

Frequently Asked Questions and Answers:

How do I apply for a permit?

- Permits are submitted online through 

What type of permit do I need?

- [Minor Alterations](#) Residing, Painting, Replacing roofing, and Landscaping.
- [Single Family Residential](#) Detached Single-family residents: Cabin, Dwelling, Homes, etc.
- [Multi-Family Residential](#) Attached or detached multi-family dwellings: Town homes, Condos.
- [Accessory Structures](#) Detached Garages, Sheds, Gazebos, etc.
- [Commercial](#) Any building or structure for Commercial or Industrial uses.
- [Grading Permit](#) Clearing, Grading and Excavating
- [Tree Removal Permit](#) Removal or relocation of any tree exceeding 6 inches in diameter.

Building and land use permit processes are laid out under the Planning and Zoning tab on our website click on the permit type you want. (brianheadtown.utah.gov/building-department).

What is the snow load, wind loads and frost depth for Brian Head?

- [Design Information for Brian Head](#)

What are your building restrictions?

- Brian Head Land Management Code (LMC) regulates what you can and can't build in Brian Head Town.
- Brain Head Town Zoning Regulations are in Chapter 7 of the Land Management Code.
 - o [Zone District Regulations](#)
- Brian Head Town Design Regulations that also must be followed are in Chapter 12
 - o [Design Standards](#).

Why do I Need a Building Bonus Agreement?

- Brian Head Land Management Code (LMC) Sets the maximum size and height of buildings for the R1 and R2 zones.
- Maximum size and height
 - o R1 1000 sq feet and 25' high in R1
 - o 1,500 sq feet and 25' high in R2.
- If you would like to build larger than the maximum you can fill out the [Building Bonus Agreement](#) and increase the over size to 40% building coverage and height to 45' of your building.

What zone is my property?

- To find out what zone you are use the [Zoning Map](#) this map is not interactive use the [Iron County Parcel Locator](#) to locate your property if you do not know where it is located.

Do I have access to water and sewer?

- Brian Head Town is not legally allowed to publicly provide maps with infrastructure. There is now a link online you may submit with questions regarding water and sewer please fill out and submit. Please allow up to 10 business days for a response. [Water and Sewer Link](#)

Does my cabin/property have seasonal access?

- Brian Head Town only maintains roads that are brought up to Town Standards. Road Standards can be found in the Land Management Code ([Design Standards](#)).
- There is a map online that shows Town roads that currently have year-round access. [Year-Round Road Access Map](#)

I heard Septic Tank Permits have become stricter. I bought my property relying on being able to get a septic.

- Southwest Utah Department of Health regulates and enforces who can and cannot have a septic tank permit. If the road to the subdivision is maintained year-round, then you will not be granted a septic tank permit unless you are hooked up to potable water. If your property is in a seasonal subdivision (Brian Head Town does not plow to it in the winter) then you may be granted a septic tank permit even if you are not connected to the Town's water system (ie: you're hauling water to your cabin).
- If you are within 300 feet of a water or sewer line you will be required to connect to the Town's system. At that time, you would have potable water and be able to apply for a Septic Tank Permit through the Southwest Utah Department of Health.

How can I easily see property lines and owners of parcels in Brian Head?

- Iron County GIS has an interactive map called the Iron County Parcel Locator that allows you to see the parcels, parcel IDs, tax IDs, and other information. Check it out here: [Iron County Parcel Locator](#).

Why are you enforcing all of these rules now? My neighbors didn't have to do this.

- Brian Head Town has always done our absolute best to enforce our Land Management Code. The code has changed over the years, but our staff will remain diligent in treating every resident and customer with the same high standards to maintain our Polished Rustic Resort Town atmosphere.

When can I get my utility meter?

- You may submit a Utility Agreement Monday – Thursday at least 48 hours prior to your desired installation date. [Utility Agreement](#)