



EV Charging Fact Sheet

Purpose

This fact sheet outlines permitting and review requirements for installation of electric vehicle (EV) charging infrastructure within the City of Steamboat Springs.

Planning Applications and Building Permits

EV charging projects may require review by either the City of Steamboat Springs Planning & Community Development Department or the Routt County Regional Building Department, depending on the project type:

- Principal Use (EV Charging Center): Requires a Planning application through the City of Steamboat Springs. Review type (Administrative or Conditional Use) depends on the zone district.
- Accessory Use (EV Charging Facility): Reviewed as a Building Permit through the Routt County Regional Building Department if the project meets the exemption criteria in CDC Section 702.A.

The Routt County Regional Building Department administers all processes and requirements related to Building, Electrical, and Grade & Fill permits.

Review Requirements by EV Charging Station Type

EV Stations are classified by power level and charging speed:

- Level 1: Slow charging (1–2 kW) using a 120V outlet.
- Level 2: Medium charging (7–19 kW) using a 240V outlet.
- Direct Current Fast Charging (DCFC): Fast charging (50–350 kW+) using a 480V three-phase outlet.

Table 1. Required Approvals by Station Type

EV Charging Station Type	Development Review	Building Permit	Electrical Permit	Grade & Fill Permit
Level 1 Charging (Accessory Use)	No*	Maybe (likely no)	Maybe (likely no)	No
Level 2 Charging (Accessory Use)	No*	Maybe	Maybe	Maybe
DCFC (Accessory Use)	No*	Maybe	Maybe	Maybe
DCFC (Principal Use)	Yes	Yes	Included in Building Permit	Maybe

* Development Review is not required when all exemption conditions in CDC 702.A are met.

Accessory Use EV Charging Facilities (Building Permits)

Accessory Use EV charging projects, referred to in the Community Development Code as EV Charging Facilities, may include Level 1, Level 2, or DCFC chargers.

- Reviewed by the Routt County Regional Building Department at the Building Permit stage.
- No City Development Review required if all criteria in CDC 702.A are met.
- May also require Electrical and/or Grade & Fill permits depending on the scope of work.
- Must comply with all applicable accessibility, electrical, and safety standards.

Principal Use EV Charging Centers (Planning Applications)

Principal Use EV charging projects, referred to in the Community Development Code as EV Charging Centers, are typically larger DCFC installations that serve as the primary use on site.

- Subject to Development Review under CDC Table 300-1.
- Review type varies by zone district:
 - Administrative Review: CC, CS, I
 - Conditional Use Review: MF, G, CO, CY, CK, CN, T4, T5, SD
 - Prohibited: RE, RN, RO, RR, MH, T2, T3
- Must comply with all applicable development and design standards in CDC Article 4.
- Also requires Building and Grade & Fill permits through the Routt County Regional Building Department, as applicable.

Relevant CDC Standards

Table 2. Applicable CDC Sections for EV Charging

Section	Topic	Summary
200.F(2)	Setbacks	Exempts accessory EV Charging Facilities from lot line setback requirements.
Tables 300-1 and 300-2	Permitted Uses	Establishes permitted use by zone district for EV Charging Centers and Facilities.
402–421	Development and Design Standards	Applies landscaping, screening, lighting, parking, snow storage, and utility safety standards.
702.A	Development Review Exemptions	Establishes conditions for accessory EV Charging Facilities to be exempt from Development Review.
8	Definitions	Adds definitions for Electric Vehicle (EV), EV Charging Port, EV Charging Station, and EV Charging Utility Equipment.

Process Overview

Review and permitting processes for EV charging vary depending on whether the project is classified as a Planning Application or a Building Permit.

Planning Applications

EV Charging Centers (Principal Use) are subject to the City’s Development Review process based on the zone district and review type:

- Conditional Use Review: Follows the **Public Hearing Process**
- Administrative Review: Follows the **Administrative Review Process** (see the Minor Modification and Development Plan – Administrative application types).

For more information, visit: steamboatsprings.net/1388/Process or contact the Planning Department directly.

Building Permits

EV Charging Facilities (Accessory Use) are reviewed and permitted through the Routt County Regional Building Department, which administers all Building, Electrical, and Grade & Fill permits.

For more information, visit: <https://www.co.routt.co.us/118/Building> or contact the Routt County Regional Building Department directly.

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