

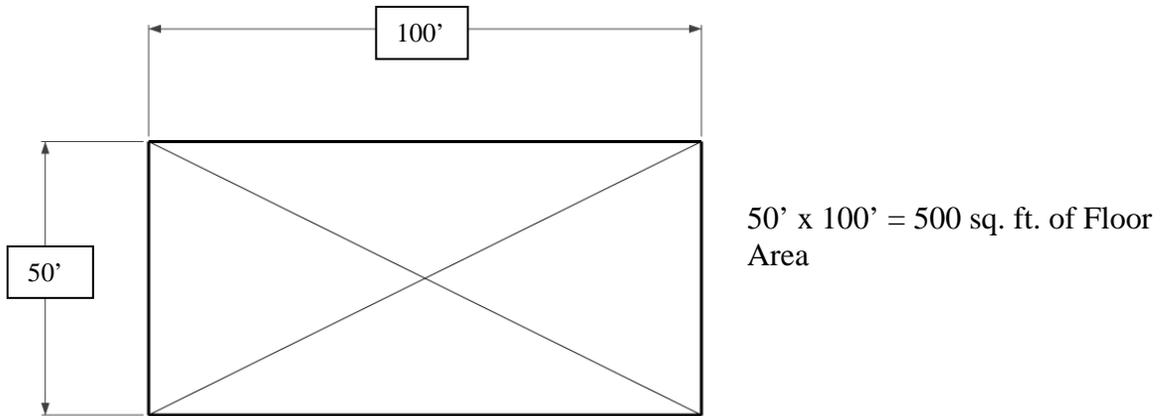


INFORMATION GUIDE FOR:

Calculating Res. Floor Area

- **DEFINITION OF FLOOR AREA**

The sum total of gross horizontal areas of each story of the building measured from the exterior walls (the veneer and all exterior treatments shall be included) or from the center line of the party walls.



- **DECKS, BALCONIES, PORCHES, LOGGIAS AND STAIRWAYS**

The calculation of the floor area of a building or portion thereof shall not include decks, balconies, exterior stairways, gazebos, and similar features, unless the area of these features is greater than fifteen (15) percent of the maximum allowable floor area of the building (The excess of the 15% shall be counted towards FAR). **Porches and landscape terraces shall not be counted towards FAR.**

Definitions:

Porch: An uninsulated, unheated area under a roof, enclosed on at least one side by an exterior wall of a living space and open on at least two sides to the outdoors, with or without screens. Decks are not allowed on top of porches if they are acting as the first story element.

Deck: An outdoor, unheated area appended to a living space but not intended for living.

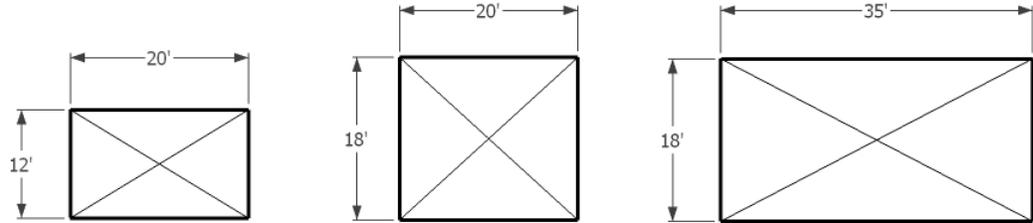
Landscaped Terrace: An uncovered, **AT GRADE** space which may be paved or planted.

Loggia: a deck, or porch attached to a living space and open on at least one side developed under a roof as an integral part of the building’s mass rather than as an appended element.

- GARAGES, CARPORTS, AND STORAGE AREAS**

In all districts except the R-15B zone district, on lots (whose principle use is residential) garages, carports and storage areas (1) shall be excluded up to a maximum of 250 square feet per dwelling unit. For these structures that are between 250 and 500 square feet, the additional area (2) shall be counted as half towards FAR, and (3) for all structures above 500 square feet, the excess over 500 sq. ft. shall be included entirely in the FAR calculation. For any dwelling which can be accessed by an alley or private road, criteria 1, 2, and 3 (above) only apply if the garage is located on the said alley or road.

Examples of garage calculation:



Square ft.: 240
Included FAR: 0

360
55

630
255

- SUBGRADE AREAS**

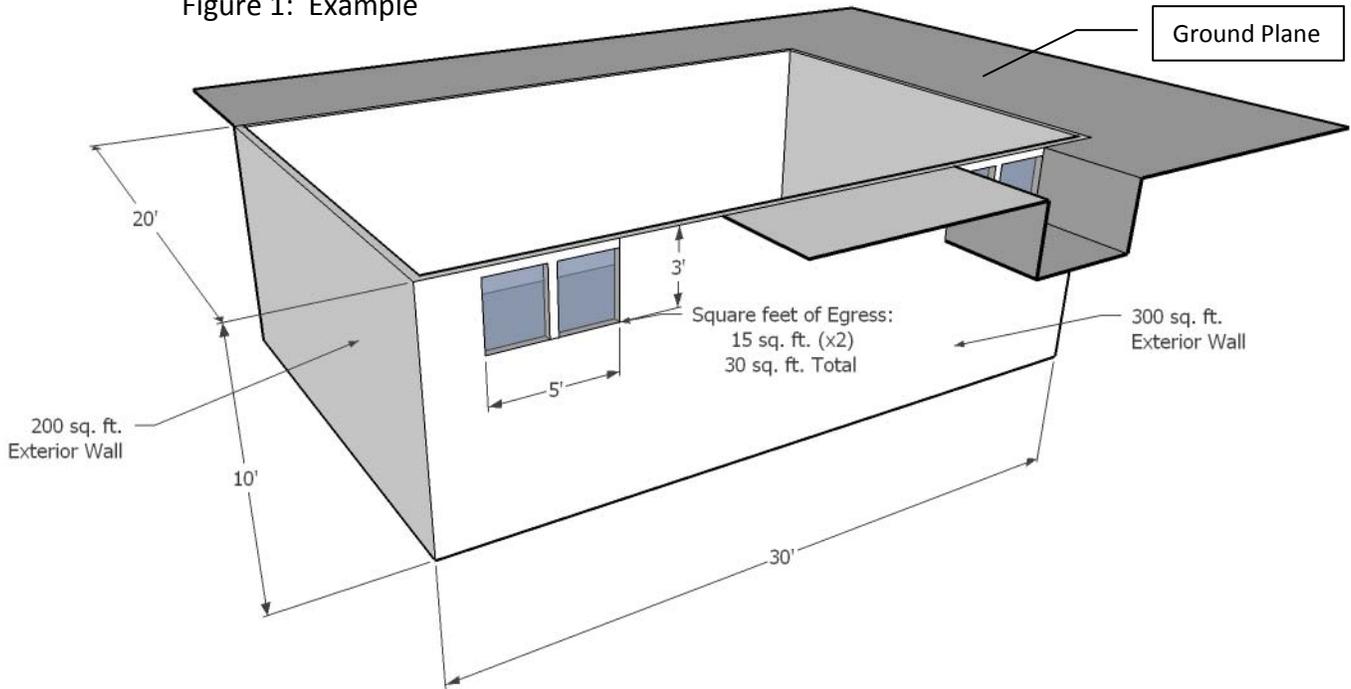
Subgrade areas with no exposed exterior surface wall area shall be excluded from the floor area calculation. However, if the subgrade area is proposing a bedroom, there must be egress or natural light for it to be considered habitable space. When a subgrade area is partially above and partially below natural or finished grade, or contains egress, the following calculation applies:

“The percentage of the total exterior wall surface which is exposed subgrade wall becomes the percentage of the subgrade floor area that is included in the floor area calculation.”

Note: Only walls that support a sub-grade area behind them are considered exterior wall

See *Figure 1* and explanation below.

Figure 1: Example



In the example above, the subgrade area provides a simple example of calculating floor area; two exterior walls at 200 sq. ft. and two at 300 sq. ft. This gives the subgrade area a total exterior wall calculation of 1,000 sq. ft. If there was no egress, this subgrade area would be completely exempt from FAR calculations; however there exists two (2) egress areas with a total of 30 sq. ft. The percentage of exterior wall that is exposed is then $30' / 1,000'$ which equals 3%. This percentage becomes the amount of subgrade floor area that is calculated in the total development's floor area.

The subgrade area is 30' feet x 20', or 600 square feet. 3% of 600 is 18, which is the amount of the subgrade area that is attributable to the developments floor area calculation.

Subgrade Footprint: $20' \times 30' = 600 \text{ sq. ft.}$

Exterior Walls: $2 \times 200 \text{ sq. ft} = 400 \text{ sq. ft.}$
 $2 \times 300 \text{ sq. ft} = 600 \text{ sq. ft.}$

Total Exterior: **1,000 sq. ft**

Exterior Wall Egress: $2 \times 15 \text{ sq. ft}$
Total Exposed Exterior: **30 sq. ft.**

Percentage of Exterior Wall that is exposed: $30 \text{ sq. ft} / 1,000 \text{ sq. ft} = 3\%$

Percentage of Subgrade floor Area to be calculated in total FAR: $600 \text{ (sub. area)} \times 3\% \text{ (exposed exterior)} = \mathbf{18 \text{ sq. ft.}}$

- **ACCESSORY DWELLING UNITS (ADU), CARRIAGE HOUSES, AND AFFORDABLE HOUSING**

A standard ADU or Carriage House shall be calculated and attributed to the allowable floor area for a parcel with the same inclusions and exclusions for calculating floor area for the main residential unit. However, if the ADU or carriage house is detached AND is deed restricted as “For Sale” affordable housing, it shall be excluded from the calculation of Floor Area, up to a maximum exemption of 1,200 square feet per parcel.

Additionally, the Floor area of a parcel containing a single family or duplex residence and a deed restricted affordable “For Sale” ADU or Carriage House located on the same parcel shall be eligible for an Affordable Housing Floor Area bonus equal to or lesser than fifty (50) percent of the Floor Area of the associated ADU or Carriage House up to a maximum bonus of six-hundred (600) square feet per parcel.

This is only a guide for the calculation of floor area in the City of Aspen. The official and full regulations are in the Land Use Code.

See Section 26.575.020(A), Floor Area

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