



ZONE 4 ARCHITECTS | ZONING INFORMATION | 1112 Waters Avenue

Address: 1112 Waters Avenue,
Aspen, CO 81611000

City of Aspen, Pitkin County

Parcel ID: 2737-182-66-012

Zone District: R-15

Lot Area: 8,051 sf per 07/15 survey
(Non-conforming lot size for zone district)

Lot Net Area: 7,120 s.f. reduced 10' along property line

Gross Floor Area per Assessor (not confirmed or verified, and generally not accurate)

Ground Level 1,825 sf
Carport 176 sf

FAR: 3,548 s.f. FAR Allowed for Single Family residence (w/ pedestrian easement removed from lot area)
532 s.f. Exempt deck area when deck is more than 6" above grade

Garage: 0 - 250 s.f. exempt;
251 s.f. – 500 s.f. 50% exempt

Mech: No exemption

Deck: 15% of max allowable floor area is exempt, additional area counts towards FAR

Overhangs: projections that extend out over 48" are calculated at 100% of the entire feature

Stairs /Elevator: calculated every level except the uppermost level

Height Limit: 25'-0"

Setbacks: Front – 25' principal building | 30' accessory buildings (Front yard is Waters Avenue)
Sides – 10' minimum
Rear – 10' principal building | 5' garage and accessory buildings
Minimum distance between detached buildings- 10'