



Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School Districts

Agricultural Buildings Informational Handout

“Follow These Steps Prior to Starting Construction”

- **STEP 1:** Review all County Regulations within our Community Development Departments, which are Routt County Planning, Public Works, Environmental Health, and the Building Department. This handout and workflow chart will assist you in making the right decisions to help you seek approval prior to making any purchases and starting construction.
- **Planning Department:** Planning Department regulations are never exempted for Agricultural Buildings, you must comply with all regulations such as; Waterbody Setbacks, Property Line Setbacks, Zoning Use, Building Height or Skyline Regulations, Floodplain, or a Minor Use Permit if the parcel is less than 1 acre.

What Should I submit to Routt County Planning Department:

- ❖ **Site Plan:** Create a Site Plan showing the location of the building on the property, show all other buildings, property lines, waterbodies. Distances from the proposed building to property lines, other buildings, and waterbodies shall be shown as well.
 - ❖ **Building Height:** Provide the Planning Department with total building height or a elevation view that shows the building height.
- **Public Works Department:** Public Works Department regulations are never exempted; please contact Public Works if you are performing grading and excavation work or constructing new driveways or access entrances.
 - **Environmental Health Department:** Environmental Health regulations are never exempted, contact them if you adding a septic or OWTS system as part of your project.
 - **Building Department:** The Building Department offers limited Building Permit Exemptions for Agricultural Barns, please review our flow-chart to determine if you are exempt from a Building Permit, or if a Building Permit is required for your new Agricultural Barn.

NOTE: Electrical, Plumbing, Mechanical, and Solar Permits are never exempt.

Routt County Regional Building Department

136 6th Street, Ste 201, Steamboat Springs, CO 80487 PH: 970-870-5566 Fax 970-870-5489 Email: Building@co.routt.co.us

Agricultural Building Flow Chart to Determine Building Permit Exemptions

Definition Agricultural Building: Buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, poultry, hay, grain, or other horticultural products not illegal under federal or state law. The structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or pack-aged, nor shall it be a place used by the public. The Definition does not include the below listed Non-Exemptions.

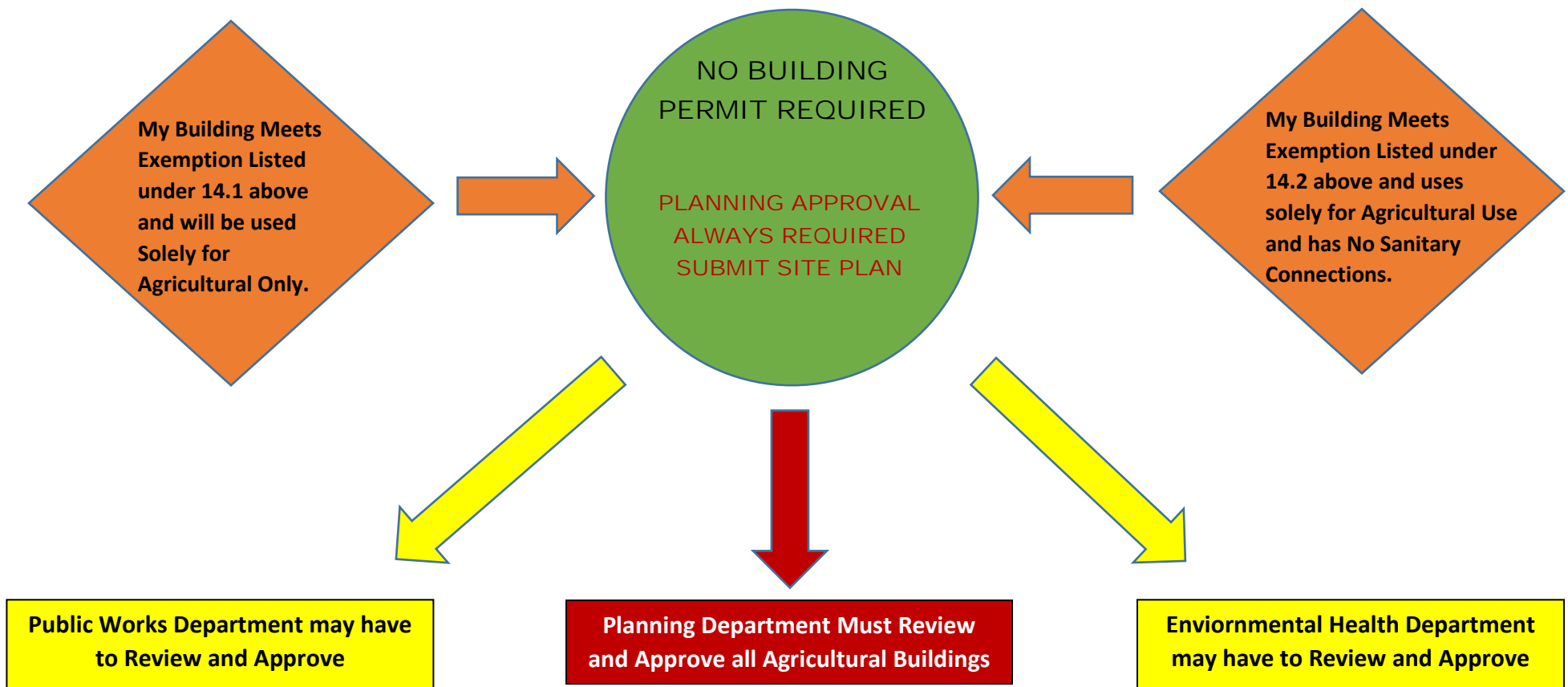
NOTE: Mixed Use Buildings Are not Exempt: If you intend to also park your personal vehicles, boats, campers, other toys, or store items related to other businesses or personal use not associated to Agricultural Sole Use definition above, then a permit is required for this building.

Agricultural Building Permit Exemptions Below

14.1: Open Sided Agricultural Buildings: Agricultural Buildings constructed with open sides and ends that do not have enclosed walls, doors, or windows within the building. The building cannot contain any sanitary connections and meets the Building Code Definition of an Agricultural Building. No Mixed-Use allowed outside of Agricultural Use.

14.2: Enclosed Agricultural Buildings under 600 Square Feet: Agricultural Buildings that are 600 Square Feet or Less that do not contain any sanitary connections and meets the Building Code Definition of a Agricultural Building. No Mixed-Use allowed outside of Agricultural Use.

Note: Electrical, Solar, Mechanical, and Plumbing Permits are NEVER EXEMPT.



Routt County Adopted Building Codes Applicable to Agricultural Buildings

14. Sole Use Agricultural Buildings: Buildings meeting the below requirements listed in Items 14.1 through 14.2 are Fully Exempt from a Building Permit.

Building Permit Exemptions:

Exemptions:

14.1: Open Sided Agricultural Buildings: Agricultural Buildings constructed with open sides and ends that do not have enclosed walls, doors, or windows within the building. The building cannot contain any sanitary connections and meets the Building Code Definition of an Agricultural Building. No Mixed-Use allowed outside of Agricultural Use.

14.2: Enclosed Agricultural Buildings under 600 Square Feet: Agricultural Buildings that are 600 Square Feet or Less that do not contain any sanitary connections and meets the Building Code Definition of a Agricultural Building. No Mixed-Use allowed outside of Agricultural Use.

Non-Exemptions: Plans Review Required prior to construction beginning.

- **Routt County Planning and Zoning Regulations** still apply to all Exempt Agricultural Buildings including but not limited to; property line setbacks, waterbody setbacks, height restrictions, skyline regulations, floodplain, minor use permit if less than 1 acre. All owners/contractors must gain approval from Routt County Planning and Zoning Department by submitting plans to Routt County Planning Department for review.
- **Routt County Building Department:** Solar, Electrical, Mechanical, and Plumbing Permits are still required to be applied for through the Routt County Building Department on all Exempt or Non-Exempt Agricultural Buildings.
- **Routt County Public Works Department:** All regulations with Public Works Department still apply including but not limited to; Driveway/Entry Access Permits, Grade and Fill Permits, Cattle Guard Permits, Work in Right of Way.
- **Routt County Environmental Health Department:** Septic/OWTS Permits are required and not exempt.

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Building Permit Requirements for Agricultural Buildings that are Not Exempt

15. Foundation-Only Building Permits for Enclosed Agricultural Buildings Greater than 600 Square Feet: A Foundation Only Building Permit is required on all Agricultural Buildings exceeding 600 Square Feet. The Building cannot contain any sanitary connections and meets the Building Code Definition of an Agricultural Building. No Mixed-Use allowed outside of Agricultural Use. The Building Plans must include a full structural design of all vertical and lateral loads including a roof structure that meets our local Ground Snow Load values included in the calculations and design of the footings/foundation.

15.1 - Fee Schedule for Agricultural Foundation Only Permits:

1. Building Department Permit Fee: A Permit Fee of \$150 dollars will be charged and includes the Permit Processing Fee, a Footing/Foundation Inspection and a Final Building Inspection.
2. Planning Department Review Fee: A Planning Review Fee of \$25 will be charged to review for setbacks in accordance with Planning Department Regulations.
3. County Construction Use Tax: No Fees will be charged

Section 202 Definitions, is amended to read as follows:

Agricultural Building: Buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, poultry, hay, grain, or other horticultural products not illegal under federal or state law. The structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or pack-aged, nor shall it be a place used by the public. The Definition does not include the below listed Non-Exemptions.

Non-Exemptions: Any combination of the below uses being introduced into an Agricultural Building will require the Owner/Contractor to apply for a Full Building Permit in accordance with all adopted codes and fee schedules.

1. Riding Arenas added into the Building Use mixed with Agricultural.

2. Construction of any Bathrooms, Breakrooms, Kitchens, Offices, Bedrooms, Recreational Rooms, Factory or Processing Rooms, or any other uses not included in the definition.

Section 312.1.1.2 Utility and miscellaneous Group U Residential/Agricultural Mixed-Use Attached Accessory Storage to a Single Family Dwelling, is added to read as follows:

Agricultural and Greenhouse Buildings designed to be mixed use buildings in combination with Residential Accessory Storage uses that will not be used for storing large amounts of High Hay Storage, Fertilizers, Gas, Oil, or other Hazardous or Combustible products will be viewed as Attached Residential Agricultural Accessory Storage area to a Single Dwelling Unit. Buildings meeting this character use will have a reduced Fire Separation Requirement in Table 508.4 between the Residential area and the Residential/Agricultural Storage area of 1-hour for non-sprinkled buildings, and 30-minutes on sprinkled buildings.