

Box Elder County Land Use Management & Development Code

Article 4: Special Purpose & Overlay Zones

Chapter 4-6: Residential Facilities Standards

Sections.

- 4-6-010. Residential Housing Construction (permanent).
- 4-6-020. Previously Used and Older Residential Facilities.
- 4-6-030. Exterior Appearance Residential Facility.
- 4-6-040. Storage Space Required for Residential Facilities.

4-6-010. Residential Housing Construction (permanent).

- A. Residential Facilities Constructed On-Site or Manufactured Off-Site.** Residential facilities construction shall comply with all applicable regulations in effect in Box Elder County, be constructed on a legal lot in a zone which permits the residential facility, and obtain the appropriate building permit. A certificate of occupancy is required and will be issued upon finding that the residential facility has complied with the controlling regulations.
- B. New On-Site Residential Facility Construction.** New construction of residential facilities on site shall meet the requirements in the building codes adopted by the County, and be inspected by the local Building Official. Additions, alterations, foundations, and accessory buildings require building permits.
- C. New Off-site Constructed Residential Facilities.** New residential facilities constructed or manufactured off-site in a “factory” must be certified to be in compliance with the building codes adopted by the County or the National Manufactured Housing Construction and Safety Standards Act of 1974 and bear the approved U.S. Department of Housing and Urban Development approved (HUD) insignia. The HUD insignia may not be removed from its original location on the structure nor any unapproved modification made to the structure without approval of Box Elder County. Installation of an off-site manufactured residential facility that is designed to meet the requirements of the building codes shall be permanent and comply with building code requirements for component assemblies. The installation shall be designed to meet seismic and wind load requirements. A copy of the calculations shall become part of the building permit application.

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- D. Installation of the off-site manufactured residential facility constructed to meet HUD requirements and bears the insignia shall comply with the authorized “installation manual” which accompanies the unit from the factory. The installation shall be designed to meet seismic and wind load requirements. A copy of the calculations shall become part of the building permit application. The residential facility shall be permanently installed on an approved foundation which is constructed according to the HUD installation manual or the building codes adopted by the County.

4-6-020. Previously Used and Older Residential Facilities.

Used off-site constructed residential facilities before being moved into Box Elder County or moved within Box Elder County shall:

- A. Provide a certification from a qualified licensed professional approved by Box Elder County that the structure was constructed to meet HUD requirements and retains the insignia of approval, has not been modified, or, if it has been modified that such modification does not invalidate the original factory certification for its intended use.
- B. Provide a certification from a qualified licensed professional approved by Box Elder County that the facility was constructed to meet building code requirements and has not been modified, or, if it has been modified that such modification does not invalidate the original approval of having been constructed to the requirements of the building codes adopted by the County.
- C. If a residential facility does not meet the above criteria and the local Building Official is convinced that the plans for its installation in Box Elder County will bring it in to full compliance with the building codes, said Building Official may approve the plans and allow the residential facility to be moved to its intended permanent legal location in Box Elder County.

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4-6-030. Exterior Appearance Residential Facility (see also Section 5-1-300 Conservation of Values).

Roof, exterior siding, dimensions, and skirting or foundation of a residential facility shall meet the following standards:

- A. Roofs shall have a minimum pitch of two and one-half (2.5) to twelve (12) over at least 75% of the structure and have a surface of wood shakes, wood or composition asphalt mineral surface shingles, concrete, fiberglass, or metal tiles, single-ply, slate, built-up gravel, or standing rib metal roofing. Roof overhangs must not be less than six (6) inches, including rain gutters which may account for up to four (4) inches of overhang measured from the vertical side of the dwelling.
- B. Exterior siding materials shall consist of wood, masonry, concrete, stucco, “masonite”, metal or vinyl clad lap, or any material with similar appearance which meet the requirements of the building codes adopted by the County.
- C. The minimum width of any dwelling shall be at least twenty (20) feet at the narrowest point of the main floor at ground level for at least twenty (20) feet measured at right angles to the width face exclusive of garage area.
- D. Skirting is required with materials which meet the standards of the building codes adopted by the County and is aesthetically consistent with concrete or masonry type foundation materials. A masonry foundation constructed in accordance with plans and specifications available UPON REQUEST from Box Elder County is acceptable.

4-6-040. Storage Space Required for Residential Facilities.

A residential facility must provide a minimum of seventy-two (72) square feet of enclosed storage space with at least six (6) feet of clear height located within the residential facility, in the basement, in the garage area (supplemental to) or in an accessory storage structure on site which conforms to all applicable zoning and building code regulations and requirements.