

Memorandum 22-01

Gilpin County Department of Community Development



Date: August 19th, 2022

To: Staff & Residents

From: Rob Gutierrez - Director

Re: Mobile Tiny Homes/Recreational Vehicles in RR/RS

Tiny homes, recreational vehicles, and similar structures that can be mobile and are located on trailers and/or have wheels will be treated as recreational vehicles from a code interpretation standpoint. Occupancy, whether it be temporary or permanent of these vehicles is defined as "camping" under the Gilpin County Zoning Regulations. Private camping is only allowed for up to thirty (30) days per year. Any occupancy of or use of these vehicles beyond thirty (30) days in a calendar year is not a permitted use in the RR & RS districts. Property owners with a primary dwelling on the property, will be permitted to store a recreational vehicle on their property as long as that vehicle is operable and properly licensed and registered.

Recreational vehicles including tiny homes located on trailers are not permissible structures under the Gilpin County Building and Zoning codes. A permissible structure is one that is permanent and attached to a foundation. Any structures used for habitation are not exempt from zoning and building code requirements, regardless of their square footage. Tiny homes for permanent installation shall be connected to a permitted and approved onsite wastewater treatment system. Tiny homes for permanent installation shall also meet the building code requirements of the International Code Council's 2015 Residential Building Code.

If you have any questions about the regulations regarding tiny homes and recreational vehicles, please contact the Department of Community Development and we will be happy to assist you.

Rob Gutierrez
Director of Community Development