

□ **Sign and Advertisement regulations:**

Any sign and sign structure within the corporate limits of the City used to draw the attention of observers require permits, including temporary signs. (29.27.070). It shall be unlawful for any person within the corporate limits of the City to post any advertisement upon public property or the streets and sidewalks of the City. (16.02.010)

□ **Operating without a business license:**

No person shall engage in business within the City without first procuring a business license. It is the responsibility of any person engaging in business within the City to voluntarily apply for and maintain in full force a valid business license. (14.02.010)

Resources and Contacts:

Brigham City Corp.
20 North Main Street
M-F 8:00 AM - 5:00 PM
(435) 734-6600

Brigham City Code Services
(435) 734-6619

Brigham City Public Works
(435) 734-6615

Brigham City Public Power
(435) 734-6624

Brigham City Green Waste
and Recycling Facility
(435) 734-6615

Box Elder County Landfill
(435) 744-2275



BRIGHAM CITY CODE COMPLIANCE

Brigham City Codes contain development and property maintenance standards to safeguard livability and avoid conditions which can be detrimental to the public welfare for all citizens. Through code compliance the primary goal is to protect the vitality of the City by making certain that residential neighborhoods, multiple housing complexes, industrial, and commercial areas are maintained in a safe and healthy manner through fair and reasonable compliance.

What is a code violation?

In most cases, investigation of violations and enforcement action happens when a citizen reports a potential violation. Types of violations that are typically reported include: building too close to property lines, improper building maintenance, accumulation of storage, and overgrown vegetation. The following is a list of common code violations and is not meant to be all inclusive but a general overview.

□ **Building without a permit:**

A building permit must be obtained for structures including pre-fabricated structures such as sheds, fences, solar panels, reroofing, additions, infill and improvements, and any other structures including gas, electrical, plumbing, or mechanical systems. Permits are also needed to move, remove, or demolish structures. (5.01.070)

□ **Building too close to property lines:**

Brigham City zoning codes require minimum setbacks from property lines for fences, buildings, and structures according to the zoning of the property in question. (29.12)

❑ **Improper building maintenance:**

City codes require buildings, structures, walls, signs, fences, gates, or other structures to be properly maintained in a condition where in they are not an attractive nuisance nor endanger the health, safety, or life to any one within the City. (13.01.230.J)

❑ **Accumulation of storage:**

A property owner must not accumulate salvage materials, furniture, appliances, or other fixtures within the public right-of-way, or visible from the street or adjoining property, or in a place that is likely to harbor rats, vermin, or other pests. (13.01.230.D) All areas designated for Off-street parking, maneuvering, loading or site landscaping shall not be used for outdoor storage of materials. (29.26.200)

❑ **Abandoned motor vehicles:**

It shall be unlawful for a person to cause or permit scrap of a vehicle on any property. All vehicles on any residential property must be properly licensed, with an exception of 2 unlicensed vehicles stored behind a legally constructed barrier preventing view from any street or adjoining property. (16.03.050)

❑ **Off-street parking:**

Off street parking is not permitted on the front yard, or corner-side yard. In Single Family, Two Family, and Multi Family Dwellings, Off-street parking is not allowed within the minimum required front yard setback. (29.26.020). All Off-street parking spaces and maneuvering areas shall be paved and permanently maintained with hard-surfacing. (29.26.170). No person shall leave any vehicle upon over or across any sidewalk or parking strip area between the sidewalk and curb. This area is reserved for the citizens. (15.02.180)

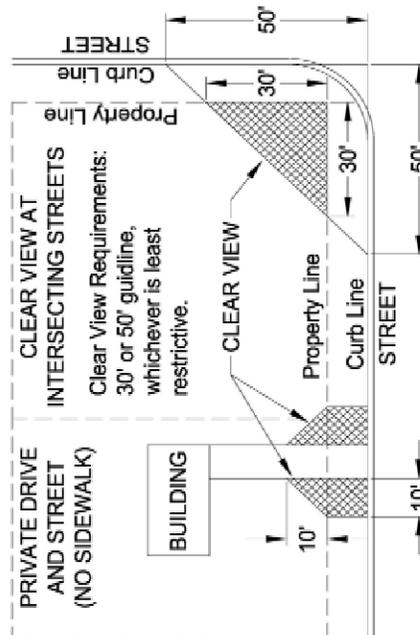
❑ **Roadway Obstructions:**

A person may not willfully or carelessly place or leave, or cause to be placed or left, anything upon a public highway in a way that obstructs travel or that endangers property or persons passing on the highway. (Utah Code: 72-7-303)

❑ **Clear View of Intersecting Streets:**

A clear view at the intersection of two streets shall be maintained within a triangular area formed by the existing or future back-of-curb lines extended and a line connecting them at points 50' from the intersection of such lines, or the property lines and a line connecting them 30' from the intersection of such line. A clear-view area shall also be maintained at the intersection of a street and a private drive within a triangular area formed by a diagonal line connecting the line of the back side of the sidewalk and the line of the edge of the private drive at points ten feet (10') from the projected intersection of such lines and a rectangular area extending from the two points of the triangular area at the location of the sidewalk to the curb of the street. When no sidewalk is present, the measurement shall be taken from the property line along the street right-of-way. No visual obstructions between 3' and 7' in height from the street elevation shall be allowed within the clear view area. (29.05.200)

Clear View Diagram



❑ **Park-strip Obstructions:**

It shall be unlawful for any person or entity owning, having charge or control of or occupying any real estate abutting on any street within the City to fail, refuse or neglect to remove all weeds and noxious vegetation from the curb line to the inside line of public sidewalks and further, to keep the sidewalk in front of such property free from litter, snow, ice and obstructions. (24.01.150)

❑ **Nuisance Vegetation and Noxious Weeds:**

A property owner is responsible for routine removal of noxious weeds, vegetation waste, and cultivation of overgrown vegetation and grasses regularly throughout the property and adjoining public right-of-ways. Areas include the front yard, side yard, rear yard, against buildings, fences, or other structures, along property lines, and to the edge of the roadway or between the sidewalk and roadway.

City codes prohibit dead, decayed, diseased, or hazardous trees, noxious weeds, hedges, and overgrown or uncultivated vegetation which is in a hazardous condition, is an obstruction to pedestrian or vehicular traffic, is a potential fire hazard, or which is likely to harbor rats, vermin, or other pests. (13.01.230.F) In cases where large parcels of land with overgrown noxious or hazardous vegetation, a fire defensive area shall be cultivated and maintained. The fire defensive clearance and location "shall be not less than 50 feet from any structure." (IFC 305.1, 307.4)

According to Utah Noxious Weed Act Administrative Code "it is the duty of every property owner to control and prevent the spread of noxious weeds on any land in his possession, or under his control." (Utah Noxious Weed Act R68-9-6).

Any trees within the public right-of-way are to be maintained by Public Works and tree canopies encroaching into utilities are to be maintained by Public Power. Please contact the respective Brigham City Departments to schedule maintenance and corrective action. (24.01.040)