

BOX ELDER CODE OF ORDINANCES, CHAPTER 44 - ZONING - APPENDIX A - LAND USE MATRIX - DRAFT UPDATE 2025

| Zoning District Name | Agricultural District | Park Land | Public Land | Low-Density Residential | Moderate-Density Residential | Multi-family Residential | High-Density Residential | 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: | | | | | | | | | | | | | | |
| P = Permitted | | | | | | | | | | | | | | |
| P-A = Permitted Accessory | | | | | | | | | | | | | | |
| P-R = Permitted Review | | | | | | | | | | | | | | |
| C = Conditionally Permitted | | | | | | | | | | | | | | |
| X = Expressly Prohibited | | | | | | | | | | | | | | |
| Uses: | | | | | | | | | | | | | | |
| Residential/Domestic: | | | | | | | | | | | | | | |
| accessory dwelling unit, detached | P-A | X | X | P-A | P-A | X | P-A | X | X | X | X | X | X | X |
| accessory dwelling unit, internal | P-A | X | X | P-A | P-A | X | P-A | 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 |
| Carports | P-R | X | P-R | P | P | X | P | P-R | P-R | P-R | P-R | X | X | P-R |
| 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 |
| laundromat | X | X | X | X | X | P-R | P-A | P | P | P | P | X | P-R | X |

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| 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 | X | X | X | X | X | X | X | X | X | P | P | X | X | X |
| automobile wrecking/junkyard; junkyard/salvage yard | X | X | X | X | X | X | X | X | X | X | P-R | 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 |