

SECONDARY DWELLING UNITS

In 2016, and then again in 2018, the Routt County Board of Commissioners voted to modify the regulations that govern secondary dwelling units (SDU) on property in unincorporated Routt County. The County has developed this reference guide that summarizes the requirements for secondary dwelling units.

PLANNING DEPARTMENT (970) 879-2704:

SDUs in Routt County are subject to the following Planning Department regulations:

- SDUs are permissible in all residential zone districts.
- Detached SDUs are permitted in all cases where SDUs are allowed, provided that all setbacks and other requirements are met.
- Properties under 5 acres must be serviced by a central water and a central sewage collection systems.
- The property currently must have only one dwelling unit on it.
- The SDU may contain up to 800 square feet of habitable space.
- Primary and secondary dwelling unit must be served by a driveway at least 16 feet wide.
- On parcels less than 35 acres, the SDU may be detached but must be within 200' of the primary unit.
- On parcels larger than 35 acres, the SDU may be detached but must be within 300' of the primary unit.
- Development of SDUs on parcels of 70 acres or larger are allowed based upon one unit per 35 acres with a Large Lot Agreement. The SDU must not exceed 2000 square feet of habitable space.

DIVISION OF WATER RESOURCES (970) 879-0272:

The Colorado Division of Water Resources (DWR) has a guidance document ([Guideline 2016-1](#)) that addresses water supplies for SDUs. This document is intended to lay out the DWR's stance on supplying water to prospective SDUs. Please get in touch with the local DWR office at the above number or at their [website](#) to make sure your well or water rights can accommodate a SDU.

BUILDING DEPARTMENT (970) 870-5566:

- The applicant shall submit the required application for a building permit.
- Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating (2-hour fire-resistance rating if adjacent to agricultural buildings or within a fire separation distance of same).
- The construction of SDUs shall comply with the checklist of requirements found in the on-line application and the adopted code.

DEPARTMENT OF ENVIRONMENTAL HEALTH (970) 870- 5588:

Routt County has adopted and incorporated State of Colorado regulations for Onsite Wastewater Treatment Systems (OWTS) that establish minimum standards for system location, design, construction, performance, installation, alteration and use.

- SDU additions require review of the existing OWTS to ensure setback requirements are met and that the existing system can accommodate the increased flows.
 - The OWTS must be replaced or modified to handle increased design flows unless it is determined the existing system is adequately designed and constructed for the anticipated higher flows.
 - Increased flows beyond the threshold of an existing system would require alterations such as an increase in tank capacity and expansion of existing soil treatment areas (leach fields), or in some cases, completely new systems.
 - Permits issued through the Department of Environmental Health shall be required for expanded use of an existing systems or new systems.
 - Fees for repair (modification) permits are \$100. Fees for new systems are \$300.
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