

EXAMPLE

Zoning Allowance & Project Summary											
City of Aspen Model Zoning Submission											
Proposed Development	Single Family Remodel/Addition										
Parcel #	123456789012										
Zone District	R-15A										
Setbacks	Existing	Allowed (Principal)	Allowed (Accessory)	Proposed (Principal)	Proposed (Accessory)	Reference					
Front	14 ft	25 ft	30 ft	14 ft	N/A	26.710.060					
Rear	10 ft	10 ft	5 ft	10 ft	N/A	26.710.060					
Combined Front/Rear	N/A	N/A	N/A	N/A	N/A	26.710.060					
Side	10 ft	10 ft	10 ft	10 ft	N/A	26.710.060					
Combined Side	N/A	N/A	N/A	N/A	N/A	26.710.060					
Distance between Buildings	N/A	10 ft	10 ft	N/A	N/A	26.710.060					
Corner Lot	Yes					26.710.060					
Supplemental Breakdown Info	Existing	Required	Proposed		Reference						
Net Leasable/Comm SQ FT	0	Not req'd for residential	N/A		26.575.020.I.						
Open Space %	0	Not req'd for R-15A	N/A		26.710.060						
Site Coverage	0	Not req'd for R-15A	N/A		26.710.060						
On-Site Parking	0	2	3		26.515.030						
Example of Site Coverage	Existing		Proposed		Reference						
Gross Lot Area (sq ft)	6,001		6,001		Z-007						
Area of Building Footprint (sq ft)	897		1,689		Z-007						
Site Coverage %	14.9%		28.1%		26.575.020.G.						
Transferable Development Right (TDR)											
Received TDR Certificate	No										
Sent TDR Certificate	No										
Transferred TDR Certificate	No										
Land Value Summary	Actual Value				Reference						
Land	\$2,240,000				Pitkin County Assessor						
Improvements	\$142,400				Pitkin County Assessor						
Total	\$2,382,400				Pitkin County Assessor						

Net Lot Area	
City of Aspen Model Zoning Submission	
Zone District Requirements	
Min. Gross Lot Area (per R-15A)	3,000 sq ft (historic landmark properties)
Min. Net Lot Area (per R-15A)	3,000 sq ft (historic landmark properties)
Lot Size Per Survey	
6,001 sq ft	Reference
Reductions for area with slopes 0%-20% (100% of parcel area to be included in Net Lot Area)	Survey
4,537 sq ft	26.575.020-1
Reductions for area with slopes 20%-30% (50% of parcel area to be included in Net Lot Area)	Survey
236 sq ft / 2 = 118 sq ft	26.575.020-1
Reductions for area with slopes greater than 30% (0% of parcel area to be included in Net Lot Area)	Survey
136 sq ft + 1,092 sq ft = 1,228 sq ft	26.575.020-1
Total Area Reductions	6,001 sf - 118 sq ft - 1,228 sq ft = 4,655 sf
Net Lot Area	4,655 sf

Allowable Floor Area	
City of Aspen Model Zoning Submission	
Allowable Floor Area	Per R-15A, for Net Lot Area between 3,000-9,000 sq ft; 2,400 sq ft plus 28 sq ft for each additional 100 sq ft in Net Lot Area, up to max 4,080 sq ft floor area
	26.710.060
Unique Approvals	Allowable Floor Area adjusted per Unique Approvals
	Reference
	6,001 sq ft Net Lot Area per Subdivision Exemption Plat for 114 Neale/17 Queen Historic Lot Split
	Subdivision Exemption Plat
	1,345 sq ft maximum floor area pursuant to Subdivision Exemption Plat for 114 Neale/17 Queen-Historic Lot Split, plus the potential for 500 sq ft floor area bonus granted by HPC
	Subdivision Exemption Plat
	400 sq ft additional FAR approved at HPC Conceptual Review
	Z-003 HPC Res. #8-2013
Variances	6 feet front yard variance for subgrade space approved at HPC Conceptual Review
	Reference
	Z-003 HPC Res. #8-2013
Exemptions	Reference
Garage Exemption	First 250 sq ft exempt Next 251-500 sq ft to exclude 50% of area
	Z-012
Deck Exemption	261.75 sq ft exempt (Allowable floor area 1,745 sq ft x 15%)
	26.575.020.D.4.
	Z-013
Floor Area Summary	Existing Gross (Sq Ft) Existing Floor Area (Sq Ft) Proposed Gross (Sq Ft) Proposed Floor Area (Sq Ft) Reference
Subgrade Level	0.00 0.00 1,702.75 38.33
Lower Level	881.25 237.10 1,195.75 375.10
Garage (located on Lower Level)	0.00 0.00 488.00 37.33
Main Level	776.75 776.75 958.00 958.00
Deck Area	0.00 0.00 529.25 285.50
ADU	0.00 0.00 0.00 0.00
TOTAL	1,658.00 1,013.85 4,873.75 1,694.26 Z-013

DATE OF PUBLICATION

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SHEET TITLE

A-XXX

ZONING SUMMARY