

FORUM PHI | 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

Allowable	3,500 SF
Deck	15% of FAR = 525 SF

Existing FAR	Allowable FAR
Garden Level: 1,594.25 SF	Basement: 0 SF (4,000 Exempt)
Main Level: 1,866.75 SF	Above Grade: 3,500 SF
Garage: 0 SF (750 Exempt)	Garage: 0 SF (750 Exempt)
Deck: 0 (525 Exempt)	Deck: 0 SF (525 Exempt)

Total: 3,461 SF	Total: 3,500SF
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GMQS

Allowable	5,750 SF
Allowable + TDR	5,750 + 2,500 = 8,250 SF

Allowable GMQS	GMQS + 1 TDR
Subgrade: 1,500 SF	Subgrade: 4,000 SF
Above Grade: 3,500 SF	Above Grade: 3,500 SF
Garage: 750 SF	Garage: 750 SF

Total: 5,750 SF	Total: 8,250 SF
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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.

This analysis was produced using publicly available information. A survey and title search are required to ensure accurate calculations of FAR. Additionally, The Pitkin County Code is subject to change at any time. FAR is not a right and may

