



Memorandum

To: Board of County Commissioners and Planning Commission

From: Kristy Winser, Planning, email Kwinser@co.routt.co.us

Date: March 7, 2019

Subject: Summary of 2018 Zoning and Subdivision Amendments:

Summary of 2018 amendments focused on changes to streamline processes, clarification of County Regulations and supporting affordable housing options in the County. Some notable changes were amendments to Waterbody Setbacks, and Secondary Dwelling Unit (SDU's) regulations and restructure the Planned Unit Development (PUD) process and make allowances for tiny homes.

As it relates to SDU's, the regulations were modified to make allowances for all residential zone districts to be eligible to have a secondary unit (not just in the AF zone district) provided that properties under 5-acres are serviced by central water and central sewage collection systems. Although the maximum unit size of 800 square feet did not change, units can now be detached from the primary dwelling. Then, 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. These tiny homes must be built on a permanent foundation and comply with all other requirements including provisions for water, a method to handle wastewater (black and grey), and valid and legal access. If it is constructed on a trailer, then the Planning Department views this as camping and is subject to the regulations that govern camping.