

FORUM PHI | Zoning Analysis

Owl Creek Ranch Road, Lot 6

ZONING

Municipality:	Pitkin County
Subdivision:	Owl Creek Ranch
Zone District:	AR-10
Lot Size:	67.640 Acres
Parcel ID	264-333-301-006

SETBACKS

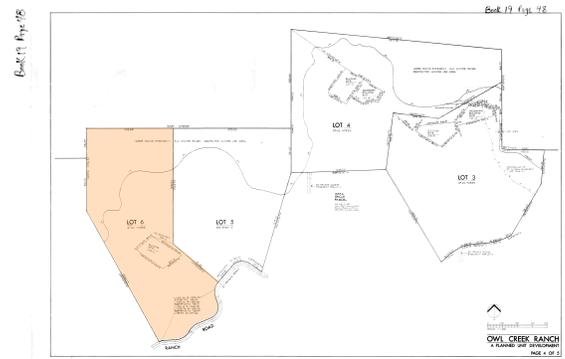
Front Yard Setback:	100'
Rear Yard Setback:	50'
Side Yard Setback:	50'
Height Limit:	28' principal 20' accessory

ALLOWABLE FLOOR AREA

GMQS Limit:	5,750 SF
+ TDRs @ 2,500 SF each	15,000 SF max

Agricultural Structures	
- Barn	4,060 SF 28' height
- Loafing Shed	3000 SF 12' height
- Hay Storage	672 SF 20' height
- Equipment Building	990 SF 16' height
- Green House	1,600 SF

*The Agricultural Building Review Committee shall review and use building permit applications for exempt floor area for agricultural buildings and make a recommendation to the Community Development Department as to whether the agricultural building is designed to support an agricultural operation and is functional for agricultural uses. The Community Development Department shall have the discretion to determine which applications for agricultural buildings should be referred to the Committee for review; an Applicant may also request a Committee Review.



ARCHITECT'S COMMENTS AND EXPLANATION

This expansive property has an incredible development opportunity, with the potential of up to 15,000 square feet of above-grade residential structures, including a primary residence, garage, and caretaker residence. In addition to the primary residence, additional agricultural structures are permitted and are exempt from the typical square footage restrictions. This allows for agricultural buildings such as barns, hay and equipment storage, and greenhouses. The landscaping allows for pools, ponds, streams, paths, etc. This lot is bordered to the North by Pitkin County Open Space, ensuring privacy and continued openness of the 67 acres.

The recorded plat of the Owl Creek Ranch shows a designated "Building Envelopes" of 2.88 acres for this lot. All proposed development is subject to review of the Owl Creek Ranch Homeowners Association.

