## **FORUM PHI I Zoning Analysis**

## 118 E Lupine Drive

## **ZONING**

Municipality Pitkin County UGB Yes

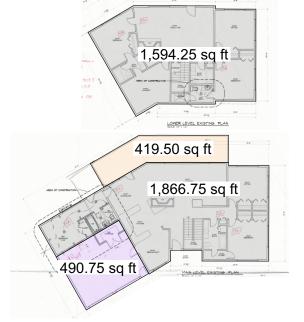
Subdivision Mountain Valley
Zone District R-15A
Lot Size 16,769

Parcel ID 273-717-307-028

**SETBACKS** 

Front Yard Setback 30' Side Yard Setback 10' Rear Yard Setback 10'

Height Limit 28' Principal | Accessory 20'



FAR GMQS

Allowable Deck	3,500 SF 15% of FAR = 525 SF		Allowable Allowable + TDR	5,750 SF 5,750 + 2,500 = 8,250 SF
Existing FAR		Allowable FAR	Allowable GMQS	GMQS + 1 TDR
Garden Level: 1,594.25 SF Main Level: 1,866.75 SF Garage: 0 SF (750 Exempt) Deck: 0 (525 Exempt)		Basement: 0 SF (4,000 Exempt) Above Grade: 3,500 SF Garage:0 SF (750 Exempt) Deck: 0 SF (525 Exempt)	Subgrade: 1,500 SF Above Grade: 3,500 SF Garage: 750 SF	Subgrade: 4,000 SF Above Grade: 3,500 SF Garage: 750 SF
Total: 3,461 SF		Total: 3,500SF	Total: 5,750 SF	Total: 8,250 SF

## ARCHITECT'S COMMENTS AND EXPLANATION

Properties in Pitkin County are limited to two factors: FAR and GMQS. Floor Area Ratio (FAR) is based on the square footage of the lot. The county has a couple major exemptions to FAR for properties located with the Urban Growth Boundary which include 750 SF of garage, 4,000 SF of subgrade space, and 15% of the allowable FAR as deck. Any deck above 15% will be included in the total FAR. The second limiting factor is GMQS, which limits floor area of all interior spaces to 5,750 SF. In order to exceed the GMQS, a Transferrable Development Right (TDR) may be purchased. Each TDR will increase the GMQS development right by 2,500 SF, up to a maximum of 8,250 SF for this lot.

This lot is located in the R-15A zone district which has an allowable development of 3,500 SF. The property has 39 SF remaining of development right. Since this property is located within the Urban Growth District of Aspen, it is granted the 4,000 SF basement exemption of FAR. To maximize the floor area without the purchase of a TDR, the garage could be expanded to 750 SF and a basement of 1,539 SF could be added to the original footprint. By purchasing a TDR you can achieve the maximum Gross square footage of 8,250. This would include a 4,000 SF basement, 750 SF garage and 3,500 SF of above grade space.