

CHAPTER 15

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Part

- 15-1 Multiple Use Districts.**
- 15-2 Agricultural Districts.**
- 15-3 Rural Residential Districts.**
- 15-4 Exemption from Area Requirements.**
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PART 15-1 MULTIPLE USE DISTRICTS

Section

- 15-1-1. Purposes of multiple use districts.**
- 15-1-2. MU-40 development restrictions.**
- 15-1-3. MU-80 development restrictions.**
- 15-1-4. MU-160 development restrictions.**

15-1-1. Purpose of multiple use districts.

(1) The purposes of multiple use zoning districts are 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 and scattering of population; to encourage use of 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 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 county.

(2) The multiple use districts in Tooele County are MU-40, MU-80 and MU-160. (Ord. 2005-30, 11/22/05)

15-1-2. MU-40 development restrictions.

The development restrictions in MU-40 zoning districts are as follows:

(1) Minimum lot size is 40 acres (1,742,400 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.

(2) Minimum width – 660 feet.

(3) Minimum frontage on a public street or an approved private street – 60 feet.

(4) Minimum yard setback requirements:

(a) front yard – 30 feet,

(b) rear yard:

(i) main building – 60 feet, and

(ii) accessory buildings – 10 feet

(c) side yard:

(i) main building – 30 feet; and

(ii) accessory buildings:

1. from the front setback to distance ten feet behind the main dwelling – 30 feet.

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2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 5%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2005-30, 11/22/05)

15-1-3. MU-80 development restrictions.

The development restrictions in the MU-80 zoning districts are as follows:

- (1) Minimum lot size is 80 acres (3,484,800 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width – 1,320 feet.
- (3) Minimum frontage on a public street or an approved private street – 60 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard – 30 feet,
 - (b) rear yard:
 - (i) main building – 60 feet, and
 - (ii) accessory buildings – 10 feet
 - (c) side yard:
 - (i) main building – 30 feet; and
 - (ii) accessory buildings:
 1. from the front setback to distance ten feet behind the main dwelling – 30 feet.
 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 5%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2005-30, 11/22/05)

15-1-4. MU-160 development restrictions.

The development restrictions in MU-160 zoning districts are as follows:

- (1) Minimum lot size is 80 acres (3,484,800 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width – 1,320 feet.
- (3) Minimum frontage on a public street or an approved private street – 60 feet.
- (4) Minimum yard setback requirements:

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- (a) front yard – 30 feet,
- (b) rear yard:
 - (i) main building – 60 feet, and
 - (ii) accessory buildings – 10 feet
- (c) side yard:
 - (i) main building – 30 feet; and
 - (ii) accessory buildings:
 - (1) from the front setback to distance ten feet behind the main dwelling – 30 feet.
 - (2) from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 5%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2005-30, 11/22/05)

PART 15-2 AGRICULTURAL DISTRICTS

Section

15-2-1. Purposes of agricultural districts.

15-2-2. A-5 development restrictions.

15-2-3. A-10 development restrictions.

15-2-4. A-20 development restrictions.

15-2-5. A-40 development restrictions.

15-2-1. Purposes of agricultural districts.

(1) The purposes of agricultural zoning districts are to promote and preserve in appropriate areas conditions favorable to agricultural uses and to maintain greenbelt open spaces. These districts are intended to include activities normal and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses adverse to the continuance of agricultural activity.

(2) The agricultural districts in Tooele County are A-5, A-10, A-20 and A-40. (Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)

15-2-2. A-5 development restrictions.

The development restrictions in A-5 zoning districts are as follows:

- (1) Minimum lot size is 5 acres (217,800 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to or past the affected lot or parcel.
- (2) Minimum width – 220 feet.
- (3) Minimum frontage on a public street or an approved private street – 50 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard – 30 feet,

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- (b) rear yard:
 - (i) main building – 50 feet, and
 - (ii) accessory buildings – 10 feet
- (c) side yard:
 - (i) main building – 20 feet; and
 - (ii) accessory buildings:
 - 1. from the front setback to distance ten feet behind the main dwelling – 20 feet.
 - 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 10%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) wastewater disposal; and
 - (e) street monuments. (Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)

15-2-3. A-10 development restrictions.

The development restrictions in A-10 zoning districts are as follows:

- (1) Minimum lot size is 10 acres (435,600 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width – 330 feet.
- (3) Minimum frontage on a public street or an approved private street – 60 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard – 30 feet,
 - (b) rear yard:
 - (i) main building – 60 feet, and
 - (ii) accessory buildings – 10 feet
 - (c) side yard:
 - (i) main building – 25 feet; and
 - (ii) accessory buildings:
 - 1. from the front setback to distance ten feet behind the main dwelling – 25 feet.
 - 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 10%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)

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15-2-4. A-20 development restrictions.

The development restrictions in A-20 zoning districts are as follows:

- (1) Minimum lot size is 20 acres (871,200 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width – 330 feet.
- (3) Minimum frontage on a public street or an approved private street – 60 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard – 30 feet,
 - (b) rear yard:
 - (i) main building – 60 feet, and
 - (ii) accessory buildings – 10 feet
 - (c) side yard:
 - (i) main building – 30 feet; and
 - (ii) accessory buildings:
 1. from the front setback to distance ten feet behind the main dwelling – 30 feet.
 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 5%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)

15-2-5. A-40 development restrictions.

The development restrictions in A-40 zoning districts are as follows:

- (1) Minimum lot size is 40 acres (1,742,400 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width – 660 feet.
- (3) Minimum frontage on a public street or an approved private street – 60 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard – 30 feet,
 - (b) rear yard:
 - (i) main building – 60 feet, and
 - (ii) accessory buildings – 10 feet
 - (c) side yard:
 - (i) main building – 30 feet; and
 - (ii) accessory buildings:
 1. from the front setback to distance ten feet behind the main dwelling – 30 feet.
 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 5%

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- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)

PART 15-3 RURAL RESIDENTIAL DISTRICTS

Section

15-3-1. Purposes of rural residential districts.

15-3-2. RR-1 development restrictions.

15-3-3. RR-5 development restrictions.

15-3-4. RR-10 development restrictions.

15-3-1. Purposes of rural residential districts.

(1) The purposes of rural residential districts are 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 services. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

(2) The rural residential zoning districts in Tooele County are RR-1, RR-5, and RR-10. (Ord. 2005-30, 11/22/05)

15-3-2. RR-1 development restrictions.

The development restrictions in RR-1 zoning districts are as follows:

(1) Minimum lot size is one (1) acre (43,560 sq. ft.). An up to six percent (6%) reduction in minimum lot size shall be allowed for the dedication of collector class type roads with a cross-section width 80 feet or larger or a portion thereof providing residential access to the proposed development. The collector class type road must be in an appropriate location which the County has determined is useful, and the road shall be finished within 15 years from the approval date of the reduction in lot size. The cumulative square footage reduction in minimum lot size within the subdivision development shall be equal to the square footage of the dedicated portion of the collector class type road, up to a maximum of a six percent (6%) reduction in minimum lot sizes for the development. Residential dwellings are not allowed to front onto collector class roads.

(2) Minimum width – 125 feet.

(3) Minimum frontage on a public street or an approved private street – 25 feet.

(4) Minimum yard setback requirements:

(a) front yard – 30 feet,

(b) rear yard:

(i) main building – 30 feet, and

(ii) accessory buildings – 10 feet

(c) side yard:

(i) main building – 15 feet; and

(ii) accessory buildings:

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1. from the front setback to distance ten feet behind the main dwelling – 15 feet.
 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 20%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2019-08, 5/7/19; Ord. 2005-30,11/22/05)

15-3-3. RR-5 development restrictions.

The development restrictions in RR-5 zoning districts are as follows:

- (1) Minimum lot size is 5 acres (217,800 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width – 220 feet.
- (3) Minimum frontage on a public street or an approved private street – 50 feet.
- (4) Minimum yard setback requirements:
 - (a) front yard – 30 feet,
 - (b) rear yard:
 - (i) main building – 50 feet, and
 - (ii) accessory buildings – 10 feet
 - (c) side yard:
 - (i) main building – 20 feet; and
 - (ii) accessory buildings:
 1. from the front setback to distance ten feet behind the main dwelling – 20 feet.
 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 10%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2005-30,11/22/05)

15-3-4. RR-10 development restrictions.

The development restrictions in RR-10 zoning districts are as follows:

- (1) Minimum lot size is 10 acres (435,600 sq. ft.). A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to and past the affected lot or parcel.
- (2) Minimum width – 330 feet.
- (3) Minimum frontage on a public street or an approved private street – 60 feet.

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- (4) Minimum yard setback requirements:
 - (a) front yard – 30 feet,
 - (b) rear yard:
 - (i) main building – 60 feet, and
 - (ii) accessory buildings – 10 feet
 - (c) side yard:
 - (i) main building – 25 feet; and
 - (ii) accessory buildings:
 - 1. from the front setback to distance ten feet behind the main dwelling – 25 feet.
 - 2. from a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
- (5) On corner lots, two front yards and two side yards are required.
- (6) Maximum building height – 35 feet
- (7) Maximum building coverage: 5%
- (8) Required improvements:
 - (a) street grading;
 - (b) street base;
 - (c) on-site surface drainage facilities;
 - (d) culinary water facilities;
 - (e) wastewater disposal; and
 - (f) street monuments. (Ord. 2005-30,11/22/05)

PART 15-4 EXEMPTION FROM AREA REQUIREMENTS

Section

15-4-1. Uses conditionally exempt from frontage, width, and area requirements of the zoning district.

15-4-1. Uses conditionally exempt from frontage, width, and area requirements of the zoning district.

(1) A bona fide division or partition of land which does not meet the area, width or frontage requirements may be created for the purpose of siting the following uses approved through a conditional use permit:

(a) an unmanned facility appurtenant to a pipeline, electrical service, telecommunication equipment, a transmission line, radio transmission facility, regeneration, or fiber optic equipment, any of which is owned or operated by a public or private utility service regulated by the Public Utility Commission or Federal Communications Commission;

(b) a publicly-owned facility such as a fire station, sheriff's substation, communication tower, equipment shed; or

(c) a quasi-public facility such as a church, cemetery, hospital or 24-hour emergency care facility.

(2) The division or partition of land for a parcel exempted under Subsection (1) shall be subject to the following:

(a) the parcel shall have a legal access to it;

(b) if located in a Rural Residential zoning district:

(i) the site shall be large enough that the height of the tallest structure measured horizontally from its base, plus ten feet will mark the minimum distance to the property line,

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and the perimeter shall be fenced with chain link fencing and screened by drought resistant landscaping and trees;

(ii) if the parcel is being created for a manned public facility such as a fire station or emergency care station, the exempted parcel shall have frontage on a public road; and

(iii) creation of the exempted parcel shall not create a remnant parcel that is less than one (1) acre in area or less than 70% of the area, width or frontage as is required in the zoning district.

(3) The conditional exemption allowed by this section does not excuse the applicant or landowner from compliance with the subdivision ordinance. (Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)

PART 15-5 USE TABLES, CODES, SYMBOLS AND RESTRICTIONS

Section

15-5-1. Codes and symbols.

15-5-2. Uses.

15-5-3. Use tables.

15-5-3.1 Agriculture, forestry and keeping of animals.

15-5-3.2 Commercial and industrial uses.

15-5-3.3 Dwellings, living quarters and long or short-term residences.

15-5-3.4 Public and quasi-public uses.

15-5-3.5 Recreational, camping and amusement uses.

15-5-3.6 Utilities and utility services.

15-5-3.7 Development types.

15-5-4. Farm animal units per acreage.

15-5-4.1 Use table of farm animal units per acreage.

15-5-1. Codes and symbols.

(1) In this part are uses allowed in the various districts as follows:

(a) "permitted uses," indicated by a "P" in the appropriate column; or

(b) "conditional uses," indicated by a "C" or "C1" in the appropriate column.

(2) Conditional uses marked by "C" mean issuance by planning commission. Those marked by "C1" mean it may be approved administratively by the zoning administrator.

(3) 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, "-".

(4) If a regulation applies in a given district, it is indicated in the appropriate column by an alphanumeric character that will show the linear feet, 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, "-". (Ord. 2005-30, 11/22/05)

15-5-2. Uses.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural or rural residential districts except as provided in this Chapter. (Ord. 2005-30, 11/22/05)

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15-5-3. Use tables.

Table 15-5-3.1. Agriculture, forestry and keeping of animals. (Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P
c	Agricultural industry or business	C	C	C	C	C	C	C	-	-	-
d	Apiary (beehives)	P	P	P	P	P	P	P	P	P	P
e	Aviary	P	P	P	P	P	P	P	-	C	P
f	Educational Farm Animals (intended for FFA, 4H and/or similar) and/or Rehabilitation of Farm Animals – The planning commission may authorize up to a 50% increase in allowable animal units, specifically allocated for the keeping of educational farm animals and/or rehabilitation of farm animals as a conditional use in Rural Residential zones, subject to the following information being provided: 1. Documented proof that the increased animal counts are strictly being authorized for educational and/or rehabilitation purposes. 2. A detailed list of all animal types and counts located on the property.	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

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Table 15-5-3.1. Agriculture, forestry and keeping of animals. (Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	3. Documented proof that sufficient water rights exist and will be allocated towards the increased animal units. 4. Acknowledgement by the property owner that the zoning administrator and/or county may revoke or reduce the increased animal units, if the increased animal units are determined to be a nuisance.										
g	Farms devoted to raising and marketing of chickens, turkeys or other fowl or poultry, fish or frogs, hogs or swine including wholesale and retail sales	C	C	C	C	C	C	C	-	-	-
h	Feedlot (lot or parcel must have the minimum area required in the zone)	C	C	C	C	C	C	C	-	-	-
i	Forest industry, such as a saw mill, wood products plant, etc.	C	C	C	-	-	-	-	-	-	-
j	Forestry, except forest industry	P	P	P	P	P	P	P	P	P	P
k	Fruit or vegetable stand	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
l	Household pets	P	P	P	P	P	P	P	P	P	P
	Maximum number of dogs as household pets:	5	5	5	5	5	5	5	3	3	3
m	Kennel (Minimum lot size: 4.7 acres; Minimum distance to all property lines 100 feet; Minimum distance to all neighboring dwellings to be 150 feet)										
	Kennel, boarding	C	C	C	C	C	C	C	-	-	C
	Kennel, breeding	C	C	C	C	C	C	C	-	-	C

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Table 15-5-3.1. Agriculture, forestry and keeping of animals. (Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	Kennel, private	C	C	C	C	C	C	C	-	C	C
n	Personal agriculture, including grazing and pasturing of animals	P	P	P	P	P	P	P	P	P	P
o	Plant materials nursery or green-house, not exceeding 20,000 square feet in area	P	P	P	P	P	P	P	P	P	P
p	Riding academy or riding ring, horse show barns or facilities	C	C	C	C	C	C	C	-	C	C
q	Rooftop mounted solar arrays	-	-	-	P	P	P	P	P	P	P
r	Stable										
	Stable (horses), commercial	P	P	P	P	P	P	P	-	-	-
	Stable (horses), private. The planning commission may authorize up to a 50% increase in allowable animal units, specifically allocated for the keeping of horses as a conditional use in Rural Residential zones, subject to the following information being provided: 1. A detailed list of all animal types and counts located on the property. 2. A detailed site plan, indicating where the proposed stable will be constructed in relation to all existing buildings and surrounding neighbors. 3. The floorplan for the proposed stable, showing adequate accommodations	P	P	P	P	P	P	P	C1	C1	C1

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Table 15-5-3.1. Agriculture, forestry and keeping of animals. (Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	for the anticipated number of animal units for horses. 4. Documented proof that sufficient water rights exist and will be allocated towards the increased animal units. 5. Acknowledgement by the property owner that the zoning administrator and/or county may revoke or reduce the increased animal units, if the increased animal units are determined to be a nuisance.										
s	Storage, placement, keeping, locating, parking, maintaining, and keeping of agricultural equipment	P	P	P	P	P	P	P	P	P	P
t	Temporary Animal Housing The Planning Commission may authorize a temporary 50% increase in allowable animal units (not to exceed 6 months within any 12-month period) for farm animals that may need to be temporarily relocated to a property located in the Rural Residential zones as a conditional use permit, subject to the following information being provided: 1. An explanation for the temporary increase in animal units.	P	P	P	P	P	P	P	C1	C1	C1

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Table 15-5-3.1. Agriculture, forestry and keeping of animals. (Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	2. A detailed list of all animal types and counts located on the property. 3. Detailed information regarding how the property owner intends to prevent the temporary increase from becoming a nuisance. 4. Acknowledgement by the property owner that the zoning administrator and/or county may revoke or reduce the increased animal units, if the increased animal units are determined to be a nuisance.										
u	Urban Farming Assessment Act (per Title 2, Chapter 8 of the Tooele County Code)	-	-	-	P	-	-	-	P	P	-

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
c	Adult day care	C	C	C	C	C	C	C	C	C	C
d	Beer sales at public recreational facilities where it has been approved by the Board of County Commissioners.	C	C	C	-	-	C	C	-	-	-
e	Canals, evaporation ponds, settlement ponds, and mining operations, all in connection with the concentration and purification of naturally occurring brines and the extraction of salts from the brines	C	C	C	-	-	-	-	-	-	-
f	Cannabis production establishment (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	C	C	C	C	C	C	P	-	-	-
g	Childcare, commercial	C	C	C	C	C	C	C	C	C	C
h	Childcare, residential, that complies with the following conditions: 1. No more than sixteen (16) children with up to eight (8) children per one (1) adult working at the day care, shall be permitted. This includes no more than two children under the age of two. The number of children in care includes the providers' own children under the age of four. Further guidelines for supervision and ratio are		C1	C1	C1	C1	C1	C1	C1	C1	C1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	found in the State of Utah's residential certificate rules: Supervision and Ratios. 2. There shall be no more than one (1) adult employed by the day care facility who resides outside of the home. 3. The day care shall be licensed with the State of Utah, and will cease operation upon revocation, suspension or failure to renew license. 4. The inside and outside areas that are used for the day care shall be made to conform to the standards of the current and any future updates of the Uniform Building Code. 5. All childcare activities shall take place at the home unless written consent by parent or guardian. All indoor and outdoor activities shall be in accordance with the State of Utah's Residential Certificate Rules: Indoor Environment, Outdoor Environment and Activities. 6. The hours of operation shall be no more than 6:00 a.m. to 9:00 p.m., Monday through Saturday with outside activities restricted										

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	to the hours of 9:00 a.m. to 4:00 p.m. 7. The childcare facility shall comply with the requirements of the Tooele County Health Department, the Utah Department of Health and any other local health departments for child day care facilities. 8. Meals and treats shall be provided in accordance with the Tooele County Health Department Regulations and State of Utah's Residential Certificate Rules: Child Nutrition. 9. The employees of the Department of Engineering, Tooele County Health Department, Tooele County Sheriff's Department and the Utah Department of Health shall be permitted to inspect the day care facility during its hours of operation.										
i	Construction equipment and supply trailer, temporary	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
j	Construction field office, temporary	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
k	Cottage industry that may be permitted to employ up to 10 employees that reside outside of the dwelling and may allow more than five customers per	C	C	C	C	C	C	C	-	-	C

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	day, at any one time, providing adequate off-street parking can be made available on the property.										
I	Electromagnetic Interference Testing (As described by FCC Docket No. 20780, Amendment 79-555 Governing Restricted Radiation Devices) (Rev. Or. 81-4)	C	C	C	C	C	C	C	C	C	C
m	Home based businesses that may be permitted to employ up to 10 employees that reside outside of the dwelling and may allow more than five customers per day, at any one time, providing adequate off-street parking can be made available on the property.	C	C	C	C	C	C	C	-	-	C
n	Home occupations										
	Home occupations with the following conditions: 1. No customers coming to the home. Deliveries are made to customers only.	P	P	P	P	P	P	P	P	P	P
	Home occupations with the following conditions: 1. Allows up to five customers a day, given sufficient off-street parking is provided. 2. No more than two employees hired that reside outside of the dwelling, provided off-street parking is provided.	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	3. Classes or education may be provided in structures or outside on the premise provided they do not cause a nuisance to surrounding neighbors.										
o	Medical cannabis pharmacy (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	C	C	C	C	C	C	C	-	-	-
p	Preschool with the following conditions: 1. All pre-school activities shall take place inside the residence. The students shall remain in the home except when an outdoor activity is related to the child's education or arriving to school and leaving school. 2. No food shall be prepared and served in the home for consumption by the students. 3. There shall be no more than one (1) adult employed by the preschool who resides outside of the home. 4. The inside area that is used as the preschool be made to conform to those standards of the current and any future updates of	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.2. Commercial and industrial uses. (Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	the building code for such a use. 5. The preschool shall comply with the requirements of the Tooele County Health Department, and any other local health departments for preschool facilities. 6. The preschool may operate Monday through Friday, with two (2) separate two and one half (2 1/2) hour sessions. The hours of operation shall be between 8:30 a.m. and 4:00 p.m. 7. No more than sixteen (16) children, with up to eight (8) children per one (1) adult working at the preschool, shall be permitted.										
q	Processing and composting of State regulated Class A, B, and C bio-solids and other acceptable organic waste such as chicken manure	C	C	C	C	C	C	C	-	-	-
r	Radio and television transmitting stations or towers	C1	C1	C1	C1	C1	C1	C1	-	-	-
s	Storage, placement, keeping, locating, parking, maintaining, keeping of commercial, construction, military surplus, or specialized equipment	C	C	C	-	-	-	-	-	-	-

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P
c	Accessory dwelling units (internal) Subject to the following conditions, one internal accessory dwelling unit ("internal ADU") may be located within each primary dwelling: 1. No more than one ADU may be located on any parcel 2. The primary dwelling must be occupied as the primary residence of an owner of record 3. The internal ADU must be subordinate to the primary dwelling 4. The internal ADU must use the same house number as the primary dwelling 5. Each internal ADU must have at least one on-parcel parking space, which must be in addition to the parking space(s) required for the primary dwelling 6. The internal ADU must not exceed 1,500 square feet of gross floor area	P	P	P	P	P	P	P	P	P	P

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	7. No internal ADU may be rented for a period of less than 30 consecutive days 8. Internal ADUs must comply with all applicable building, health, and fire codes 9. The county will record a notice stating that the primary dwelling contains an internal ADU and that the internal ADU may only be used in accordance with the county's regulations										
d	Accessory dwelling units (detached) Subject to the following conditions, one detached accessory dwelling unit ("detached ADU") may be located on each parcel that contains a primary dwelling: 1. No more than one ADU may be located on any parcel 2. The primary dwelling must be occupied as the primary residence of an owner of record 3. The detached ADU must be, or must be located in, a structure that is subordinate to the primary dwelling 4. The detached ADU cannot be converted to an autonomous dwelling and cannot be partitioned or	C	C	C	C	C	C	C	C	C	C

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	conveyed separately from the primary dwelling 5. The detached ADU must use the same house number as the primary dwelling 6. Each studio or one bedroom detached ADU must have at least one on-parcel parking space, which must be in addition to the parking space(s) required for the primary dwelling 7. Each two or more bedroom detached ADU must have at least two on-parcel parking spaces, which must be in addition to the parking space(s) required for the primary dwelling 8. The detached ADU must not exceed 1,500 square feet of gross floor area 9. The exterior design (architectural style, construction, materials, colors, landscaping, etc.) of the detached ADU must be compatible with the exterior design of the primary dwelling 10. The location of the detached ADU must not significantly impair the privacy, light, air, solar										

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	access, access or parking of adjacent properties 11. The total of all structures on the parcel must not exceed the maximum building coverage allowed in the zoning district 12. The detached ADU must meet the setback requirements of the zoning district 13. The height of the detached ADU must not exceed the height of the primary dwelling 14. No detached ADU may be rented for a period of less than 30 consecutive days 15. Detached ADUs must comply with all applicable building, health, and fire codes 16. The county will record a notice stating that the parcel includes a detached ADU and that the detached ADU may only be used in accordance with the county's regulations										
e	Bed and breakfast, providing 1. The owner must reside in the residence. 2. The site must be maintained and landscaped so as to minimize the impact on neighboring	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	properties and in order to retain the character of the neighborhood. 3. The establishment shall not contain cooking facilities in guest rooms for preparation of meals by guests. 4. Meals are served only to residents and overnight guests. 5. The establishment shall conform to all applicable fire, building and health codes. 6. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel. 7. The establishment shall obtain and maintain a Tooele County business license.										
f	Conservation subdivisions	C	C	C	C	C	C	C	C	C	C
	i. within the Erda Township	-	-	-				-	-	-	-
	ii. percent of open space required for 100% density	65	75	85	40	45	50	65	35	40	45
	iii. minimum size of lots in acres	1	5	5	1	1	1	1	.25	.5	.75
	iv. for every 15% in contiguous open space, awarded 10% in density	A	A	A	A	A	A	A	A	A	A

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences. (Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	v. acres to be divided by conservation subdivisions	80	160	320	20	20	40	80	10	20	20
g	Dwellings or residential facilities for elderly or disabled persons	P	P	P	P	P	P	P	P	P	P
h	Farm or ranch housing	C	C	C	C	C	C	C	-	-	-
i	Single family dwellings	P	P	P	P	P	P	P	P	P	P
j	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
k	Two-family dwellings (duplex)	-	-	-	-	-	-	-	-	-	-
	i. within the Pine Canyon Township	P	P	P	P	P	P	P	P	P	P

Table 15-5-3.4. Public and quasi-public uses. (Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses.	P	P	P	P	P	P	P	P	P	P

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Table 15-5-3.4. Public and quasi-public uses. (Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
c	Cemetery	C	C	C	C	C	C	C	C	C	C
d	Church	C	C	C	C	C	C	C	C	C	C
e	Dams and reservoirs	C	C	C	C	C	C	C	C	C	C
f	Private road	C	C	C	C	C	C	C	C	C	C
g	Public owned parks and recreational facilities	P	P	P	P	P	P	P	P	P	P
h	Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school	C	C	C	C	C	C	C	C	C	C

Table 15-5-3.5. Recreational, camping and amusement uses. (Ord. 2025-09, 8/19/25; Ord. 2015-21, 4/21/15; Ord. 2007-25, 10/9/07; Ord. 2007-22, 9/11/07; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P
c	Commercial paintball course and paintball target range.	C	C	C	-	-	-	-	-	-	-
d	Dude ranch, family vacation ranch	C	C	C	C	C	C	C	-	-	-
e	Firearms training facility/ outdoor and indoor shooting range	C	C	C	-	-	-	-	-	-	-

MULTIPLE USE, AGRICULTURAL, AND RURAL RESIDENTIAL DISTRICTS

Table 15-5-3.5. Recreational, camping and amusement uses. (Ord. 2025-09, 8/19/25; Ord. 2015-21, 4/21/15; Ord. 2007-25, 10/9/07; Ord. 2007-22, 9/11/07; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
f	Private park, recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory	C	C	C	-	-	C	C	-	C	C

Table 15-5-3.6. Utilities and utility services. (Ord. 2015-21, 4/21/15; Ord. 2013-12, 9/3/13; Ord. 2010-01, 2/2/10; Ord. 2009-16, 4/21/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P
c	Essential service facilities	P	P	P	P	P	P	P	P	P	P
d	Large wind energy systems (i.e., wind turbine farms)	C	C	C	-	-	-	C	-	-	-
e	Power generation for on-site use, unless intended for emergency situations as depicted below the table*										
	i. solar	P	P	P	P	P	P	P	P	P	P
	ii. wind driven under 5.9 KVA	P	P	P	P	P	P	P	C	P	P

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Table 15-5-3.6. Utilities and utility services. (Ord. 2015-21, 4/21/15; Ord. 2013-12, 9/3/13; Ord. 2010-01, 2/2/10; Ord. 2009-16, 4/21/09; Ord. 2005-30, 11/22/05)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	iii. auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 10 KVA output	P	P	P	P	P	P	P	-	P	P
	iv. Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 KVA output	C	C	C	C	C	C	C	-	C	C
f	Public, quasi-public, and public service utility lines, pipelines, water lines, and etc. which extend more than 300 feet; that are used to transport their material, service or supply	C	C	C	C	C	C	C	C	C	C
g	Substations	C	C	C	C	C	C	C	C	C	C
h	Transmission lines of 50 KV or greater capacity	C	C	C	C	C	C	C	C	C	C

*Permanent/temporary generators shall be a permitted use in the above districts subject to the following restrictions:

- (i) the generator shall meet all front, side, and rear setbacks for the residing zoning district.
- (ii) the generator's exhaust shall, as much as practically feasible, be vented upwards or directed away from neighboring properties.
- (iii) the generator shall be used only during periods of emergency situations or for periodic testing and necessary maintenance operation.
- (iv) the generator shall be operated for routine testing and maintenance purposes not more than one time in any seven-day (7) period and no test shall exceed a total of thirty (30) minutes.

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Table 15-5-3.7. Development types. (Ord. 2015-21, 4/21/15; Ord. 2011-04, 2/1/11)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Planned Unit Developments in accordance with Chapter 9 of this Ordinance	C	C	C	C	C	C	C	C	C	C

15-5-4. Farm animal units per acreage.

(1) The following regulations shall apply to RR (rural residential) zones that allow animals other than household pets:

(a) Four (4) animal units listed in Table 15-5-4.1 shall be allowed for every one (1) acre of property.

(b) The minimum allowed acreage of such animals shall be .5 acres in an RR (Rural Residential) Zone.

(c) Structures shall be provided and maintained for all animals. Such structures shall be enclosed (fully or partially), roofed, and sited at the rear of the main building, and shall comply with all other setback and yard requirements for the district.

(2) MU (multiple use) and A (agriculture) zones are allowed to self-regulate animal counts, so long as the animals do not cause a nuisance as defined in Tooele County Code 8-5-3 (Nuisance Animals).

(3) The Zoning Administrator may decide to further restrict or revoke the property's right to animals if the property owner allows, causes, or permits any animal nuisance as defined in Tooele County Code 8-5-3 (Nuisance Animals).

(4) For animals not listed, the Zoning Administrator shall determine the number of animals allowed based upon the property and surrounding residential limits and restrictions.

(5) Animals permitted through Department of Natural Resources (DNR) are allowed and shall be kept in accordance with DNR regulations. Permitted animals must comply with this chapter.

(6) A CUP is required for any educational or rehabilitation, temporary housing, or private stabling use allowing animals over these limits. (Ord. 2020-32, 11/16/20)

Table 15-5-4.1. Farm animal units per acreage. (Ord. 2020-32, 11/16/20)
4 animal units are allowed per acre of property in any combination of animals listed. For example: A ½ acre parcel would be allocated 2 animal units, which would allow for 2 large animals, or a combination of the animals listed below. A 1-acre parcel would be allocated 4 animal units, which would allow for 4 large animals, or a combination of the animals listed below.

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Table 15-5-4.1. Farm animal units per acreage. (Ord. 2020-32, 11/16/20)		
A 5-acre parcel would be allocated 20 animal units, which would allow for 20 large animals, or a combination of the animals listed below.		
TYPE	KIND	1 unit = number listed below for RR (rural residential) zones
Large animal	Horse, Mule, Cow, Swine	1
Medium animal*	Goat, Sheep, Miniature Horse, Llama, Alpaca	4 *maximum animals allowed is 20
Small animal*	Rabbits	6 *maximum animals allowed is 30
Fowl*	Chicken, Duck, Pigeon, Turkey, Peacock, or similar domesticated birds	10 *maximum fowl allowed is 50