

CHAPTER 11

MULTIPLE-USE, AGRICULTURAL, RURAL RESIDENTIAL DISTRICTS

11-1 Purpose

- (1) Multiple Use. To establish areas in mountain, hillside, canyon, mountain valley, desert and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal 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 brush land fires, damage to grazing, livestock raising, and to wildlife values; and, to promote the health, safety, convenience, order, prosperity, and general welfare of the inhabitants of the community.
- (2) Agricultural. To promote and preserve, in appropriate areas, conditions favorable to agriculture and to maintain greenbelt open spaces. Such districts are intended to include activities normally and necessarily related to the conduct of agricultural production and to provide protection from the intrusion of uses adverse to the continuance of agricultural activity.
- (3) Rural Residential. To promote and preserve, in appropriate areas, conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

11-2 Use Regulations

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered enlarged or maintained, except as allowed in the districts as 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 the 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 the district, it is indicated in the appropriate column by a numeral to show the linear or square feet, or acres required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-".

	MU-1 RR	A-1 AG	RR-1 R
(1) Accessory buildings and uses customarily incidental to permitted areas Accessory Building(s) *supports primary use and may not be used for human occupancy	P	P	P
(2) Accessory uses and buildings customarily incidental to conditional uses Accessory Building(s) *supports primary use and may not be used for human occupancy	CP	CP	CP
(3) Temporary buildings for *uses incidental to construction work, including living quarters, for a of guards or night-watchman; - such buildings must be removed upon completion or abandonment of the construction work	C	C	C
(4) Agriculture and Forestry			
a. Agriculture, except grazing and pasturing of animals	P	P	P
b. Agriculture, including grazing and pasturing of animals	P	P	P
c. Agriculture, business or industry	P	P	C
d. Animals and fowl for recreation or for family food production for the primary use of persons residing on the premises.	P	P	P
e. Nursery or green house, wholesale or retail, fruit/vegetable stand	P	P	P
f. The tilling of soil, the raising of crops, horticulture and gardening	P	P	P
g. Farms devoted to raising and marketing of chickens, turkeys, or other fowl or poultry, fish or frogs, including wholesale and retail sales	P	P	C
h. Forestry, except forest industry	P	P	C
i. Forest industry, such as a saw mill, wood products plant, or others	P	P	C
(5) Apiary (Commercial Beekeeping)	P	P	P
(6) Airport/Airstrip Air Transport Overlay Zone *including airports, airstrips, heliports, and hangar homes	C	CP	CP
(7) Aviary	PC	P	C
(8) Cluster subdivision of single family dwellings:			
a. Provided that the residential density is not increased by more than one hundred (100) percent for the district based on single family units			C

	b. Provided that the area, in acres of the parcel is not less than:			5
		MU-1 RR	A-1 AG	RR-1 R
	(9) Dude ranch; family vacation ranch	€	€	€
	(10) Dwellings			
	a. Single family dwellings: Provided that one additional dwelling on at least one half (½) acre per unit for an employee, seasonal worker or a member of the property owners immediate family may be allowed subject to approval by Planning Commission and the Board of Health. Dwelling, Single-Family	P	P	P
	b. Pre HUD Code Manufactured (mobile) Homes. Pre HUD Code Homes are homes built prior to the MHCSS, 24 CFR 3280, which became effective on June 15, 1976. See NCCBCS/ANSI A225.1, Annex D) **Any use not listed is not allowed	-	-	-
	c. Two family dwellings Dwelling, Two-Family / Duplex	€P	€P	€P
	1. Seasonal home or cabin	P	P	P
	2. Farm or ranch housing (including mobile homes)	P	P	P
	(11) Home occupation / Cottage Industries	P	P	P
	(12) Household pets	P	P	P
	(13) Kennel	P-C	P-C	€
	(14) Mine, quarry, gravel pit, rock crusher, concrete batching plant, or asphalt plant, oil wells, steam wells. Mining	P	P	€
	(15) Evaporation ponds *not associated with Type 3 Animal Density operations	C	C	€
	(16) Power generation Energy Production, Commercial *includes oil/gas, solar, wind farms, geothermal, biofuels, etc	€	C	
	(17) Renewable energy — solar, wind farms Energy Production, Commercial *includes oil/gas, solar, wind farms, geothermal, biofuels, etc	€	C	
	(18) Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned by or managed by the recreational facility to which it is accessory. Parks, Private	C	€P	C
	(19) Motor Park Raceways	€	C	€

(20) Public stable, riding academy or riding ring, horse show barns or facilities Stables / Arenas / Boarding Stalls (Equine Services)	C	CP	C
	MU-1 RR	A-1 AG	RR-1 R
(21) Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school, church; dams and reservoirs; radio and television transmitting stations or towers, cemetery Public Uses or Quasi Public Uses *dams/reservoirs, cemeteries, libraries, fire stations, community centers, non-profit institutions, etc.	C	C	C
(22) Signs	P	P	P
One identification sign, not to exceed thirty two (32) sq. ft. in total surface area	P	P	P
One development sign, not to exceed thirty two (32) sq. ft. in total surface area	P	P	P
One civic sign, not to exceed sixteen (16) sq. ft. in total surface area	P	P	P
One real estate sign, not to exceed eight (8) sq. ft. in total surface area	P	P	P
One residential sign, not to exceed two (2) sq. ft. in total surface area	P	P	P
(23) Wind Turbine(s), Anemometer(s)	C	C	C

KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) **Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.

Residential (R)
Rural Residential RR-1 (2011)
Residential Flex Planned Community
RF District (2019 SVO)

Rural Residential (RR)
Multiple Use MU-1 (2011)

Agriculture (AG)
Agriculture AG-1 (2011)

Highway Commercial (HC)
Business Flex Planned Community BF
District 2019 SVO
Highway Flex Planned Community HF
District 2019 SVO
Highway Commercial HC District 2019
SVO

Industrial (I)
Controlled Districts CD (2011)

	Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)	Rural Residential (RR) Multiple Use MU-1 (2011)	Agriculture (AG) Agriculture AG-1 (2011)	Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO	Industrial (I) Controlled Districts CD (2011)
Accessory Building(s) *supports primary use and may not be used for human occupancy	P	P	P	P	P
Agricultural Industry *including animal feed yards, fur farms, production of agrochemicals, feed manufacturing, etc.	-	-	C	C	C
Agricultural Production, Storage & Sales *including hay, grain, and other feeds	-	P	P	P	P
Agricultural Commercial Farms & Ranches *including wholesale and retail space	-	C	P	P	P
Air Transport Overlay Zone *including airports, airstrips, heliports, and hangar homes	-	-	C	C	C
Apiary (Commercial Beekeeping)	-	C	P	P	P
Auction House (livestock)	-	C	P	P	P
Automobile Sales / Rentals (new & used)	-	C	P	P	P
Automotive Accessories / Farm Machinery / Equipment Sales	-	C	P	P	P
Automobile Service Stations / Auto Repair *does not include a junk or salvage yards	-	C	P	P	P
Aviary / Hatchery	-	C	P	P	P
Bakery Products / Commercial Manufacturing	-	C	P	P	P
Bakery / Confectionery / Deli Counters	C	C	P	P	P
Bank / Financial Institutions	C	C	P	P	P
Barber & Beauty Shops / Cosmetic Services	C	C	P	P	P
Big Box Retail	-	-	C	P	P
Bicycle Shops	C	C	P	P	P
RV & Boat Storage Yard	-	C	P	P	P
Bowling Alley	-	C	P	P	P
Building Materials / Hardware Stores	-	C	P	P	P
Bus Terminals	-	C	P	P	P
Butcher Shops	C	P	P	P	P
Cabinet / Woodworking Shops	-	C	P	P	P

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Camp Parks / Resorts / Glamping	-	C	C	C	C
Cannery / Commercial Manufacturing	-	-	C	P	P
Childcare Center *does not include home occupation childcare	C	C	C	C	-
Chemical / Drug Manufacturing	-	-	C	C	C
Church / Temple / Place of Worship	P	P	P	P	-
Clinic / Health Care Services *including medical, dental, therapy and others	C	P	P	P	P
Concrete / Gypsum / Plaster Productions	-	-	P	P	P
Confectionery / Commercial Manufacturing	-	C	P	P	P
Contractor Services / Construction Yards	-	C	P	P	P
Dairies / Dairy Products Manufacturing	-	C	P	P	P
Dance / Yoga / Martial Arts Studio	C	C	P	P	P
Dwelling, Single-Family	P	P	P	C	-
Dwelling, Two-Family / Duplex	P	P	P	C	-
Dwelling, Multiple-Family / Apartments	P	P	P	C	-
Dwelling, Accessory Units (ADU's)	P	P	P	C	-
Dwelling, On-Site Staff Housing / Second Floor Units *must be secondary to primary commercial use and cannot be subdivided to primary use	C	P	P	P	P
Dwelling, Manufactured Home / Tiny Home *units must be permanently affixed	P	P	P	P	-
Dwelling, RV / Trailer for Long Term Use *minimum lot size of 0.5 acre and are connected to approved water, power, and sewer/septic	P	P	P	P	-
Educational Facility Public	P	P	P	P	-
Electric Vehicle Charging Stations (public use)	C	C	C	P	P
Enclosed Storage, Commercial	-	C	P	P	P
Energy Production, Commercial *includes oil/gas, solar, wind farms, geothermal, biofuels, etc	-	-	C	C	C
Equipment Rental & Storage *excluding vehicular/ATV rentals	-	C	P	P	P

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Evaporation Ponds *not associated with Type 3 Animal Density operations	-	C	C	C	C
Event / Conference Centers	-	C	P	P	P
Fabrication of Apparel	-	C	P	P	P
Fabrication of Electronics	-	C	P	P	P
Fabrication of Manufactured or Tiny Homes	-	C	P	P	P
Fabrication of Metal Products	-	C	P	P	P
Flex Office and Warehousing	-	C	P	P	P
Food Preparations / Commercial Manufacturing	-	C	C	C	C
Forest Industry / Sawmills / Wood Products	-	C	P	P	P
Fuel Service Storage & Sales (propane, etc.)	-	C	P	P	P
Funeral Home / Mortuary	-	C	P	P	P
Fur Goods Manufacturing / Taxidermy	-	C	P	P	P
Gas Stations / Truck Stops / Associated Convenience Stores & Services	-	C	C	P	P
Golf Courses	-	-	P	P	P
Government Facilities	C	P	P	P	P
Gravel Pits / Critical Infrastructure *Vested critical infrastructure materials operations as defined in Utah Code 17-27a-1001 et seq.	-	-	P	P	P
Grocery Stores / Supermarkets	C	C	P	P	P
Gyms / Fitness Centers / Indoor Climbing	C	P	P	P	P
Home Occupations / Cottage Industries	P	P	P	P	P
Hospitals	-	C	P	P	P
Hotels / Motels	-	C	C	P	C
Junk / Salvage Yard	-	C	C	C	P
Kennels	-	C	C	C	C
Laundering / Dry Cleaning	C	C	C	P	P
Leather Works & Products / Taxidermy	C	C	P	P	P
Manufacturing, General *all other types not specifically designated elsewhere	-	-	C	C	C
Manufacturing of Beverages	-	C	C	P	P
Manufacturing of Glass / Glassware	-	C	C	P	P

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Manufacturing of Grain Mill Products	-	C	P	P	P
Manufacturing of Hardware Products	-	C	P	P	P
Manufacturing of Heating / Plumbing Equipment	-	C	P	P	P
Manufacturing of Meat Products	-	C	P	P	P
Manufacturing of Paper Products	-	C	P	P	P
Manufacturing of Rubber Products	-	C	P	P	P
Manufacturing of Scientific Instruments	-	C	P	P	P
Manufacturing of Telecommunication Equipment	-	C	P	P	P
Manufacturing of Textiles	-	C	P	P	P
Marine Equipment Sales & Service	-	C	P	P	P
Media Productions	C	C	P	P	P
Mining	-	-	C	C	C
Mining, Raw Processing / Separation	-	-	C	C	C
Movie Theater	-	C	C	P	P
Nursery / Greenhouses / Farm Stands	C	P	P	P	P
Nursing / Rehabilitation Homes / Assisted Living / Group Homes / Adult Care Facilities	C	C	C	P	P
Office Space	C	C	P	P	P
Paint / Powder Coating Shops	-	C	P	P	P
Park / Open Space, Public	P	P	P	P	P
Parks, Private	C	C	P	P	P
Pet Stores / Pet Grooming	C	P	P	P	P
Printing / Publishing	-	C	P	P	P
Public Uses or Quasi Public Uses *dams/reservoirs, cemeteries, libraries, fire stations, community centers, non-profit institutions, etc.	-	C	C	C	C
Public Utility Support Buildings	C	C	C	C	C
Raceways	-	-	C	C	C
Restaurants, Fast Food / Drive-Through	C	C	C	P	C
Restaurants, Food Truck Vendors *not including temporary permitted events	C	C	P	P	C
Restaurants, Dine-In Seating	C	C	P	P	C

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Retail, General *all other types not designated elsewhere	-	C	C	P	P
Retail, Wholesale Products	-	C	C	P	P
RV Camp / Hunting Camp (seasonal) *with use of 180 days per calendar year	-	P	P	P	P
RV & Trailer Parks *3 or more RV's/Camp Trailers unit hook ups on a parcel	-	C	C	P	C
RV Storage Yards	-	C	P	P	P
Sales Office for Manufactured Homes	-	C	C	P	C
Sexually Oriented Businesses / Adult Entertainment	-	-	-	-	- P
Short Term Rentals / Overnight Accommodations	-	P	P	P	P
Signs	P	P	P	P	P
Silviculture (timber production)	-	C	P	P	P
Stables / Arenas / Boarding Stalls (Equine Services)	-	C	P	P	P
Stone Products Manufacturing	-	-	C	P	P
Storage Yard *all other types not specifically designated elsewhere	-	C	C	P	P
Telecommunication Towers	C	C	C	C	C
Temporary Buildings *uses incidental to construction work, including living quarters of guards or night-watch; such buildings must be removed upon completion of the construction work.	C	C	C	C	C
Transfer Stations & Landfills	-	-	C	C	C
Veterinarian / Animal Clinics	-	C	P	P	P