

**3-50-30A: R-15A (MODERATE DENSITY RESIDENTIAL  
15,000 SQ. FT. LOT)**

(a) Intent

The R-15A (Moderate Density Residential – 15,000 Square Foot Lot) zone district is intended to allow for moderate density residential development with customary accessory uses.

(b) Locational Criteria

Lands appropriate for R-15A zoning are generally situated at the edge of existing urban centers and/or in areas where existing development density is in the range of three (3) units per acre.

(c) Transferable Development Rights (TDRs)

TDRs may not be severed and sold from lands located in the R-15A zone district, unless the lot or parcel is determined to be constrained or visually constrained pursuant to Sec. 6-70-40 or if the property is designated on the Pitkin County Historic Register. TDRs may be purchased and used in the R-15 zone district for the purpose of increasing the maximum size of an existing dwelling within the limits on final maximum gross floor area established in Table 5-1, pursuant to Sec. 6-70 and as set forth in Table 2-1.

(d) Growth Management Quota System (GMQS)

Lands in the R-15A zone district are subject to the GMQS (see Chapter 6).

**3-50-30B: R-15B (MODERATE DENSITY RESIDENTIAL  
15,000 SQ. FT. LOT)**

(a) Intent

The R-15B (Moderate Density Residential – 15,000 Square Foot Lot) zone district is intended to allow for moderate density residential development with customary accessory uses.

(b) Locational Criteria

Lands appropriate for R-15B zoning are generally situated at the edge of existing urban centers and/or in areas where existing development density is in the range of three (3) units per acre.

(c) Transferable Development Rights (TDRs)

Chapter 5 Dimensional Requirements

	R - 30	R - 15	R-15A	R - 15B	R - 6	VR	MHP	WOMP Overlay
TABLE 5-1.B: Dimensional Requirements Urban/Suburban Residential Zone Districts Other Than Affordable Housing Districts								
<b>LOTS</b>								
Minimum Lot Area (sq. ft.)	30,000	15,000	15,000	15,000 NOTE 11	6,000	5,000 NOTE 1	NOTE 2	NOTE 14
Minimum Lot Area Per Principal Use or Dwelling Unit (sq. ft.)	30,000	15,000	15,000	15,000 NOTE 11	6,000	5,000	NOTE 2	NOTE 14
Maximum Lot Area Per Principal Use or Dwelling Unit (sq. ft.)					11,999			NOTE 14
Minimum Usable Open Space per Dwelling Unit (sq. ft.)	6,600	3,000	3,000	3,000	1,500	1,500	NOTE 2	NOTE 14
Minimum Lot Width (sq. ft.)	100	75	75	75	60	50		
<b>MINIMUM SETBACKS</b>								
<b>From Arterial Highways</b>								
Structures / Outside Uses (ft.)	100 ft. setback for buildings / 100 ft. setback for outside uses NOTE 3					N/A	N/A	NOTE 14
<b>From Major Roads</b>								
Structures / Outside Uses (ft.)	100 ft. setback for buildings / 50 ft. setback for outside uses NOTE 3					N/A	N/A	NOTE 14
<b>From Collector Streets</b>								
Structures / Outside Uses (ft.)	50 ft. setback for buildings / 25 ft. setback for outside uses NOTE 3					N/A	N/A	NOTE 14
<b>From Property Lines</b>								
Front Setback (ft.)	(1) Lot Size ≤ 3 ac = 30 ft.; (2) Lot > 3 ac. and ≤ 10 acres = 50 ft.; (3) Lot > 10 acres = 100 ft.					30	NOTE 2	NOTE 14
Side Setback (ft.)	(1) Lot < 7,500 sq. ft. = 5 ft.; (2) Lot ≥ 7,500 & < 30,000 sq. ft. = 10 ft.; 3) Lot Size ≥ 30,000 & < 43,560 sq. ft. = 15 ft.; (4) Lot ≥ 43,560 & < 3 ac. = 20 ft.; (5) Lot ≥ 3 ac. & < 20 ac. = 30 ft.; (6) Lot ≥ 20 ac. = 50 ft.						NOTE 2	NOTE 14
Rear Setback (ft.)	(1) Lot Size < 30,000 sq. ft. = 10 ft.; (2) Lot ≥ 30,000 sq. ft. & < 10 ac. = 30 ft.; (3) Lot ≥ 10 ac. = 50 ft.					10	NOTE 2	NOTE 14
From Streams (ft.)	100 NOTE 4, 12 and 13					20 NOTE 4	NOTE 2	NOTE 14
<b>MAXIMUM HEIGHT</b>								
Maximum Height of Principal Structure (ft.)	28	28	28	28	28	NOTE 5	NOTE 2	NOTE 14
Maximum Height of Accessory Structure (ft.)	20	20	20	20	20	NOTE 6	NOTE 2	NOTE 14
Maximum Height of Exempt Agricultural Buildings	Refer to Sec. 5-20-70(i)	N/A	N/A	N/A	N/A	N/A	N/A	NOTE 14
Allowable floor area based on Floor Area Ratio (FAR)	.13	.16	NOTE 7	NOTE 10	.30	NOTE 8	NOTE 2	NOTE 14
Gross Floor Area Exempt from Growth Management (without GMQS Allocation or TDR) (Base Maximum) (sq ft)	5,750 NOTE 9	5,750	5,750	5,750	5,750	NOTE 8	N/A	NOTE 14
Gross Floor Area After GMQS Allocation and/or TDR Purchase (Final Max. Floor Area)	15,000	15,000	10,250	5,750	4,000	NOTE 8	N/A	NOTE 14

(Code repealed and reenacted (all sections) by Ord. 014-D-2006, 07-05-06; § 5-10-10  
Table-5-1.B (part) amended [Ord. 026-06, 09-13-06](#); [Ord. 012-08, 04-09-08](#); [Ord. 024-08](#),

07-23-08; Ord. 019-09, 06-24-09; Ord. 011-11, 08-10-11; Ord. 033-12, 11-14-12; Ord. 005-14, 03-12-14)

**NOTES TO TABLE 5-1.B: Dimensional Requirements for Residential Zone Districts Other Than Affordable Housing Districts**

NOTE 1: 5,000 square feet, which shall include any land areas within the Redstone A Lots (as defined in this Land Use Code)

NOTE 2: Dimensional requirements for the MHP zone district are found in Table 7-4. The dimensional requirements for the Aspen Village Subdivision, Lazy Glen Subdivision, and Woody Creek Subdivision, are described in the PUD Development guide approved by Pitkin County for each development.

NOTE 3: Off-street parking, signs, and lights shall meet the setback requirements for outside uses. Access roads, highway regulatory and directional signs, safety lighting, and safety features shall be allowed between the right-of-way and the setbacks listed. Off street parking and lights don't need to meet the setback required on collector streets.

NOTE 4: An additional setback may be required or a lesser setback may be allowed pursuant to Sec. 7-20-80.

NOTE 5: Maximum height principal structures: twenty-four (24) feet to the top of ridge; fourteen (14) feet to the top of eave (dormers excluded). See also Sec. 5-20-60(i) for Building Height calculation methodology.

NOTE 6: Maximum height accessory structures: twenty-one (21) feet to the top of ridge; twelve (12) feet to the top of eave (dormers excluded). See also Sec. 5-20-60(i) for Building Height calculation methodology.

**NOTE 7:** The allowable floor area shall be based on the least restrictive of the following formulas: (a) 3,500 square feet (plus 30% for pre-existing duplexes); or (b) floor area ratio (FAR) = .20 (plus 30% of allowed floor area for pre-existing duplexes). Only duplex units that existed prior to 1974 are permitted in the R-15A zone district, and no dwelling unit in the R-15A zone district shall exceed 5,500 square feet of floor area.

NOTE 8: (1) Lot with 50-74 ft. frontage = 2,000 square feet; (2) Lot with 75-99 ft. frontage = 2,300 square feet; (3) Lot with 100 ft or larger frontage = 2,500 square feet. See also Sec. 5-20-70 for Floor Area calculation methodology.

NOTE 9: Lots in the Meadowood Subdivision are exempt from Growth Management up to the total of their allowable floor area based on Floor Area Ratio PLUS the additional floor area allocated to each lot pursuant to BOCC Resolution No. 99-124, or 5,750 square feet of floor area, whichever is greater (which total may exceed 5,750 square feet).

NOTE 10: The allowable floor area shall be based on the least restrictive of the following formulas: (a) 3,500 square feet; or (b) floor area ratio (FAR) = .20. Duplexes are prohibited in the R-15B zone district and no dwelling shall exceed 3,500 square feet in floor area, and 5,750 in gross floor area (max sq. ft.).

NOTE 11: For the R-15B zone district, the 15,000 square foot minimum relates to Lot Size, and not Lot Area as defined in Section 11, Definitions.

NOTE 12: Development of a micro hydroelectric energy system may be allowed in a setback pursuant to Section 7-20-80(c) and 4-30-50(k).

NOTE 13: Stream restoration projects may encroach into this setback pursuant to Sections 7-20-40 and 7-20-80

NOTE 14: All areas mapped within the WOMP Overlay Zone District shall be subject to Section 3-70-50.

*(Code repealed and reenacted (all sections) by Ord. 014-D-2006, 07-05-08; § 5-10-10 Table-5-1.B (part) amended Ord. 026-06, 09-13-06; Ord. 012-08, 04-09-08; Ord. 024-08, 07-23-08; Ord. 001AB-11, 01-12-11; Ord. 011-11, 08-10-11; Ord.002-13, 01-23-2013; Ord. 005-14, 03-12-14)*