

FORUM PHI | Zoning Analysis

26513 HIGHWAY 82

ZONING

Municipality:	Pitkin County
Subdivision:	N/A
Zone District:	AR-10
Lot Size:	3.10 acres per Pitkin County Assessor
Lot Size:	5.05 acres per Pitkin County GIS
Parcel ID	246-727-200-003

SETBACKS

Front Yard Setbacks:	100' (Arterial Highway - Highway 82)
Rear Yard Setback:	30'
Side Yard Setback:	30'
Stream Setback:	100' (Roaring Fork River)
Height Limit:	28' Principal 20' Accessory

ALLOWABLE FAR

Allowable:	5,750 SF 8,250 SF w/ purchase of (1) TDR (Per Current Code)
Deck @15%:	862.50 SF

EXISTING AREA (Per Pitkin County Assessor)

Single Family Residence (1947)	
Garden Level:	1,424 SF
Main Level:	1,404 SF

Gross Area: 2,828 SF

Single Family Residence (1971)	
Unfinished Lower Level:	750 SF
Main Level:	885 SF
Deck:	Not Listed per the Assessor

Gross Area: 1,635 SF

Other Agricultural Buildings Not Listed per the Assessor

Combined Gross Floor Area: 4,463 SF (Ag. Structures not included)

DEVELOPMENT OPTIONS

Remodel Existing Structures:	4,463 SF	
Addition with Remaining SF:	1,287 SF	(Riparian Setback Variance Req.)
Scrape and Replace:	5,750 SF	
	8,250 SF	Purchase of (1) TDR

ENVIRONEMENTAL HAZARDS

Floodplain:	Yes
100' High Water Line Setback:	Yes
Scenic View Protection:	Yes
Wildfire Hazard:	No
Wildlife:	Yes - Mule Deer WinterRanch and Hwy Crossing
Geologic Hazards:	No

ARCHITECT'S COMMENTS AND EXPLANATION

This property contains two legally established structures (exclusive of the various agricultural buildings that are not listed per the Assessor) that appear to be set within the 100' riparian setback as established by Pitkin County. The two structures combine for approximately 4,463 SF of countable GMQS, approximately 1,287 SF under the Pitkin County allowable GMQS of 5,750 SF. Depending on the agricultural structures and uses, some of these may not be exempt from GMQS if not previously approved by the County.

There are multiple options for redevelopment on this site listed above; the most straightforward process being a remodel of the existing structures that does not add floor area or relocate structures. Utilizing the existing footprint of the two main structures that are within the 100' riparian setback, each building could be reconstructed in the same location as long as the footprint was to remain unchanged. An addition to either of the structures would require site plan review and a variance request for a 50' riparian setback where 100' from the Roaring Fork River is required.

In the case of a full scrape and replace, Pitkin County may require that the new structure be located outside of the 100' riparian setback. A Site Plan Review would still be required. It must be noted that Highway 82' also has a 100' setback, further constraining the developable area on the site. With these various setback restrictions on this property, a title and recent survey would need to reviewed to fully understand development options on this parcel.

Note that this analysis is based on the current Pitkin County Code. The County is currently working on updating the code putting further restrictions on residential development. We expect those updates to be finalized within the next year.

