

Routt County Summary of Zoning for Residential Rentals

Routt County does not broadly allow “short-term rentals” as they are generically referred to, but some limited allowances already exist under the Zoning Regulations.

Guest ranch – this use is primarily a working ranch that additionally allows for lodging/boarding of guests while they recreate on/adjacent to the ranch. This use requires a Special Use Permit.

Recreation Facility, Outdoor – Rural with Overnight

Accommodations – This category allows for outdoor rural activities (including but not limited to skiing, shooting ranges, hunting, etc.) and specifies that while overnight accommodation is allowed, “The overnight accommodation component is accessory and normally incidental to the overall permitted use of the land”. This use requires a Special Use Permit.

Bed & Breakfast – like the City of Steamboat Springs, the County offers a Bed & Breakfast permit as a Conditional or Special Use Permit (depending on the zone district), and it is a Use-by-Right in the Commercial zone district. While not explicit in the definition, the standards in 8.13 require that the owner or manager be a full-time resident of the establishment, and it is limited to 4 guest rooms.

PUDs – Planned Unit Developments are effectively custom zoning. Some PUDs, such as the Strawberry Park Hot Springs or Bella Vista, are unique commercial operations that don’t fit into conventional zoning, whereas others, such as Sky Valley, are very similar to traditional residential development allowed elsewhere in the County with some additional use allowances, such as multifamily buildings and short-term rentals of units, that are otherwise prohibited outside of Commercial zone districts. The Strawberry Park Hot Springs, Bella Vista, and the Sky Valley Lodge all have received approval for short-term rentals. A PUD requires the land to be zoned PUD and an approved PUD Plan which dictates the allowed uses.