

SECTION 1. INTRODUCTION

1.1. Title

- A. These regulations shall be known as the Routt County Unified Development Code (UDC), as amended. They may also be referred to as “these Regulations,” “Regulations, and “this Code.”

1.2. Purpose

- A. The purpose of the Unified Development Code (UDC) is to promote and protect the health, safety, and general welfare of the present and future inhabitants of Routt County, Colorado, through the establishment and enforcement of comprehensive, efficient, clear, and consistent standards, regulations, and procedures for the planning, evaluation, approval, and implementation of land uses and development within the County.
- B. These regulations are adopted in accordance with the Routt County Master Plan and seek to address public health, safety, and general welfare, future growth, and housing and economic development. This is a non-exclusive list.:
1. Facilitate the adequate provision of transportation, water, sewage, schools, parks, open space, and other public requirements;
 2. Provide for public or private water supplies as needed to furnish citizens with safe potable water;
 3. Ensure the proper installation of sanitation improvements as needed for disposal of wastes, and that such facilities are operated and maintained in the condition required to perform their function;
 4. Encourage the proper arrangement of roads in relation to existing or planned roads, parcels of land, and to the Master Plan;
 5. Lessen congestion in the streets and roads;
 6. Secure safety from fire, flood, and other damage;
 7. Provide for drainage facilities needed for protection against flooding and to restrict building on lands subject to flood, areas covered by poor soils, in areas poorly suited for building because of danger from landslides, avalanches, mud flows or other geologic hazards;
 8. Provide for adequate and convenient open spaces for traffic, utilities, and access of fire fighting apparatus;
 9. Provide adequate light and air;
 10. Provide a broad range of housing opportunities;
 11. Prevent the overcrowding of land to avoid undue concentration of population;
 12. Protect urban and rural development patterns as called for in the Routt County Master Plan;
 13. Protect important natural and historic resources in Routt County;

14. Encourage coordination of interjurisdictional public improvements plans and programs; and
15. Regulation of such other matters as the Planning Commission and the Board may deem necessary in order to best protect the interests of the public.

1.3. Authority

- A. It is the intent of Routt County in adopting and enforcing this UDC to exercise all relevant authority and powers conferred on it by the laws of the State of Colorado, including, but not limited to, sections of the Colorado Revised Statutes, as amended. This includes:
 1. Title 24 Article 65.1 (Areas of State Interest);
 2. Title 24 Article 67 (Planned Unit Development);
 3. Title 24 Article 68 (Vested Rights);
 4. Title 29 Article 1 (Administration of Land Development Charges);
 5. Title 29 Article 20 (Local Government Land Use Control Enabling Act and Development Impact Fees);
 6. Title 30 Article 15 (Enforcement);
 7. Title 30 Article 28 (County Planning, Zoning, Subdivision);
 8. Title 34 Article 60 (Oil and Gas Conservation); and
 9. All other direct and indirect grants of authority to County governments to address land use issues and impacts addressed by this UDC.
- B. The provisions of the UDC were originally adopted and became effective on September 8, 1970 (Subdivision Regulations) and March 7, 1972 (Zoning Regulations), and have been amended over time including reiterations on August 1972 (Subdivision Regulations) and September 27, 2011 (Zoning Regulations). This amended UDC was adopted on XXXX and became effective on XXXX.
- C. Whenever any provision of this UDC refers to or cites a section of the Colorado Revised Statutes and that section is later amended or superseded, this UDC shall be deemed amended to refer to the amended section or most closely corresponding section.

1.4. Applicability

- A. Except as hereinafter provided, no structure or land shall hereafter be used or occupied and no structure or part thereof shall be erected, moved or altered unless in conformity with the Regulations herein specified for the Zone District in which it is located.
- B. The UDC applies to the entire area of Routt County, Colorado, except within incorporated municipalities.

- C. The UDC applies to all divisions of land into two or more parcels or interests for the purpose, whether immediate or future, of sale or building development or for resubdivision into smaller parcels, as well as replats and consolidations. The Subdivision regulations of the UDC do not apply to division of land into two or more parcels where all resulting parcels are greater than 35 acres.
1. No person, firm, partnership, joint venture, association or corporation shall subdivide any tract of land which is located wholly or in part in Routt County, Colorado, except those which lie in an incorporated town, nor shall any person, firm, or corporation sell, exchange or offer for sale, any parcel of land which is in any part of a subdivision of a larger tract of land, nor shall any person, firm, or corporation, offer for recording any deed conveying such a parcel of land, or any interest therein, unless there shall be on file with the County Clerk and Recorder a plat of said subdivision having the endorsement thereon of the Board; which plat shall be of record at the time of such sale or offer.
 2. All plats recorded subsequent to the passage of these Regulations shall be in accordance with all of the requirements hereof.
 3. No permits, building or other, shall be issued for the construction of any building or any other improvements requiring a permit, upon any land for which a subdivision approval is required by the UDC, unless and until the requirements thereof shall have been complied with. This requirement is not an exclusive remedy and Routt County may pursue other remedies as allowed in law or equity.
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1.5. Consistency with the Master Plan and other Sub-Area Plan

- A. It is the intention of Routt County to implement planning policies adopted by the Board of County Commissioners and Planning Commission in the Routt County Master plan, sub-area plans, and other planning documents.
- B. The Goals and Policies of the Routt County Master Plan and adopted sub-area plans were incorporated in the creation of this UDC. In addition, reasonable consideration has been given to the physiographic and other natural characteristics of the Zone Districts, and their individual suitability and capability for particular uses, with a view to conserving the values of natural resources for the general welfare and encouraging the most appropriate uses of land throughout the County.
- C. The Board of County Commissioners reaffirms its commitment that the UDC and any amendments thereto be in general conformity with adopted plans and other planning studies; however, the Board of County Commissioners hereby expresses its intent that neither this UDC nor any amendment thereto may be challenged on the basis of any alleged nonconformity with any planning document, unless otherwise provided by law.