



## **Zoning Summary**

PROJECT: 100 Terrace Lane Snowmass, CO 81615  
DATE: 06.24.2025

### **ZONING**

Account: R001677  
Jurisdiction: Town of Snowmass  
Zone District: PUD - Melton Ranch Unit One  
Land Use Category: 1112: Residential-Single Family Residence  
Legal Description: Subdivision: MELTON RANCH UNIT ONE Lot: 29  
Lot Size: 21,649.32 SF  
Parcel ID: 264536405025

### **Dimensional Requirements**

Setbacks: Front: 20', Sides 10', Rear 10'  
Height Restrictions: 28'  
Maximum FAR:  $21,649.32 \text{ SF} \times 15\% =$  **3,247.39 SF**  
Exemptions: Basement: if >50% buried =  $3,247.39 \text{ SF} \times 15\% =$  **487.11 SF**  
Mechanical:  $3,247.39 \text{ SF} \times 5\% =$  **162.37 SF**  
2 Car Garage = 700 SF (OR) 3 Car Garage = **900 SF**  
Additional: FAET:  $3,247.39 \text{ SF} \times 10\% =$  **324.74 SF**  
  
TOTAL AREA (including Garage) if all exemptions and FAET applied = **5,121.61 SF**

### **Existing Improvements**

Total Area: 3092 SF (per Pitkin County Assessor)