

ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

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Agricultural Building Exemptions

Colorado Revised Statute 30-28-201 provides that “buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry may be excepted” from the building permit process. On July 8, 1985 the Routt County Board of Commissioners adopted County Resolution 85-064. This resolution stated “that buildings or structures within Routt County and not embraced within the limits of any incorporated city or town and used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry are hereby excepted from the requirements of any and all Building Codes pursuant to C.R.S. 30-28-201.”

County Resolution 02-044 amended Resolution 85-064 “to exclude from the exemption from the application of the County’s building and related codes, buildings such as indoor riding arenas, which have either no agricultural use or which have mixed agricultural and non-agricultural uses.”

These exemptions have been put in place to aid the agricultural community in their endeavors. Interpretation of the above resolutions puts emphasis on the words **sole purpose** in the above exemptions. The application of the exemptions would not include non-agricultural tool sheds, agricultural product processing facilities, mechanical shops, bunk houses, or storage buildings for automobiles, construction equipment, household goods, motorized recreational equipment, etc.

Electrical, plumbing, and mechanical permits are required - The exemption from building permits does not extend to the installation of electrical, plumbing or mechanical building service equipment within exempted buildings. Permits must be obtained for all building service equipment in any building or structure.

Planning Information about location on the property - The placement of all structures, including agricultural, need to abide by the Routt County Zoning Regulations criteria. Different criteria will apply to properties depending on the zone district in which it is located. Zoning may be confirmed by contacting the Planning Department or by looking online at www.co.routt.co.us Restrictions may include, but are not limited to, property line setbacks, waterbody setbacks, skyline development, floodplain, and height.