

Tiny Homes in Golden, Colorado



What is a Tiny Home? A Tiny Home is a descriptive term, rather than an official class of construction. Whether it is a home on wheels or simply a small house, Tiny Homes in Golden are regulated depending on their use and the amenities they provide. Most often, we hear of mobile Tiny Homes, those built on a trailer deck with wheels that fall under the RV classification.

Differences between Housing Categories

	<i>RV</i>	<i>Manufactured Home</i>	<i>Traditional Home</i>
<i>Also Known As</i>	Camper, travel trailer, motorhome, park model, truck camper, fifth wheel Most Tiny Homes	mobile home, modular home	Site-built, stick-built, frame construction
<i>Mobility</i>	Has wheels	Had wheels	Never had wheels
<i>Certified By</i>	None, or by the Recreational Vehicle Industry Association (RVIA)	State of Colorado Inspector	City of Golden Building Department
<i>Building Code</i>	None	2012 International Energy Conservation Code	2015 International Residential Code
<i>Zoning district</i>	Commercial (C1 or C2) or R3 with a tourist home permit	Residential (R1, R2, R3 or PUD)	Residential (R1, R2, R3 or PUD)
<i>Utilities Required</i>	Grey water storage	Water, sewer, and electric or gas	Water, sewer, and electric or gas
<i>Maximum Stay</i>	< 30 days	Unlimited	Unlimited
<i>Minimum Size</i>	None	None	70 sq. ft.
<i>Financing Available</i>	RV loan	Manufacturer loan	Mortgage loan
<i>Titled By</i>	County DMV	County DMV	County Assessor
<i>Taxed As</i>	Personal property	Personal Property	Real estate

What do I need to live in a Tiny Home in Golden?

1. A residentially zoned lot (R1, R2, R3, or PUD)
2. A foundation, permanently attached to the ground and protected to a 36" frost depth.
3. A minimum 70 square feet; 7' minimum in any horizontal dimension of a room and a minimum 6'8" ceiling.
4. Includes independent living quarters that provide sleeping, eating, cooking, and sanitation amenities.
5. A toilet and either a shower or tub, connected to City of Golden water and sewer service.
6. Water & sewer tap fees
7. A roof structure meeting wind and snow load requirements of 116 mph at 3 second gusts and exposure C.
8. A City of Golden building permit



One type of permanent foundation

Other Tiny Home considerations

- Vehicle Registration. Whether your Tiny Home is RVIA certified or not, if it was built on a deck trailer with wheels, it may require a DMV registration.
- Special Movement Permit. CDOT requires a single or annual permit to travel over state highways for loads over 16' in height or 17' in width, and may restrict the number of trips and require pilot escort vehicles.

FAQs

How can I live in my tiny home in a single location? *Find a single-family or multi-family lot meeting the minimum required by zoning. Then, find or build a Tiny Home in accordance with the City's currently-adopted building code (the 2018 International Building Code). Obtain a building permit and start your dream.*

How can I move my tiny home to different areas? *Mobility often means a RV classification and as such, RVs are limited to locations that allow them, such as RV or mobile home parks.*

What if I don't want to connect to permanent utilities? *Whether for reasons of expense or physical limitations, Tiny Homes without connections to permanent water and sewer lines in the city of Golden are only allowed in one of the existing RV parks zoned for temporary residential uses.*

How can I build a neighborhood of Tiny Homes? *Short-term nightly rentals are allowed under the C1 zone. Alternatively, a creative option for a group of Tiny Homes would be the Planned Unit Development (PUD) zone district. A PUD application includes a rezoning of an existing parcel and design of a site plan showing a cluster density, layout, and utilities. Start with the Planning Department at 1445 10th Street or email planning@cityofgolden.net.*