

**26.710.040 Medium-Density Residential (R-6).**

**A. Purpose.** The purpose of the Medium-Density Residential (R-6) Zone District is to provide areas for long-term residential purposes, short term vacation rentals, and customary accessory uses. Recreational and institutional uses customarily found in proximity to residential uses are included as conditional uses. Lands in the Medium-Density Residential (R-6) Zone District are generally limited to the original Aspen Townsite, contain relatively dense settlements of predominantly detached and duplex residences and are within walking distance of the center of the City.

**B. Permitted uses.** The following uses are permitted as of right in the Medium-Density Residential (R-6) Zone District:

1. Detached residential dwelling.
2. Duplex.
3. Two (2) detached residential dwellings.
4. Home occupations.
5. Accessory buildings and uses.
6. Accessory dwelling units and carriage houses meeting the provisions of Chapter 26.520.
7. Vacation rentals. Pursuant to Section 26.575.220

**C. Conditional uses.** The following uses are permitted as conditional uses in the Medium-Density Residential (R-6) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Arts, cultural and civic uses.
2. Academic uses.
3. Recreational uses.
4. Group home.
5. Child care center.
6. For historic landmark properties: bed and breakfast and boardinghouse.

**D. Dimensional requirements.** The following dimensional requirements shall apply to all permitted and conditional uses in the Medium-Density Residential (R-6) Zone District:

1. Minimum Gross Lot Area (square feet): six thousand (6,000) square feet. For lots created by Section 26.480.030.A.4, Historic landmark lot split: Three thousand (3,000).
2. Minimum Net Lot Area per dwelling unit (square feet):

- a. *Detached residential dwelling*: 4,500. For Historic Landmark Properties: 3,000.
  - b. *Duplex*: 4,500. For Historic Landmark Properties: 3,000. For properties subdivided as of April 28, 1975: 4,000. For properties annexed subsequent to January 1, 1989: 3,750.
  - c. *Bed and breakfast, boardinghouse*: No requirement.
1. Minimum lot width (feet): Sixty (60). For lots created by Section 26.480.030.A.4, Historic Landmark Lot Split: Thirty (30).
  2. Minimum front yard (feet): Principal buildings: 10. Accessory buildings: 15.
  3. Minimum rear yard (feet): Principal buildings: 10. For the portion of a principal building used solely as a garage: 5. Accessory buildings: 5.
  4. Minimum side yard:

Gross Lot Area (Square Feet)	Minimum Size for Each Side Yard	Total of Both Side Yards*
0—4,500	5 feet	10 feet
4,500—6,000	5 feet	10 feet, plus 1 foot for each additional 300 square feet of Gross Lot Area, to a maximum of 15 feet of total side yard
6,000—8,000	5 feet	15 feet, plus 1 foot for each additional 200 square feet of Gross Lot Area, to a maximum of 25 feet of total side yard
8,000—10,000	10 feet	25 feet, plus 1 foot for each additional 200 square feet of Gross Lot Area, to a maximum of 35 feet of total side yard.
10,000+	15 feet	35 feet, plus 1 foot for each additional 400 square feet of Gross Lot Area, to a maximum of 50 feet of total side yard.

The following requirements shall apply on a lot annexed subsequent to January 1, 1989.

Gross Lot Area (Square Feet)	Minimum Size for Each Side Yard	Total of Both Side Yards*
0—7,500	10 feet	20 feet
7,500—10,000	10 feet	20 feet, plus 1 foot for each additional 200 square feet of Gross Lot Area, to a maximum of 32.5 feet of total side yard
10,000+	15 feet	32.5 feet, plus 1 foot for each additional 400 square feet of Gross Lot Area, to a maximum of 50 feet of total side yard

\* Two detached residential dwellings located on one lot shall not be subject to the combined side yard setback requirements, provided that the minimum setback between the two detached dwellings on the lot shall be ten (10) feet.

For purposes of calculating the minimum side yard setback for lots within the Hallam Lake Bluff environmentally sensitive area (ESA), the area below the top of slope shall be subtracted from lot size.

7. Maximum site coverage:

Gross Lot Area (Square Feet)	Maximum Site Coverage (%)
0 -5,999	No limitation
6,000 – 9,000	50%, minus 1% for each additional 300 square feet of Gross Lot Area, to a maximum site coverage of 40%
9,000 – 12,000	40%, minus 1% for each additional 300 square feet of Gross Lot Area, to a maximum site coverage of 30%
12,000 – 18,000	30%, minus 1% for each additional 1,200 square feet of Gross Lot Area, to a maximum site coverage of 25
18,000 +	25%

8. Maximum height (feet): 25

9. Minimum distance between detached buildings on the lot (feet): 5 feet.

10. Percent of open space required for building site: No requirement.

11. Floor area ratio (applies to conforming and nonconforming lots of record):

<b>Net Lot Area (Square Feet)</b>	<b>Allowable Floor Area for Single-Family Residence*</b>	<b>Allowable Floor Area for Two Detached Dwellings or One Duplex*</b>
0—3,000	80 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,400 square feet of floor area	90 square feet of floor area for each 100 square feet in Net Lot Area, up to a maximum of 2,700 square feet of floor area
3,000—6,000	2,400 square feet of floor area, plus 28 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 3,240 square feet of floor area	2,700 square feet of floor area, plus 30 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 3,600 square feet of floor area
6,000—9,000	3,240 square feet of floor area, plus 14 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 3,660 square feet of floor area	3,600 square feet of floor area, plus 16 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,080 square feet of floor area
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, up to a maximum of 4,020 square feet of floor area	4,080 square feet of floor area, plus 6 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,440 square feet of floor area
15,000—50,000	4,020 square feet of floor area, plus 5 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 5,770 square feet of floor area.	4,440 square feet of floor area, plus 5 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 6,190 square feet of floor area
50,000+	5,770 square feet of floor area, plus 2 square feet of floor area for each additional 100 square feet in Net Lot Area.	6,190 square feet of floor area, plus 3 square feet of floor area for each additional 100 square feet in Net Lot Area

\*Total external floor area for multiple detached residential dwellings on one (1) lot shall not exceed the floor area allowed for one (1) duplex. Total external floor area for multiple

detached residential dwellings on a lot less than nine thousand (9,000) square feet listed on the inventory of historic landmark sites and structures shall not exceed the floor area allowed for one (1) detached residential dwelling.

- a. Each City of Aspen Historic Transferable Development Right certificate extinguished, pursuant to Section 26.535, Transferable Development Rights, shall allow an additional two hundred and fifty (250) square feet of Floor Area. Each residence on the parcel, excluding accessory dwelling units and carriage houses, shall be eligible for one (1) floor area increase in exchange for the extinguishment of one (1) historic TDR. Properties listed on the inventory of historic sites and structures shall not be eligible for this Floor Area increase. Non-conforming uses and structures shall not be eligible for this Floor Area increase. No more than one (1) floor area increase shall be allowed per residence, with the following exceptions:
- b. Non-historic properties with a net lot area of 9,000 sf or larger that contain only a single family residence are eligible to extinguish up to two (2) historic TDRs.
- c. Properties within the same subdivision or planned development as a sending site may be specified as eligible for up to two (2) floor area increases per residence pursuant to the subdivision or planned development approval. The properties to be specified as eligible for up to two (2) floor area increases per residence shall be located within the same subdivision or planned development so as to enhance preservation of the historic resource, considering a recommendation from the Historic Preservation Commission, shall not be located adjacent to the sending site and shall be described and depicted in the subdivision or planned development approvals granted by City Council. The total number of floor area increases permitted within the subdivision or planned development shall not exceed an aggregate total of one (1) per non-historic residence within the entire subdivision or planned development.

(Ord. No. 56-2000, §§ 1, 7 [part], 10; Ord. No. 25-2001, §§ 1, 5 [part]; Ord. No. 1-2002, § 20 [part]; Ord. No. 54-2003, § 6; Ord. No. 48-2004, § 1; Ord. No. 50-2005, § 1; Ord. No. 27-2010, §4; Ord. No. 34-2011, §3; Ord. No. 33-2014, §2)