



INFORMATION GUIDE FOR:

Lot Area

- **DEFINITION**

The total horizontal area contained within the lot lines of a lot, or other parcel of land.

- **MEASUREMENT:**

Except in the R15-B zone district, when calculating floor area ratio, lot areas shall include:

- Only areas with a slope of less than 20%
- Half (.50) of lot areas with a slope of 20-30% may be counted towards floor area ratio
- The total reduction in FAR attributable to slope reduction for a given site shall not exceed 25%
- Lot area shall include any lands dedicated to the City of Aspen or Pitkin County for the public trail system, any open irrigation ditch, or any lands subject to an above ground or below ground surface easement, unless they coincide with road easements

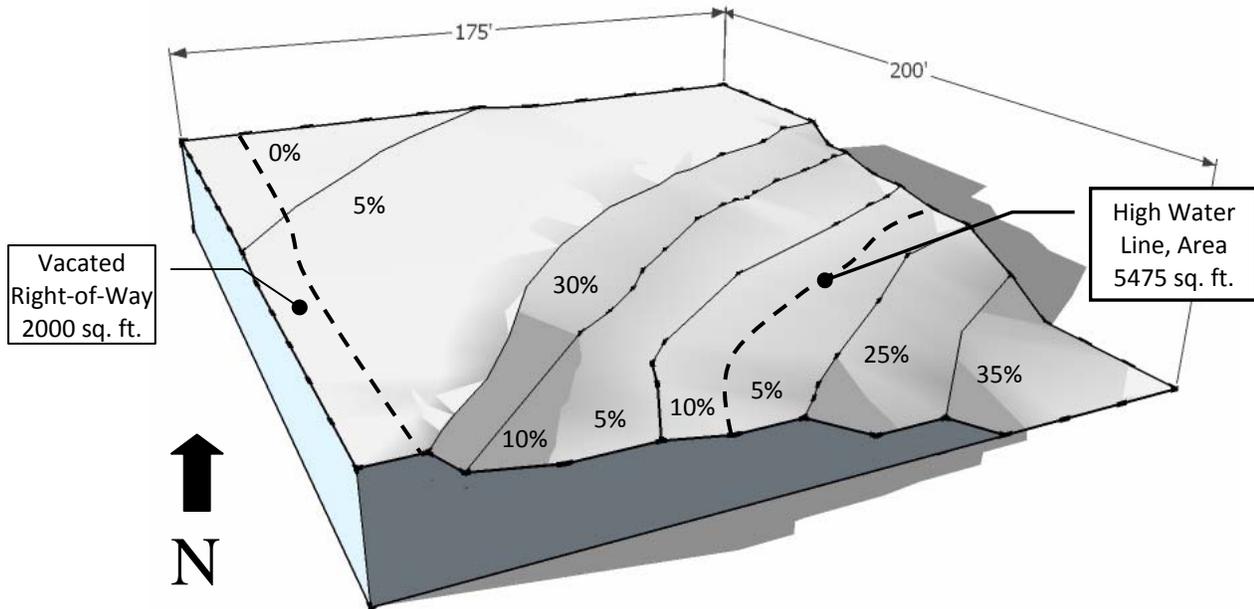
Exclusions:

- Areas with a slope of greater than 30% shall be excluded.
- Areas that are BENEATH the high water line of a body of water
- Areas within a vacated right-of-way
- Areas within an existing or proposed dedicated right of way or surface easement.

Note: Area created by a lot line adjustment does not become attributable for the purposes of calculating additional Floor Area.

**** SEE FIGURE 1 ON NEXT PAGE ****

Figure 1



As shown above, the illustrated lot is 175' x 200' giving the lot a preliminary area of 35,000 square feet. The lot has slopes ranging from 0 – 35%. The western edge of the lot and the southeast corner contain two areas that are excluded in the lot area calculation (which are a vacated right-of-way and the area beneath the high water line, respectively). There are no dedicated lands on the site, including public trails or irrigation ditches. To calculate the lot area, the following applies:

- Area without slopes greater than 20%: **28,150 sq. ft.**
 - Area with slopes between 20 – 30%
[Counted as half (.50)] **5,000 sq. ft. x .50**
2,500 sq. ft.
 - Area with slopes greater than 30% **SEE NOTE¹**
 - Area within high water line: **5,745 sq. ft. (excluded)**
 - Area within vacated right-of-way **2,000 sq. ft. (excluded)**
 - Total included area: **28,150 + 2,500 = 30,650 sq. ft.**
 - Total excluded area: **5,745 + 2,000 = 7,745 sq. ft.**
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- **Total Lot Area:** **30,650 sq. ft.**
- 7,745 sq. ft.

22,905 sq. ft.

See Next Page for Zone District Specific FAR Calculation

¹ Notice that the area containing the high water line includes the slope greater than 30%, so it is not included.

For the purposes of calculating allowable Floor Area the following applies. This example is for the **R-6, Medium-Density Residential Zone District**.

Being that the lot in *Figure 1* has a final Lot Area of 22,905 sq. ft., it then falls within the 15,000 – 50,000 sq. ft. calculation criteria in the Land Use Code. That criterion range states:

Single Family Residence:

Lot Size (Square Feet)	Allowable Floor Area for Single-Family Residence
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 lot area, up to the maximum of 5,770 square feet of floor area.

Therefore, the *Figure 1* Lot automatically qualifies for the provided 4,020 feet of floor area, but because it has addition lot area beyond 15,000 sq. ft., additional calculation must be made.

Minimum Allowable Floor Area in range:	4,020 sq. ft.
Total Lot Area:	22,905
Minimum in Criterion Range:	- 15,000
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	7,905 add. sq. ft. (surplus)
Additional square feet for surplus:	5 sq ft. for every 100 7,905 / 100 = 79
Additional Floor Area for site:	79 x 5 = 397.5 sq. ft.
Total Allowable Single-Family Floor Area:	4,020
	+ 397.5
	<hr/>
	4,417.5 sq. ft.

Note: A similar calculation, but with different amounts would be applied if the lot was proposing two detached dwellings or one duplex.

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

See Section 26.575.020(C), *Lot Area*

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