

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		Reference
Min. Gross Lot Area (per R-15A)	3,000 sq ft (historic landmark properties)	26.710.060
Min. Net Lot Area (per R-15A)	3,000 sq ft (historic landmark properties)	26.710.060
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)	4,537 sq ft	Survey 26.575.020-1
Reductions for area with slopes 20%-30% (50% of parcel area to be included in Net Lot Area)	236 sq ft / 2 = 118 sq ft	Survey 26.575.020-1
Reductions for area with slopes greater than 30% (0% of parcel area to be included in Net Lot Area)	136 sq ft + 1,092 sq ft = 1,228 sq ft	Survey 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		Reference			
	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			
	Allowable Floor Area adjusted per Unique Approvals				
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			
Variations		Reference			
	6 feet front yard variance for subgrade space approved at HPC Conceptual Review	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	26.575.020.D.7. 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	Z-011
Lower Level	881.25	237.10	1,195.75	375.10	Z-012
Garage (located on Lower Level)	0.00	0.00	488.00	37.33	Z-012
Main Level	776.75	776.75	958.00	958.00	Z-013
Deck Area	0.00	0.00	529.25	285.50	Z-013
ADU	0.00	0.00	0.00	0.00	N/A
TOTAL	1,658.00	1,013.85	4,873.75	1,694.26	Z-013

EXAMPLE

CONSULTANTS

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SHEET TITLE

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ZONING SUMMARY