

CHAPTER 3 – ZONING DISTRICTS

(Code repealed and reenacted (all sections) by Ord. 014-D-2006; § 3-40-90 (part) amended [Ord. 038-06, 12-06-06](#))

3-40-110: AR-2 (RESIDENTIAL-2 ACRE)

(a) Intent

The AR-2 (Residential-2 Acre) zone district is intended to provide for a moderate density, transition zone between moderate and low density residential land uses. This zone district primarily contains existing housing concentrations with densities exceeding those in surrounding areas. It is not intended to be used to accommodate new development in the Rural Area of the County.

(b) Locational Criteria

The existing lands in the AR-2 zone district are generally located along the valley floor located between the County's development centers and its rural, open land area. Lands should only be rezoned to the AR-2 zone district if the lands are located within an urban growth boundary and the rezoning would result in an increase in development density consistent with the Pitkin County Comprehensive Plan.

(c) Transferable Development Rights (TDRs)

TDRs may not be severed and sold from lands located in the AR-2 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 AR-2 zone district for the purposes of (a) increasing the maximum size of an existing dwelling within the limits on final maximum floor area established in Table 5-1, or (b) creating a new development right on a legal parcel located within the Aspen Urban Growth Boundary, pursuant to Secs. 6-70 and 2-40-30, and as set forth in Table 2-1.

(d) Growth Management Quota System (GMQS)

Lands in the AR-2 zone district are subject to the GMQS (see Chapter 6).

3-40-120: SKI-REC (SKI-RECREATION)

(a) Intent

The SKI-REC (SKI-RECreation) zone district is intended for lands that are used for downhill and cross-country skiing and other uses permitted by a Federal or other public agency, such as grazing, hunting, and passive and other recreational uses. The district also accommodates affordable housing.