

Box Elder County Land Use Management & Development Code

Article 3: Zoning Districts

Chapter 3-1 – Zones Established

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3-1-010. Zones Established.

In order to accomplish the purposes of the Box Elder County General Plan and this Code, the following zones, along with their accompanying zoning map designations, are hereby established:

A. Zoning Districts

1. Agricultural Zones (A-20, A-1, A-1/2)
2. Mixed Use Zones (MU 160, MU 80, MU 40)
3. Rural Residential Zones (RR-1, RR-2, RR-5, RR-5 modified, RR-10)
4. Residential (R-1-8, R-1-12)
5. Multiple Residential District (RM-7, RM-15)
6. Mobile Home Parks (MH)
7. Neighborhood Commercial District (C-N)
8. Shopping Commercial District (C-S)
9. Highway Commercial District (C-H)
10. General Commercial District (C-G)
11. Manufacturing-Food Products District (M-FP)
12. General Industrial District (M-G)

B. Special Purpose and Overlay Zones

1. Airport Overlay
2. Sensitive Area Overlay (SA)
3. Landfill and Land Excavation Overlay
4. Planned Community Overlay (P)
5. Planned Residential Unit Development Overlay (PUD)

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3-1-020. Zone Purposes.

In addition to the general purposes of this Code as set forth in Section 1-1-030, the various zones each serve more specific purposes as set forth below.

- A. Agricultural Zones.** Agricultural zones promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.
1. A-20. Minimum Lot Size: 20 acres
 2. A-1. Minimum Lot Size: 1 acre
 3. A-1/2. Minimum Lot Size: ½ acre
- B. Mixed Use.** Mixed Use zones provide a multiple use district to establish areas in mountain, hillside, canyon mountain valley, desert and other open and generally undeveloped lands where human habitation should be limited in order to protect land and other open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to encourage use of the land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brushland fires, damage to grazing and livestock raising, and to wildlife values; to avoid the premature development of lands by discouraging intensive development until the ultimate best use of the land can be recommended by the Planning Commission to the County Commission; and to promote the health, safety, convenience, order, prosperity, and general welfare of the inhabitants of the community.
1. MU-160. Minimum Lot Size: 160 acres or quarter section
 2. MU-80. Minimum Lot Size: 80 acres
 3. MU-40. Minimum Lot Size: 40 acres
- C. Rural Residential Zones.** The purposes of providing a rural residential district are to promote and preserve in appropriate areas conditions favorable to large-lot family life; to maintain a rural atmosphere, to provide for the keeping of limited numbers of animals and fowl and to reduce requirements for public utilities, services, and infrastructure.
1. RR-10. Minimum Lot Size: 10 acres
 2. RR-5. Minimum Lot Size: 5 acres

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3. RR-5M. Minimum Lot Size: 5 acres (modified)
 4. RR-2. Minimum Lot Size: 2 acres
 5. RR-1. Minimum Lot Size: 1 acre
- D. Residential zones.** 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.
1. R-1-12: Minimum Lot Size: 12,000 sq. ft.
 2. R-1-8: Minimum Lot Size: 8,000 sq. ft.
 3. RM-7
 4. RM-15
- E. Commercial Zones.** Commercial zones provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained and protected. Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the County.
1. Neighborhood Commercial District (C-N)
 2. Commercial Shopping District (C-S)
 3. Highway Commercial District (C-H)
 4. General Commercial District (C-G)
- F. Manufacturing Zones.** Industrial zones provide areas for conducting business, manufacturing and industrial activities.
1. Manufacturing-Food Products District (M-FP)
 2. General Industrial District (M-G)
- G. Special Purpose and Overlay Zones.** Special purpose zones are intended to accomplish objectives unique to the particular zone. Overlay zones implement supplemental regulations that apply geographically, regardless of the underlying base zone. Whenever the regulations of a district and an overlay zone conflict, overlay zone regulations shall apply.
1. Airport Overlay
 2. Sensitive Area Overlay (SA)
 3. Planned Residential Unit Development Overlay (PUD)
 4. Planned Community Overlay (P)
 5. Landfill and Land Excavation

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3-1-030. Definitions.

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

3-1-040. Official Zoning Map.

- A. Zones.** The location and boundaries of the zones described in this Chapter, including subsequent amendments, shall be shown on an official zoning map, entitled the Box Elder County Official Zoning Map, as provided in this section.
1. The zones established by this Chapter are intended to further the goals and policies of the Box Elder County General Plan. Accordingly, not every zone established by this Chapter need be included on the Official Zoning Map unless and until the Box Elder County Commission, in the exercise of its legislative discretion, determines that placing a particular property in a particular zone will further the goals and policies of the General Plan.
 2. Each lot or parcel within the County shall be subject to the requirements of the zone, or zones, in which the lot or parcel is located as shown on the Official Zoning Map.
 3. The Official Zoning Map, including all boundaries, notations, and other data shown thereon, is hereby adopted by this reference.
- B. Amendments.** Amendments to the boundaries of a specific zone shown on the Official Zoning Map shall be accomplished in accordance with state law and the provisions set forth in Section 2-2-080 of this Code.
- C. Map Updates.** The Zoning Administrator shall update the Official Zoning Map as soon as possible after amendments are adopted by the County Commission. Upon entering any such amendment on the map, the Zoning Administrator shall note on the map the date of the revision.
- D. Filing of Zoning Ordinance and Map.** The official copy of the Land Use Development and Management Code and the Official Zoning Map shall be filed in the Office of the County Recorder and may be examined by the public in accordance with the *Utah Governmental Records Management Act* as set forth in *Utah Code Ann., § 63-2-10, et seq., as amended.*

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3-1-050. Rules for Locating Zone Boundaries.

- A. Applicability.** Where uncertainty exists as to the boundary of any zone shown on the Official Zoning Map, the provisions of this section shall apply to determine the location of such boundary. This section shall apply only when uncertainty exists.
- B. Center Lines and Property Lines.** When a zone boundary is indicated as being approximately upon the center line of a street, alley or block, or along a property line, the center line of such street, alley or block or such property line shall be construed to be the boundary of such zone.
- C. Waterways and Public Lands.** When a zone boundary is indicated as being approximately at the line of any river, irrigation canal or other waterway or public land, then the center of the stream, canal or waterway, or the boundary line of the public land shall be deemed to be the boundary of the zone.
- D. Street Vacations.** When a public road, street, or alley is officially vacated, such property shall have the same zoning as the adjacent property. In the event vacated property is adjacent to two zones, each zone shall extend to the center line of the vacated right-of-way.
- E. Uncertainties.** When a physical or cultural feature existing on the ground is at variance with one shown on the Official Zoning Map, or in the event any other uncertainty exists with respect to a zone boundary, the Zoning Administrator shall determine the boundary location, subject to appeal to the Planning Commission as provided in this Code.
- F. Action by Zoning Administrator.** If application of the above rules does not clarify the location of a zone boundary, the Zoning Administrator shall determine the proper boundary subject to appeal to the Planning Commission as provided in this Code.

3-1-060. Clarification of Zoning.

If ambiguity arises concerning the classification of a particular use within the meaning and intent of this Code, or with respect to matters of height, yard requirements, area requirements, or other property development standards, the Zoning Administrator shall determine the proper use or development standard, subject to appeal to the Planning Commission as provided in this Code.