



Routt County

Planning Department

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SECONDARY UNIT REGULATIONS

The following guidelines summarize the secondary unit regulations for Routt County. Note that not all situations can be addressed here, and owners should refer to the actual regulations before deciding their status. These rules only apply to land zoned A/F (agriculture/forestry). Between March 7, 1972 and November 1, 1997, Routt County allowed only one dwelling unit for each buildable lot, unless the owner signed a development agreement restricting the use of the extra unit.

Existing Units

Built prior to March 7, 1972:

The unit is legal. Registration is optional (no cost). The County asks owners to register these units to establish and document the unit's legality.

Built with development agreement (guest unit, ag employee and others):

Upon written request, the Planning Department will record a release of restrictions removing the use restrictions. The county asks owners to register these units to document the unit's legality and initiate the release of restriction process.

Build between March 7, 1972 and June 19, 1995:

Owners have until October 31, 1998 to register the units (\$50 fee). After that date, the cost and opportunities to register become more expensive and difficult. If the owner failed to get a building permit for the secondary unit, then a building inspection is required and the unit must be brought up to current building code.

Built between June 19, 1995 and present without a building permit:

These secondary units remain illegal. They cannot be registered and inspected. This includes space above garages and barns, which were converted to units after the building inspection. To become legal, these units must meet all criteria in the current zoning resolution and building code (double building code fees will be assessed).

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