

Refuse Collection and Unlawful Dumping:

The owner of a structure shall lawfully cause the collection, transportation and disposal of refuse which has been generated at his structure. The owner of a structure shall not cause or permit putrescible refuse to remain at his structure for more than seven (7) days or non-putrescible refuse to remain at his structure for more than thirty (30) days. (13.01.060) Containers shall be placed at curbside for collection at such time as may be designated by Department Policy, but not earlier than the day before the day scheduled for collection and shall be removed within twenty-four (24) hours. (13.01.120E).

It shall be unlawful to place, deposit or dump garbage, ashes, market waste, paper boxes, cartons, trade waste, manure or night soil, or any other refuse, upon any real property within the limits of the City, including the water and riparian area of the Box Elder Creek, whether such lot is occupied or vacant, and whether such person so placing, depositing or dumping such refuse is the owner, tenant, occupant or lessor thereof or has the same under his or her jurisdiction and control. (13.01.080)

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).

Yard Sale Signs are only allowed on private property with the permission of the property owner. Yard Sale Signs are not allowed on public property, street trees, power poles or public street signs, and 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. (14.02.010)

No Parking During Snow Plowing Hours:

It is unlawful to park or leave parked any vehicle upon the City's paved portion of the street anytime that snow removal/plowing from pavement edge to pavement edge is taking place. (24.01.160)

Commercial Truck and Recreational Vehicles:

No person shall park a commercial licensed vehicle with a load capacity greater than 21,000 pounds on any City street for a period of time longer than the time reasonably necessary to load or unload the vehicle. No person shall park any vehicle over 30 feet in length on any City street for a period of time longer than the time reasonably necessary to load or unload the vehicle. It shall be unlawful to park any vehicle as defined in this section upon any street for a period longer than seventy-two (72) hours. Such vehicle shall be considered in violation of this section if parked in any one location for longer than seventy-two (72) hours or if the vehicle has been parked in one or more locations within the same block for such seventy-two (72) hour period. (15.02.070)

Resources and Contacts:

Brigham City Code Services
(435) 734-6619

Brigham City Police Dispatch
(435) 723-5227

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

REVISED: February 22, 2017

**CODE COMPLIANCE**

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 residential neighborhoods, multiple housing complexes, industrial, and commercial areas are maintained in a safe and healthy manner through fair and reasonable code compliance.

What is a code violation?

In most cases, investigation of violations and enforcement action happens when a citizen reports a code concern. 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)

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).

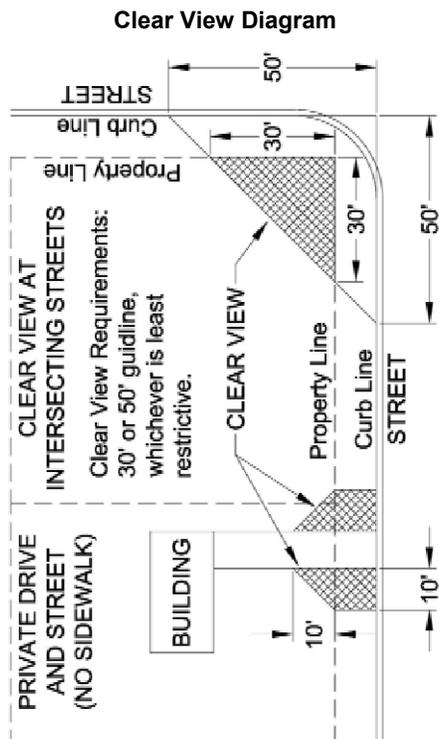
Any trees within the public right-of-way are to be maintained by Public Works and tree canopies encroaching into utilities are to be maintained by Public Power. Please contact the respective Brigham City Departments to schedule maintenance and corrective action. (24.01.040)

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)

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)



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)

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)

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)