



Z-GROUP ARCHITECTS – PROJECT ZONING INFORMATION

10.12.17

Project Name: Cotsen Residence

Owner: Cotsen Trust

Address: 230 Lake Ave, Aspen Colorado 81611

Location: City of Aspen

Parcel ID: 273512488001

Zone District: R-6 Medium Density Residential with a *****Hallam Lake Bluff – Environmentally Sensitive Area (EAS)** overlay Ref section 26.435 ESA (page 9)

Allowable Use: Single Family Residence, Duplex

Lot area: **10,882 square feet**

Existing Floor Area: **5,361 square feet (per Assessor)**

Basement-	869 sf
First Floor-	3,548 sf
Second Floor -	888 sf
Loft-	172 sf
Garage-	576 sf
Balcony-	120 sf
Deck-	297 sf

Total FAR: Lot Area of 9,000 – 15,000 = 3,660 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area. Maximum of 4,020 square feet. **Total Allowable Area = 3,772.92 square feet / Elevated Deck = 565.94 square feet**

FAR Details: Reference Aspen Land Use Code

- Garage square footage exemption up to 250 sf
- Basement square footage is calculated as percentage of exposed exterior wall
- Stairs included in calculations on every level above grade
- Mechanical space is not exempt
- Elevated Decks are 15% of allowable maximum floor area

Height Limit: 25 feet (top of gable roof can exceed per roof height calculation)

Setbacks: Reference Aspen Land Use Code R-6

Front Yard-	10 feet
Rear Yard-	10 feet
Side Yard-	15 feet (estimated) <i>**Calculating minimum Side Yard Setback for lots within the "Hallam Lake Bluff – Environmentally Sensitive Area (EAS)", area below the top of slope shall be subtracted from lot size. Site survey is need to complete calculation.</i>