

**26.710.050 Moderate-Density Residential (R-15).**

**A. Purpose.** The purpose of the Moderate-Density Residential (R-15) 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 Moderate-Density Residential (R-15) Zone District typically consist of additions to the Aspen Townsite and subdivisions on the periphery of the City. Lands within the Townsite which border Aspen Mountain are also included in the Moderate-Density Residential (R-15) Zone District.

**B. Permitted uses.** The following uses are permitted as of right in the Moderate-Density Residential (R-15) Zone District.

1. Detached residential dwelling.
2. Duplex.
3. Two detached residential dwellings.
4. Home occupations.
5. Accessory buildings and uses.
6. Accessory dwelling units and carriage houses meeting the provisions of section 26.520.040
7. Vacation rentals. Pursuant to Section 26.575.220.

**C. Conditional uses.** The following uses are permitted as conditional uses in the Moderate-Density Residential (R-15) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Arts, cultural and civic uses.
2. Academic uses.
3. Agricultural uses.
4. Recreational uses.
5. Group home.
6. Child care center.
7. 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 Moderate-Density Residential (R-15) Zone District.

1. Minimum Gross Lot Area (square feet): fifteen thousand (15,000). 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*: 15,000. For historic landmark properties: 3,000.
  - b. *Duplex*: 7,500. For historic landmark properties: 3,000.
  - c. *Bed and breakfast, boardinghouse*: No requirement.
3. Minimum lot width (feet): Seventy-five (75). For lots created by Section 26.480.030.A.4, Historic landmark lot split: Thirty (30).
  4. Minimum front yard setback (feet):
    - a. *Residential dwellings*: twenty-five (25).
    - b. *Accessory buildings and all other buildings*: thirty (30).
  5. Minimum side yard setback (feet): Ten (10).
  6. Minimum rear yard setback (feet):
    - a. *Principal buildings*: 10
    - b. *Accessory buildings*: 5
  7. Maximum height (feet): Twenty-five (25).
  8. Minimum distance between detached buildings on the lot (feet): Ten (10).
  9. Percent of open space required for building site: No requirement.
  10. External 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—9,000	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 4,080 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 4,500 square feet of floor area.
9,000—15,000	4,080 square feet of floor area, plus 7 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,500 square feet of floor area	4,500 square feet of floor area, plus 7 square feet of floor area for each additional 100 square feet in Net Lot Area, up to a maximum of 4,920 square feet of floor area
15,000—50,000	4,500 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 6,600 square feet of floor area	4,920 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 7,020 square feet of floor area
50,000+	6,600 square feet of floor area, plus 2 square feet of floor area for each additional 100 square feet in Net Lot Area.	7,020 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 twenty thousand (20,000) 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.

Each City historic transferable development right certificate extinguished, pursuant to Chapter 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. Nonconforming 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:

- a. Non-historic properties with a net lot area of 15,000 sf or larger that contain only a single family residence are eligible to extinguish up to two (2) historic TDRs.

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

**26.710.060 Moderate-Density Residential (R-15A).**

**A. Purpose.** The purpose of the Moderate-Density Residential (R-15A) 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 Moderate-Density Residential (R-15A) Zone District are similarly situated to those in the Moderate-Density Residential (R-15) Zone District and are lands annexed from Pitkin County from Zone Districts in which duplexes are a prohibited use.

**B. Permitted uses.** The following uses are permitted as of right in the Moderate-Density Residential (R-15A) Zone District:

1. Detached residential dwelling.
2. Duplex, provided fifty percent (50%) of the duplex units are restricted to affordable housing.
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 section 26.520.
7. Vacation rentals. Pursuant to Section 26.575.220

**C. Conditional uses.** The following uses are permitted as conditional uses in the Moderate-Density Residential (R-15A) Zone District, subject to the standards and procedures established in Chapter 26.425:

1. Arts, cultural and civic uses.
2. Academic uses.
3. Agricultural uses.
4. Recreational uses.
5. Group home.
6. Child care center.
7. 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 Moderate-Density Residential (R-15A) Zone District:

1. Minimum Gross Lot Area (square feet): fifteen thousand (15,000). For lots created by Subsection 26.480.030.A.4, Historic landmark lot split: three thousand (3,000).
2. Minimum Net Lot Area per dwelling unit (square feet):