

**CHAPTER 11
RESIDENTIAL AND MULTIPLE RESIDENTIAL DISTRICTS AND RURAL RESIDENTIAL
DISTRICTS**

11.1

PURPOSE

11.1.1

RESIDENTIAL DISTRICT R1-12.

To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.

11.1.2

RESIDENTIAL DISTRICT R1-8.

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

11.1.3

MULTIPLE RESIDENTIAL DISTRICT RM-7.

To provide areas for medium residential density with the opportunity for varied housing styles and character.

11.1.4

MULTIPLE RESIDENTIAL DISTRICT RM-15.

To provide areas for medium high residential density with the opportunity for varied housing styles and character.

11.2

CODES AND SYMBOLS.

In following sections of this Chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as "conditional uses," indicated by a "C" 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, "-." 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, "-."

11.3

USE REGULATIONS.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the rural residential district, single family residential district, or multiple residential district, except as provided in this Code.

BOX ELDER COUNTY ZONING RESTRICTIONS

CODE SECTION

"P" = Permitted Uses
"C" = Conditional Uses
"A" = Applies
" - " = Not permitted

CURRENT ESTABLISHED RESIDENTIAL ZONING DISTRICTS

R1 12	R1 8	R1 6	RM 7	RM 15
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11.3.1

ACCESSORY USES

11.3.1.1

Accessory Buildings and uses customarily incidental to permitted uses other than those listed below

P	P	P	P	P
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	Swimming Pool	C	C	C	C	C
11.3.1.2	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C
11.3.1.3	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 and such other temporary uses found appropriate to the Planning Commission and approved by the County Commission.	C	C	C	C	C
11.3.2	SPECIAL USES					
11.3.2.1	Child day care or nursery	C	C	C	C	C
11.3.2.2	The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P
11.3.3	RESIDENTIAL					
11.3.3.1	Single-family dwelling	P	P	P	P	P
11.3.3.2	Two-family dwelling	-	-	-	P	P
11.3.3.3	Three-family dwelling	-	-	-	C	C
11.3.3.4	Four-family dwelling	-	-	-	C	C
		R1 12	R1 8	R1 6	RM 7	RM 15
11.3.3.5	Multiple-family dwelling	-	-	-	C	C
11.3.3.6	Groups of dwellings (including twin homes, etc.) when approved as a planned unit development	-	C	C	C	C
11.3.3.7	A two-family dwelling on a corner lot requires two (2) front and two (2) rear yards	-	-	-	A	A
11.3.3.8	Residential facilities (group homes) for the handicapped and elderly provided they are separated at least 3/4 mile from another similar facility	C	C	C	C	C
11.3.4	Home Occupation	C	C	C	C	C
11.3.5	Hospital: medical or dental clinic accessory to a hospital and located on the same premises	C	C	C	C	C
11.3.6	Household pets	P	P	P	P	P
11.3.7	Mobile home developments, including mobile home parks or subdivisions are permitted in a Planned District only (see Chapter 15)					
11.3.8	PUBLIC AND QUASI-PUBLIC					
11.3.9	Private Educational institution having a curriculum similar to that ordinarily given in public schools	C	C	C	C	C
11.3.10	Private recreational grounds and facilities, not open to the	C	C	C	C	C

	general public, and to which to admission charge is made					
11.3.11	Professional offices when harmonious with the general character of the district where located	C	C	C	C	C
		R1 12	R1 8	R1 6	RM 7	RM 15
11.3.12	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	C	C	C	C
11.3.13	Land Excavations	C	C	C	C	C
11.3.14	Subdivisions	C	C	C	C	C
11.3.15	Planned Unit Developments	C	C	C	C	C
11.3.16	Recreational Vehicle Storage	C	C	C	C	C
11.4	AREA REGULATIONS					
11.4.1	The minimum lot area in square feet for a single-family dwelling structure in the district regulated by this chapter shall be	12,000	8,000	6,000	7,000	8,000
11.4.1.1	The additional lot area in square feet for each additional dwelling unit in a dwelling structure shall be	-	-	-	6,000	3,500
11.4.1.2	Minimum lot area in square feet for all main uses or buildings other than dwelling shall be	-	-	-	5,000	3,500
11.5	WIDTH REGULATIONS					
11.5.1	The minimum width in feet for any lot in the districts regulated by this chapter, except as modified by planned unit developments, shall be	90	70	60	70	70
11.6	FRONTAGE REGULATIONS					
		R1 12	R1 8	R1 6	RM 7	RM 15
11.6.1	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	45	40	40	45	45
11.7	FRONT YARD REGULATIONS					
11.7.1	The minimum depth in feet for the front yard for main buildings in districts regulated by this Chapter shall be	30	30	30	30	30
11.7.2	Or the average of the existing buildings on the block where 50 percent or more of the frontage is developed; however, in no case					
11.7.2.1	Shall be less than	25	25	20	20	20
11.7.2.2	Or be required to be more than	30	30	30	30	30

11.7.3	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	10	8	6	6	8
11.7.4	On corner lots, main buildings shall have two front yards, and one rear yard, and one side yard	A	A	A	A	A
11.8	REAR YARD REGULATIONS					
11.8.1	The minimum depth in feet for the front yard in the districts regulated by this Chapter shall be	50	25	25	25	25
		R1 12	R1 8	R1 6	RM 7	RM 15
11.8.2	Accessory buildings may have a minimum setback of 1 foot 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	A	A	A	A	A
11.8.3	Provided that on corner lots which rear on a side yard of another lot accessory buildings in all such districts shall be located not closer than 10 feet to such side yard	A	A	A	A	A
11.9	SIDE YARD REGULATIONS					
11.9.1	The Minimum side yard in feet for any dwelling in districts regulated by this Chapter shall be	10	8	6	6	6
11.9.2	And the total width of the two required side yards in feet shall be	24	18	16	18	18
11.9.3	Except that in no case shall the total width of the two side yards be less than the height of the building	A	A	A	A	A
11.9.4	Other main buildings shall have a minimum side yard in feet of	20	15	15	15	15
11.9.4.1	And the total width of the two required side yards in feet of no less than	40	35	35	45	45
11.9.5	The minimum side yard in feet for a private garage shall be	10	6	6	6	6
11.9.5.1	(except that private garage and other 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 least 10 feet from a residence on an adjoining lot)	A	A	A	A	A
		R1 12	R1 8	R1 6	RM 7	RM 15
11.9.5.2	Provided that no private garage or other accessory buildings shall be located in feet closer to a dwelling on	A	A	A	A	A

	an adjacent lot than 10 feet					
11.9.6	On corner lots, main buildings shall have two front yards and one rear yard, and one side yard	A	A	A	A	A
11.9.6.1	The side yard in feet shall be not less than	10	8	6	6	8
11.10	HEIGHT REGULATIONS					
11.10.1	The Minimum height for all buildings and structures in districts regulated by this Chapter shall be 35 feet or 2 ½ stories	A	A	A	A	A
11.11	COVERAGE REGULATIONS					
11.11.1	The Minimum coverage in percent for any lot in the districts regulated by this Chapter shall be	30	35	35	35	50
11.12	DEPTH REGULATIONS					
11.12.1	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	130	100	95	95	100
11.13	IMPROVEMENTS REQUIRED TO BE COMPLETED OR IN PROGRESS BEFORE A BUILDING PERMIT MAY BE ISSUED					
	(Improvements are to be in compliance with standards adopted by the municipality. Improvements prefaced by an asterisk (*) are those applicable only to land developments and planned unit developments)					
11.13.1	Street Grading	A	A	A	A	A
11.13.2	Street Base	A	A	A	A	A
*11.13.3	Street Paving	A	A	A	A	A
*11.13.4	Curb and Gutter	A	A	A	A	A
		R1 12	R1 8	R1 6	RM 7	RM 15
*11.13.5	Sidewalk	A	A	A	A	A
11.13.6	Surface Drainage Facilities	A	A	A	A	A
11.13.7	Wastewater Disposal Facilities	A	A	A	A	A
11.13.8	Culinary Water facilities	A	A	A	A	A
11.13.9	Fire fighting facilities	A	A	A	A	A
*11.13.10	Street Name Signs	A	A	A	A	A
*11.13.11	Street Monuments	A	A	A	A	A
*11.13.12	Survey Monuments Boxes	A	A	A	A	A
*11.13.13	Street Lights	A	A	A	A	A
11.13.14	Address Numbers	A	A	A	A	A
11.13.15	Public Utilities (Power, gas, telephone, cable TV, etc)	A	A	A	A	A

