



## Pitkin County Land Use Code CHAPTER 5 – DIMENSIONAL REQUIREMENTS

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### CHEAT SHEET

**EXCERPT ON ALLOWABLE FLOOR AREA (FAR) – (Excerpted as a primer for a basic understanding of how allowable Floor Area (FAR) for a property is calculated. There are many nuances involved in these calculations and readers are advised to consult with a licensed architect or land planner for a final determination.\*)**

To Calculate the Floor Area Ratio (FAR), you need:

Property Address:

Lot Size:

Zone District:

Allowable floor area based on Floor Area Ratio (FAR):

### CHAPTER 5-20-70: MEASUREMENT OF FLOOR AREA

...(g) Additional Provisions for Zone Districts within the Urban Growth Boundary Area Subject to Floor Areas Ratios

#### (1) Exempt Below Grade Spaces for Principal Single-Family and Duplex Residences

For the R-15, R-15A, R-30, and AR-2 zone districts within the Urban Growth Boundary Area, spaces below grade shall be exempt from Floor Area calculations for up to a maximum of four thousand (4,000) square feet, and in the R-15B zone district, as provided in Note 10 of Table 5-1.B, provided such spaces comply with a-h below:

(a) Exempt below grade spaces are located below both the natural and finished grades. If any part of the below-grade space is exposed above natural or finished grade (such as walk-out basement, walls or courts) the entire below-grade area shall be included in the floor area calculations. Exempt Below-grade spaces are no greater than twenty (20) feet in depth and no more than a single story. For purposes of this definition, “story” shall mean that portion of a building included between the upper surface of a floor and the upper surface of the floor next above.

(b) Exempt below grade spaces are accessed only by stairway or elevator from the story directly above, or through a door from a garage adjacent to the below-grade area.

(c) Exempt below grade spaces are no greater than twenty (20) feet in depth and no more than a single story. For purposes of this definition, “story” shall mean that portion of a building included between the upper surface of a floor and the upper surface of the floor above.

(d) Exempt below grade spaces do not contain doors to the exterior of the structure.

(e) Exempt below-grade bedrooms are allowed no more than one (1) egress window per bedroom. Exempt below grade spaces that contain no bedrooms are allowed only one egress window. When below grade egress is achieved through one or more below grade bedrooms, no additional egress shall be provided. Egress window well size shall not exceed the minimum allowed by the International Building Code/International Residential Code.

(f) Habitable exempt below-grade spaces may be provided with

aggregate glazing area of not more than eight (8) percent of the

habitable area of the room. For purposes of this exemption, “habitable” shall mean a space in a building for living, sleeping, eating or cooking. Unfinished basements shall be considered habitable spaces. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas shall not be considered habitable spaces. Window wells for natural light have a maximum dimension of three (3) feet from the exterior wall. The maximum window well width shall be no more than the width of the window. Skylights and bay window-like glazing are prohibited in below grade spaces.

(g) Foundation walls for exempt below-grade spaces may be exposed above natural and finished grade to the minimum degree required by the IRC pertaining to foundation design.

(h) Up to ten (10) percent of any particular below-grade wall surface may extend above natural grade so long as the finished grade covers the wall surface that would otherwise be exposed.

(i) Garages up to seven hundred and fifty (750) square feet may be incorporated into below-grade space and shall not affect this exemption as long as the only sections of building so exposed are directly related to the garage structure.

(j) Floor area below natural and finished grade which exceeds the four thousand (4,000) square

foot exemption shall count toward the calculation of allowable floor area.

## (2) Garages and Carports

For the purposes of calculating floor area ratio and allowable floor area for a lot where the principle use is single family residence, garage and carport floor area shall be exempted up to a maximum of seven hundred fifty (750) square feet.

On a lot which contains a duplex, garage and carport floor area shall be exempted up to a maximum of one thousand (1000) square feet. All garage or carport space in excess of the exempted areas shall be included as part of the residential floor area calculation. When an existing legal single-family or duplex dwelling exceeds the allowed floor area, the exempt garage space shall be reduced by subtracting the excess floor area from the exempt garage space.

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ASPEN REAL ESTATE MARKET INTELLIGENCE

# Estin Report

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