

BOX ELDER CODE OF ORDINANCES, CHAPTER 44 - ZONING - APPENDIX A - LAND USE MATRIX - EFFECTIVE 02/16/2023

Zoning District Name	Agricultural District	Park Land	Public Land	General Residential (Low-Density)	General Residential (Mod-Density)	Residential - Mixed Use	Residential - Manufactured (High-Density)	Light General Commercial	Highway Service	General Light Industrial	Heavy Industrial	Open Space Or Floodway District	Mixed Use Overlay District	Planned Development
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Notes:														
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Uses:														
Residential/Domestic:														
accessory dwelling unit, detached	C	X	X	C	C	X	X	X	X	X	X	X	X	X
accessory dwelling unit, internal	P-A	X	X	P-A	P-A	X	X	X	X	X	X	X	X	P-A
accessory building	P-A	X	X	P-A	P-A	P-A	P-A	X	X	X	X	X	X	P-A
boardinghouse	X	X	X	X	C	P	X	X	X	X	X	X	X	X
condominium	X	X	X	X	C	P	P	X	X	X	X	X	P	C
dwelling, attached	X	X	X	P	P	P	X	X	X	X	X	X	P	P
dwelling, detached; dwelling, single-family	P	X	X	P	P	P	P	X	X	X	X	X	P-R	P
dwelling, multifamily	X	X	X	P-R	P	P	X	X	X	X	X	X	P	P-R
factory-built home	P	X	X	P	P	C	P	X	X	X	X	X	X	C
manufactured home	P	X	X	P-R	P	C	P	X	X	X	X	X	X	C
habitation of an rv when used in conjunction with active building permit	P-R	X	X	P-R	P-R	X	P-R	X	X	X	X	X	X	X
shipping container when used in conjunction with an active building permit	P-R	X	X	P-R	P-R	P-R	P-R	X	X	X	X	X	P-R	P-R
temporary structures	P	X	X	P	P	P-R	P	X	X	X	X	X	P-R	C
tiny home	X	X	X	X	X	X	C	X	X	X	X	X	X	X
tiny home community/village	X	X	X	X	X	X	X	X	X	X	X	X	X	C
townhome	X	X	X	P-R	P	P	P-R	X	X	X	X	X	P	P
vacation rental home	P	X	X	P	P	P	P	X	X	X	X	X	P	P
Agricultural:														
accessory building	P-A	P-A	P-R	P-A	P-A	P-A	P-A	X	X	X	P-A	X	X	X
agricultural	P	X	X	X	X	X	X	X	X	X	P	X	X	X
agribusiness	P-R	X	X	X	X	X	X	X	X	X	X	X	X	X
community garden	P	P	P	P-A	P-A	P-A	P-A	X	X	X	X	X	P-A	C
nursery, retail; nursery wholesale	C	X	X	X	X	X	X	P	P	X	X	X	X	X
public grain warehouse	C	X	X	X	X	X	X	X	X	X	C	X	X	X
slaughter of animals	X	X	X	X	X	X	X	X	X	X	C	X	X	X
stable	C	X	X	X	X	X	X	X	X	X	X	X	X	X
wayside/roadside stand	P-A	X	X	X	X	X	X	X	X	X	X	X	X	X
Commercial:														
accessory building(s)	P-A	X	X	P-A	P-A	P-A	P-A	P-A	P-A	P-A	P-A	X	X	C
adult foster care home, community living home	P	X	X	P	P	P	X	X	X	X	X	X	X	C
adult oriented business	X	X	X	X	X	X	X	P-R	C	X	X	X	X	X

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amusement and recreation business	X	X	X	X	X	X	X	P	P	P	X	X	X	C
animal clinic	P	X	X	X	X	X	X	P	P	P	X	X	X	C
automobile repair services; repair garage	X	X	X	X	X	X	X	P-R	P	P	P	X	X	C
automobile service station	X	X	X	X	X	X	X	P	P	P	P	X	X	C
banks	X	X	X	X	X	P-R	X	P	P	X	X	X	P-R	C
bed and breakfast	C	X	X	P	P	P	X	X	X	X	X	X	X	X
body piercing establishment, tattoo establishment	X	X	X	X	X	X	X	P	P	P	X	X	X	X
building material display and sales	X	X	X	X	X	X	X	C	P	P	P-A	X	X	X
business, service	X	X	X	X	X	X	X	P	P	P	P	X	X	C
business, service type, heavy	X	X	X	X	X	X	X	X	P	P	P	X	X	X
campground	X	P	P	X	X	X	P-R	X	P	X	X	X	X	X
cannabis cultivation facility	X	X	X	X	X	X	X	X	X	P	X	X	X	X
medical cannabis dispensary	X	X	X	X	X	X	X	X	X	P	X	X	X	X
care home	X	X	X	C	C	P-R	X	P-R	P-R	P-R	X	X	P-R	C
chemical dependency treatment facility; inpatient psychiatric facility	X	X	X	X	X	X	X	P-R	P-R	P-R	X	X	X	X
clinic	X	X	X	X	X	P-R	X	P	P	P-R	P-A	X	P-R	C
clubhouse, private clubs or lodges	X	X	X	X	X	P-R	X	P-R	P-R	P-R	X	X	P-R	X
commercial gathering places for smoking, such as hookah lounges, vape lounges or similar gathering establishments	X	X	X	X	X	X	X	X	X	C	X	X	X	X
commercial use parking facility	C	X	X	X	X	C	X	P	P	P	P	X	P-A	C
data center	X	X	X	X	X	X	X	P	P	P	X	X	X	C
day care center	X	X	X	C	C	C	X	P	P	P	X	X	C	X
dealer, emergency vehicle, dealer snowmobile/boat, dealer, trailer, dealer, used vehicle, dealer vehicle	X	X	X	X	X	X	X	P	P	P	P	X	X	C
dealer, mobile/manufactured home	X	X	X	X	X	X	X	X	P	P	P	X	X	X
drive-in	X	X	X	X	X	X	X	P	P	P	X	X	X	C
heliport	X	X	X	X	X	X	X	X	X	X	X	X	X	X
home occupations	P-R	X	X	P	P	P	P	X	X	X	X	X	P-R	P-R
hospital, freestanding emergency medical care facility	X	X	X	X	X	X	X	P	P	P	X	X	X	C
hotel, motel, motor court, motor hotel, motor lodge	X	X	X	X	X	X	X	P	P	X	X	X	P	P-R
kennel	P-R	X	X	X	X	X	X	P-R	X	P	X	X	X	X

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laundromat	X	X	X	X	X	P-R	P-A	P	P	P	P	X	P-R	X
manufactured home/mobile home park (MHP), or manufactured home court	X	X	X	X	X	X	P	X	X	X	X	X	X	X
neighborhood services	X	X	X	X	X	P-R	X	P	P	P-R	X	X	P	C
neighborhood shopping center	X	X	X	X	X	P-R	X	P	P	P-R	X	X	P	C
office	X	X	X	X	X	P-R	X	P	P	P	P	X	P	C
personal services	X	X	X	X	X	P-R	X	P	P	P	P-A	X	P	C
pharmacy	X	X	X	X	X	P-R	X	P	P	P-R	X	X	P-R	C
radio or television broadcasting station	X	X	X	X	X	X	X	P-R	P-R	P-R	P	X	X	X
restaurant	C	X	X	X	X	P-R	X	P	P	P-A	P-A	X	P	C
retail cluster shopping center, shopping center	X	X	X	X	X	C	X	P	P	X	X	X	C	C
retail or service establishment	X	X	X	X	X	P-R	X	P	P	P	P-A	X	P	C
shipping container	X	X	X	X	X	X	X	P-A	P-R	P	P	X	X	X
strip commercial development	X	X	X	X	X	X	X	P	P	P	X	X	X	C
supermarket	X	X	X	X	X	P-R	X	P	P	X	X	X	P	P-R
tavern	C	X	X	X	X	X	X	P-R	C	C	C	X	P	C
temporary outside displays and sales	C	X	X	X	X	P-R	X	P-R	P-R	C	C	X	P-R	C
temporary structures	P-R	P-R	P-R	X	X	P-R	X	P-R	P-R	P-R	P-R	X	P-R	X
tent and tent activities	P	P	P	P	P	P	P	P-A	P-A	C	C	X	P-R	P-R
transient/temporary merchant	P-R	P-R	P-R	X	X	X	X	P-A	P-A	P-A	P-A	X	C	P-R
Industrial:														
accessory building(s)	P-A	X	X	X	X	X	X	P-A	P-A	P-A	P-A	X	X	C
artisan distiller, cider manufacturer, distiller, farm winery, malt beverage manufacturer, microbrewery, microcidery, wine manufacturer, winery	C	X	X	X	X	X	X	P-R	P-R	P	P	X	P-R	X
automobile storage garage, private automobile wrecking/junkyard; junkyard/salvage yard	X	X	X	X	X	X	X	X	X	P	P	X	X	X
cannabis product manufacturing facility	X	X	X	X	X	X	X	X	X	P	X	X	X	X
cannabis testing facility	X	X	X	X	X	X	X	X	X	P	X	X	X	X
concrete batch plant, transit mix plant, or asphalt plant	X	X	X	X	X	X	X	X	X	P-R	P	X	X	X

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concrete block, pre-cast concrete and pre-stressed concrete fabrication and storage	X	X	X	X	X	X	X	X	X	X	P	X	X	X
contractor's shop or storage yard	X	X	X	X	X	X	X	X	X	P	P	X	X	X
leather and hide tanning and finishing	X	X	X	X	X	X	X	X	X	X	P	X	X	X
industry, light	X	X	X	X	X	X	X	X	P-R	P	P	X	X	C
industry, medium	X	X	X	X	X	X	X	X	X	P-R	P	X	X	C
lumberyard	X	X	X	X	X	X	X	X	P	P	X	X	X	X
milk plant	X	X	X	X	X	X	X	X	X	X	P	X	X	X
mining operations; surface mining	C	X	X	X	X	X	X	X	X	X	P	X	X	X
outdoor storage	P-R	X	X	X	X	X	X	X	X	P-R	P	X	X	X
rail yard	X	X	X	X	X	X	X	X	X	X	P	X	X	X
research laboratory	X	X	X	X	X	X	X	X	X	P-R	P	X	X	C
rubble sites	X	X	X	X	X	X	X	X	X	X	X	X	X	X
sand and gravel operations	X	X	X	X	X	X	X	X	X	X	P	X	X	X
sawmill	X	X	X	X	X	X	X	X	X	X	P	X	X	X
self-storage facility; warehouse, public storage	X	X	X	X	X	X	X	P-R	P	P	P	X	X	C
tank farm; bulk storage	X	X	X	X	X	X	X	X	X	X	P	X	X	X
wholesale trade	X	X	X	X	X	X	X	X	P	P	P	X	X	C
Public:														
accessory building(s)	P-A	P-A	P-A	P-A	P-A	P-A	P-A	P-A	P-A	P-A	P-A	X	P-A	X
cemetery	C	X	C	X	X	X	X	X	X	X	X	X	X	X
charitable and philanthropic institution	C	X	X	C	C	C	X	P	P	P-R	X	X	C	X
church	P	X	X	P	P	P	P	P	P-R	P-R	X	X	P	X
clergy residence	P	X	X	P	P	P	P	X	P-R	X	X	X	X	X
college/university	X	X	P	X	X	X	X	P	P	P	X	X	X	X
community facility	X	X	P	X	X	X	X	P	P	P	X	X	X	X
conservation area	X	X	X	X	X	X	X	X	X	X	X	P	X	P
dormitory	X	X	P-A	X	X	X	X	P-A	P-A	P-A	X	X	X	X
dump	X	X	P-R	X	X	X	X	X	X	X	X	X	X	X
educational institution	X	X	P	X	X	X	X	P	P	P	X	X	X	X
historical monuments or structures	P	P	P	P	P	P	P	P	P	P	P	X	P	P
park	P	P	P	P	P	P	P	P	P	P	P	P	P	P
public building	X	X	P	X	X	X	X	P	P	P	X	X	X	X
public library	X	X	P	X	X	X	X	P	P	X	X	X	X	X
parking facility	X	P	P	X	X	C	C	P	P	P	P	X	P	P
public utility	C	C	P-R	X	X	X	X	C	C	P	P	X	X	X

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public waterways, drainages or spillways	P	P	P	P	P	P	P	P	P	P	P	P	P	P
recreation facility	P-R	P	P-R	X	X	X	X	P	P	P	P	P-R	P-R	P
sewage, public	C	X	P-R	X	X	X	X	X	X	X	C	X	X	X
telecommunication facility	C	C	P-R	X	X	X	X	P-R	P-R	P-R	P	X	X	X
utility easements	P	P	P	P	P	P	P	P	P	P	P	P-R	P	P
wind energy system	C	C	P-R	X	X	X	X	P-R	P-R	P-R	P	X	X	X