

ACCESSORY STRUCTURE CONSTRUCTION PROCESS

Description: Brian Head Town requires a building permit review process to secure the general purposes and objectives of the land management code and ensure that the general appearance and public safety of buildings, structures, and development are harmonious and complementary to a mountain resort town.

You must obtain a design review approval from Brian Head Town for any accessory structure (such as detached garages, sheds, etc.) and a valid building permit for accessory structures exceeding 200 square feet.

Req'd Permits & Approvals:

- ☐ Design & Zoning Review Approval from Brian Head Town
 - Includes approval for grading/excavating and tree removal.
- ☐ Building Permit (for structures over 200 square feet)

Review Process:

- ☐ Completed Application Submitted
- ☐ Fees & Security Submitted
- ☐ Town Staff Design Review
- ☐ Planning Commission Design Review (not required for single-family)
- ☐ Structural Review (for structures over 200 square feet)
- ☐ Permit Issued

Standards for Review:

1. Must be detached from the primary structure and have a minimum of ten feet (10') of clearance from other structures.
2. Cannot be used as a habitable space.
3. Structure cannot be located within the setback.
4. Must meet snow load requirements.
5. Required to have footings or foundation for accessory structures over 450 square feet.
6. Structures must meet all applicable International Building Code requirements.
7. No more than three (3) accessory structures are allowed on a single lot of up to one (1) acre. Additional accessory structures may be allowed on lots larger than one acre, not to exceed two (2) accessory structures per additional acre.
8. The footprint of an accessory structure must not exceed fifty percent (50%) of the footprint of the primary structure. In no case shall an accessory structure exceed 3,000 square feet in footprint.
9. Maximum height of accessory structure shall not exceed 80% of the primary structure and is limited by the area of the structure as follows (some exceptions apply):
 - a. 0 – 200 square feet, 15 feet maximum height.
 - b. 201 – 400 square feet, 19 feet maximum height.
 - c. 401 – 1,000 square feet, 24 feet maximum height.
 - d. 1,001 – 1,500 square feet, 27 feet maximum height.
 - e. 1,501 square feet and above, maximum height determined by Planning Commission review, but shall in no case exceed thirty-two feet (32').