

CHAPTER 3 – ZONING DISTRICTS

pursuant to Sec. 6-70-40. TDRs may be purchased and used in the RS-20 zone district for the purposes of increasing the maximum size of an existing dwelling located on a parcel of land within the limits on final maximum floor area established in Table 5-1, pursuant to Secs. 6-70 and 2-40-30, and as set forth in Table 2-1. Growth Management Quota System (GMQS)
Lands in the RS-20 zone district are subject to the GMQS (see Chapter 6).

(Code repealed and reenacted (all sections) by Ord. 014-D-2006, 07-05-06; § 3-40-80 (part) amended [Ord. 038-06, 12-06-06](#))

3-40-100: AR-10 (AGRICULTURAL/ RESIDENTIAL-10 ACRE)

(a) Intent

The AR-10 district is intended to accommodate small scale agricultural activities and large-lot residential development that maintains the rural character and appearance of the land. Because few agricultural activities can be accomplished on a lot of ten (10) acres, the majority of such land will be used for residential uses. Residential development should be clustered and/or grouped at the edges of valleys or wooded areas in order to minimize the visual disruption of the natural landforms and to avoid the appearance of unrelated homes spread randomly across the land.

(b) Locational Criteria

Lands zoned AR-10 are located primarily adjacent to the municipalities of Aspen and Basalt, and along the Highway 82 corridor and in scattered sites elsewhere in the County. The AR-10 zone district could be appropriate for use outside of urban growth boundaries where the applicable Pitkin County Master Plan calls for an increase in residential density, or for residential development on ten (10) acre parcels.

(c) Transferable Development Rights (TDRs)

TDRs may not be severed and sold from parcels of land in the AR-10 zone district, unless the lot or parcel is determined to be constrained or visually constrained pursuant to Sec. 6-70-40 or is designated on the Pitkin County Historic Register or is approved as a limited development conservation parcel pursuant to Sec. 6-70-40. TDRs may be purchased and used in the AR-10 zone district for the purpose of increasing the maximum size of an existing dwelling within the limits on final maximum floor area established in Table 5-1, pursuant to Secs. 6-70 and 2-40-30, and as set forth in Table 2-1.

(d) Growth Management Quota System (GMQS)

Lands in the AR-10 zone district are subject to the GMQS (see Chapter 6).