

The information below is being provided for informational purposes to clarify the policies and regulations regarding tiny home located in unincorporated Routt County.

Can I have a tiny home on my property?

With the recent adoption of Appendix Q of the International Building Code, Routt County now has a building code that allows for the construction of tiny homes. To be reviewed under Appendix Q, these tiny homes must be built on a permanent foundation. Please [click here](#) to see the Building Department's handout on tiny homes. The Building Department also put together a slide show which explains the main components of Appendix Q. This can be access by [clicking here](#). Tiny homes must comply with requirements from agencies including, but not limited to:

- *Routt County Planning Department (970) 879-2704* - Valid and legal access
- *Routt County Environmental Health (970) 870-5588* - Method to handle wastewater (black and grey)
- *Rout County Regional Building Department (970) 870-5566* - Building permits
- *Division of Water Resources (970) 879-0272* - Provisions for water

If the home is constructed on a trailer, then the Planning Department views this as camping and is subject to the regulations that govern camping. The Routt County Zoning Regulations define camping as:

Camping, Private Non-Commercial:

The use of temporary living accommodations such as tents, tepees, yurts, and recreation vehicles such as motor homes or trailers for up to 60 days.

Camping, Extended, Private Non-Commercial:

The use of temporary living accommodations such as tents, tepees, yurts, and recreation vehicles such as motor homes or trailers for more than 60 days, but not more than 180 days.

Camping is only allowed in the Agriculture/Forestry zone district. Camping, Private Non-Commercial is a use by right and does not require any approvals from the County. Camping, Extended, Private Non-Commercial requires a Minor Use Permit to ensure that wastewater (grey and black) is handled properly.
