	Agriculture	A
3-3-070-2.2	Home Occupation	C1
3-3-070-2.3	Household pets	A
3-3-070-2.4	Animals and Fowl for Recreation and Family Food Production	A
3-3-070-3	RESIDENTIAL	
3-3-070-3.1	Single-family dwelling	A
3-3-070-3.2	Residential facilities (group homes) for the handicapped and elderly provided they are separated at least 3/4 mile from another similar facility	C
3-3-070-4	PUBLIC AND QUASI-PUBLIC	
3-3-070-4.1	Private School	C
3-3-070-4.2	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

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3-3-080. Regulations for Uses.

		R-1-8
3-3-080-1	AREA REGULATIONS	
3-3-080-1.1	The minimum lot area in square feet for a single-family dwelling structure in the district regulated by this chapter shall be:	8,000
3-3-080-2	WIDTH REGULATIONS	
3-3-080-2.1	The minimum width in feet for any lot in the districts regulated by this chapter, except as modified by planned unit developments, shall be:	70
3-3-080-3	FRONTAGE REGULATIONS	
3-3-080-3.1	The minimum width of any lot at the street right-of-way line in feet in the districts regulated by this Chapter, except as modified by conditional use permit, shall be:	40
3-3-080-4	FRONT YARD REGULATIONS	
3-3-080-4.1	The minimum depth in feet for the front yard for main buildings in districts regulated by this Chapter shall be:	30
3-3-080-4.2	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	8
3-3-080-4.3	On corner lots, main buildings shall have two front yards, one rear yard and one side yard	
3-3-080-5	REAR YARD REGULATIONS	
3-3-080-5.1	The minimum depth in feet for the rear yard in the districts regulated by this Chapter shall be:	25

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		R-1-8
3-3-080-5.2	Accessory buildings may have a minimum setback in feet listed 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	1
3-3-080-5.3	Provided that on corner lots which rear on a side yard of another lot, accessory buildings in all such districts shall be located in feet to such side yard not closer than	10
3-3-080-6	SIDE YARD REGULATIONS	
3-3-080-6.1	The minimum side yard in feet for any dwelling in districts regulated by this Chapter shall be	8
3-3-080-6.2	The total width of the two required side yards in feet shall be no less than	18
3-3-080-6.3	<p>The minimum side yard in feet for accessory buildings shall be:</p> <p>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 10 feet from a residence on an adjoining lot.</p> <p>No accessory building shall be located within 10 feet of a dwelling on an adjacent lot.</p>	6
3-3-080-7	HEIGHT REGULATIONS	
3-3-080-7.1	The minimum height for all buildings and structures in districts regulated by this Chapter shall be:	35 feet or 2½ stories
3-3-080-8	COVERAGE REGULATIONS	
3-3-080-8.1	The minimum coverage in percent for any lot in the districts regulated by this Chapter shall be:	35
3-3-080-9	DEPTH REGULATIONS	

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		R-1-8
3-3-080-9.1	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:	100