

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

Chapter 3-5 – South Willard Neighborhood Commercial (SW-NC)

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3-5-010. Purpose.

To provide areas in appropriate locations along Fruit Way (U.S. Highway 89) where individualized, small-scale convenience buying outlets may be established to serve and are compatible with surrounding residential neighborhoods. The regulations of this district are designed to allow the development of various types of uses necessary to meet day-to-day needs of area residents.

3-5-020. Scope.

The provisions of this Chapter shall apply to any real property located in a South Willard Neighborhood Commercial zone as shown on the Official Zoning Map.

3-5-030. Definitions.

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

3-5-040. Uses Allowed.

- A. **Allowed, Permitted and Conditional Uses.** Allowed, permitted and conditional uses allowed in South Willard Neighborhood Commercial Zone shall be as set forth pursuant to Section 3-5-080 in this Chapter. Allowed uses (any land use not

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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 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 3-2-080 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.

3-5-050. 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.

3-5-060. Maximum Zoning and Lot Size.

- A. Maximum zoning size.** The maximum size of a South Willard Neighborhood Commercial Zone is one (1) acre.
- B. Maximum lot size.** The maximum size of a South Willard Neighborhood Commercial lot is one (1) acre.

3-5-070. Regulations of General Applicability.

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The use and development of real property in the South Willard Neighborhood Commercial 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.

3-5-080. Regulations for Specific Uses.

BOX ELDER COUNTY ZONING RESTRICTIONS		
CODE SECTION	“P” = Permitted Use “C” = Conditional Use “C1” = Administrative Conditional Use “A” = Allowed Use “-“ = Not permitted	SW-NC
3-5-080-1	AGRICULTURAL	
3-5-080-1.1	Fruit Stands	P
3-5-080-1.2	Agriculture	A
3-5-080-2	RESIDENTIAL	
3-5-080-2.1	Retirement homes, assisted care facilities, nursing homes	C
3-5-080-2.2	Religious quarters	C
3-5-080-3	RETAIL	
3-5-0803.1	Eating places (food consumed on premises)	C
3-5-080-3.2	Garden Supplies	C
3-5-080-3.3	Grocery stores (not to exceed 20,000 sq. ft of retail space)	C
3-5-080-3.4	Mail services (store with services, not processing center)	P
3-5-080-4	SERVICES	
3-5-080-4.1	Animal Clinic/veterinary hospital	C
3-5-080-4.2	Apparel repair, alteration and cleaning pick-up services, shoe repair services, tailor	P
3-5-080-4.3	Art/cultural uses (e.g., Art studios, Dance studios)	C
3-5-080-4.4	Beauty and barber shops	P

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		SW-NC
3-5-080-4.5	Home occupations	C1
3-5-080-4.6	Medical/dental offices	C
3-5-080-4.7	Photographic studio	C
3-5-080-4.8	Professional health care offices	C
3-5-080-4.9	Schools (commercial)	C
3-5-080-4.10	Small Butcher shop (meat processing)	C
3-5-080-4.11	Small Taxidermy	C
3-5-080-4.12	Professional Offices	C
3-5-080-5	PUBLIC AND QUASI-PUBLIC	
3-5-080-5.1	Libraries	P
3-5-080-5.2	Public buildings and facilities	P
3-5-080-6	RECREATION AND OPEN SPACE	
3-5-080-6.1	Parks	P
3-5-080-6.2	Recreation center	C
3-5-080-7	RELIGIOUS & WELFARE SERVICES	
3-5-080-7.1	Churches, synagogues and temples, welfare and charitable services	C

3-5-090. Regulations for 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.

CODE SECTION		SW-NC
3-5-090-1	HEIGHT REGULATIONS	
3-5-090-1.1	The maximum height for all buildings & structures in Districts regulated by this Chapter shall be:	
	In Feet	35
	In Number of Stories	2 ½

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	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 property.	
		SW-NC
3-5-090-2	AREA, WIDTH, FRONTAGE, YARD & COVERAGE REGULATIONS	
3-5-090-2.1	The minimum depth and/or length for yards in the Districts regulated by this Chapter shall be:	
	Front Yard	25
	Rear Yard	20
	Side Yard	10