



# HABITABLE SPACE MEASUREMENTS

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*A guide to how habitable space is measured for Secondary Dwelling Unit purposes*

Secondary Dwelling Units are allowed on most parcels in Routt County. Please see the Planning Department's handout on Secondary Dwelling Units on our website. These units are limited to 800 square feet of habitable space and no variance to this restriction is available. The Planning Department gets a lot of inquiries about how we measure this space. This handout is meant as a quick reference guide to how the area of Secondary Dwelling Units are measured.

## Habitable Space

A space in a building for living, sleeping, eating, cooking, and sanitation on all levels.

### Area Measured:

- The area within the inside face of the exterior walls of the structure
- Hallways, mudrooms, closets, bathrooms, and laundry rooms
- Enclosed decks and porches
- Storage areas accessed from within the unit

### Exclusions:

- Portions of a building where the floor to ceiling distance is less than five feet
  - Crawlspace by building code definition
  - Stairways
  - Interior walls
  - Garages and carports
  - Unenclosed decks and porches
  - Areas primarily for maintenance and maintenance access, such as mechanical rooms, as measured from exterior of wall to exterior of wall
  - Storage areas accessed from outside of the unit
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